

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
Minutes of Meeting  
May 18, 2011**

**I. CALL TO ORDER**

The regular meeting of the Village of Franklin Planning Commission was called to order by Chairman Pamela Hansen at the Franklin Village Office Building, 32325 Franklin Road, Franklin, Michigan, at 7:30 P.M.

**II. ROLL CALL**

Present: Calvin Cupidore, David Goldberg, Dean Moenck, Mary Hepler, Pam Hansen, Al Beke, Connie Ettinger, Joe Roisman, Mike Heisel

Absent: None

Also Present: Planning Consultant Christopher Doozan, McKenna and Associates; Amy Sullivan, Village Administrator; Eileen Pulker, Village Clerk

**III. ADOPTION OF AGENDA**

**Motion by Beke, supported by Hepler to approve the agenda as presented.**

**Ayes: Cupidore, Goldberg, Moenck, Hepler, Hansen, Beke, Ettinger, Roisman, Heisel**

**Nays: None**

**Motion carried.**

**IV. ADOPTION OF MINUTES**

**A. Regular Meeting of April 20, 2011**

**Motion by Moenck, supported by Ettinger to approve the minutes for the regular meeting of April 20, 2011.**

**Ayes: Cupidore, Goldberg, Moenck, Hepler, Hansen, Beke, Ettinger, Roisman, Heisel**

**Nays: None**

**Motion carried.**

**V. COUNCIL LIAISON REPORT**

Sullivan reported that the Budget for Fiscal Year 2011-12 has been adopted by the Village Council. The Planning Commission will receive the same appropriations as this year (\$10,000 for Planning Commission functions and \$1000 for Master Plan functions). If it wants to take on any additional projects the PC will have to request additional monies from the Council. The Council decided to put on the Sept. 13, 2011 ballot a request for a Headlee Override. The Village has two (2) millages; one is for Fire Services and the other is for the General Administration which covers the Administration and Police. Both millages will be tied together into one (1) request. At a previous meeting the Council authorized going into an agreement with McKenna to work on updating the Cell Tower Ordinance so the Village will be in a better position when requests come in. The Administrator has received a draft ordinance from them and she is looking for a member of the PC to work with her to put together a draft ordinance which would marry the current ordinance which is more aesthetic-based with the proposed ordinance which is technical-based.

Sullivan led a general discussion about the Headlee Override. Moenck commented that even if the Headlee Amendment override passed it wouldn't go into effect until July 1, 2012 which would mean there would be a significant shortfall in the 2011-12 budget.

Hanson advised that next month, in response to the Budget situation, she will be bringing before the PC a proposal to revise the Zoning Ordinance that would set a minimum requirement of 4 meetings per year. This will align the PC with the state minimum requirement of 4 meetings per year. This will help in managing secretarial and planning consultant hours.

Joe Roisman, volunteered to chair the Cell Tower Ordinance committee.

## **VI. BUDGET EXPENDITURE REPORT**

### **A. Budget Update**

Due to budget restraints, the Clerk had utilized other employees to take the minutes for the remaining meetings for the current budget year ending on June 30, 2010. Moenck asked that Sullivan provide the PC with the current balance and projected 2010 balance of the General Fund and last year's balance. She will do so at the next meeting.

## **VII. PUBLIC COMMENTS**

None.

## **VIII. UNFINISHED BUSINESS**

### **A. First Floor Retail Presentation**

Hansen gave a short background on the presentation of a proposed Retail Ordinance that John Pulker and Calvin Cupidore gave the PC a couple of months ago. About a year and a half ago, Jim Kochensparger, before he was elected to Council, came before the PC as a business owner expressing his concerns about maintaining a retail presence in the Village. His concern was what we, as a village, can do to help insure that we have retail traffic on the first floor. PC referred it back to Main Street Economic Development Committee. Steve Showers, on the Main Street Board and a member of that committee, was present to speak to that issue.

Showers read the goals of the 2006 Master Plan and encouraged the PC, in conjunction with Main Street, to recommend a "First Floor Retail" zoning amendment to the Village Council. He summarized the final copy of the Main Street report that the PC received at the meeting. Cupidore, as a member of the Main Street Economic Development Committee, shared the committee's sentiment of not wanting to change the current office status within the downtown area but wanting to provide further stimuli by providing more retail on the first floor level. One of the concerns he heard from other Planning Commissioners when the subject had been previously brought before the PC was the hope that current property owners and/or business owners would provide some input to the committee. It was suggested that there be a discussion about the zoning recommendation presently before the PC because when the Master Plan was implemented the Village was not involved with Main Street Program and, therefore, did not have access to it's resources.

Goldberg asked if what is being discussed is a general concept of the need for additional retail or has one of those particular concepts been adopted by Main Street that they want to bring to PC and be put in place? He questioned if this is a suggestion for "only first floor retail" or "the need for more first floor retail" and what mechanism would be needed to be in place in order to accomplish that?

Vivian Carmody, Main Street Franklin Director, explained that Main Street is not looking for "first floor only"; they would like a "majority of first floor retail", especially along Franklin Road. She reminded the PC that any compelling and lively downtown includes a mix of retail, service, office, and residential. With retail on the first floor there is a reason for people to walk from business to business. She would like to introduce a possible "retail overlay district" and do what is necessary to encourage and increase the retail growth downtown. Main Street would partner with the Village to accomplish this goal. Discussions ensued about whether or not the Zoning Ordinances should be amended to become more conducive to retail, how to accomplish this and not violate property owners' rights, and the fact that no absentee owner has ever addressed the adversity of retail space vs. professional space.

Ettinger suggested that Main Street adjust the break down of non-residential uses; eg. those four (4) businesses listed as second floor be eliminated from the list and those under Restaurant/Food be included under the Retail category. Carmody said that if calculated as square footage, the first floor office/service/professional square footage overwhelms that of retail (60% vs. 40%). She said it would be ideal for Franklin to have 30% vs. 70%.

After much discussion, Carmody proposed that a committee be created consisting of members from the PC and Business Development Committee from Main Street to look into what would be the best approach for this issue. Hopefully, a proposal would be the result.

Hansen stressed and Cupidore concurred that there is a need for a total strategic plan, embracing among other things; zoning, utilization of space, and parking.

Hansen had two (2) questions for the PC. 1. Should PC proceed with the intention of creating some sort of retail zoning ordinance which would fit the complexion of the Village in concert with Main Street? 2. If so, how does the PC want to organize itself to do that?

Beke commented that in this community there is a major difference between business owners and property owners and this fact should be a considered when the subject is broached. He suggested that the PC see how the parking study works out and if it seems to be successful then move onto to another project which could be coupled with it.

Discussion ensued about how to encourage more retail in the downtown area.

Hansen asked the PC if it wanted to put some effort into creating a retail zoning ordinance. She heard concerns as follows: 1. Questioned whether the PC needed a bigger picture; 2. Is it appropriate to work on this enabling tool without some sort of a vision for the downtown that is a little more actionable than the Master Plan?

Hansen asked for an informal vote on whether to move ahead with a collaboration with Main Street which would entail PC members volunteering to develop a retail zoning ordinance. The majority of the PC members was opposed to the idea and chose to wait.

There was a discussion about the expectations of the charrette and how it will play into the concept for the downtown.

#### **B. Main Street Report**

Hansen briefly updated the Main Street Activities; Farmers' Market will start July 9; Franklinsien Frenzy will be held Oct. 22; the Lobster Drop in June.

#### **C. Medical Marihuana Facilities Regulations Discussion**

Goldberg provided the PC with a draft memorandum to the Council which outlines the majority of the Commissioners' opinions of the critical issues.

Discussion ensued concerning II. B. Individual Caregiver Rights, #2.

After much discussion it was decided that the PC would recommend that the Council be educated on Medical Marihuana by a knowledgeable neutral party The public would then be notified that a Public Educational Session regarding the subject would be held prior to a regular Council Meeting.

**Motion by Hepler, supported by Beke to provide for Village Council a modified version of the Memo as provided by Goldberg, reflecting tonight's conversations.**

Goldberg will collaborate with Hepler and Ettinger on the final wording of the Memorandum. Also discussed was McKenna's possible involvement in the educational process of the Council.

**Ayes: Cupidore, Goldberg, Hepler, Hansen, Beke, Ettinger, Roisman, Heisel**

**Nays: None**

**Motion carried.**

#### **D. To Do List Items Report**

**Motion by Hansen, supported by Ettinger to postpone To Do List Report until the next meeting.**

**Motion carried unanimously.**

**IX. UPCOMING MEETING DATES**

**A. Next Regular Meeting Date: June 15, 2011, 7:30 P.M.**

**X. ADJOURNMENT**

**Motion by Ettinger, supported by Roisman to adjourn the meeting.**

**Motion carried unanimously.**

There being no further business, the meeting was adjourned at 9:30 P.M.

Submitted,

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Gail Beke

  
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Eileen Pulker, Clerk