

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
June 15, 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, Dean Moenck, Pam Hansen, Al Beke, Mike Heisel, David Goldberg
(arrived 8:18 p.m.)
Absent: Connie Ettinger, Mary Hepler, Joe Roisman (all excused)
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 Heisel to approve the agenda as presented.

Ayes: Cupidore, Moenck, Hansen, Beke, Heisel

Nays: None

Absent: Ettinger, Goldberg, Hepler, Roisman

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of April 20, 2011

Motion by Cupidore, supported by Heisel to approve the minutes for the regular meeting of May 18, 2011.

Ayes: Cupidore, Moenck, Hansen, Beke, Heisel

Nays: None

Absent: Ettinger, Goldberg, Hepler, Roisman

Motion carried.

V. COUNCIL LIAISON REPORT

Sullivan reported that the Village Council had referred a Bed and Breakfast Ordinance to the Planning Commission, and touched on the changes in the new Planning Commission Ordinance, to be covered more completely later in the Agenda.

VI. BUDGET EXPENDITURE REPORT

A. Budget Update

The Budget Expenditure Report through the month of May 2011 was reviewed, with it being noted that the Village Clerk would be preparing the minutes as a cost savings for the month of June.

VII. PUBLIC COMMENTS

None.

VIII. UNFINISHED BUSINESS

A. Village Center Parking Report Presentation

Cupidore reviewed the written report provided. He noted that the report was needed to provide data for the Charrette which is scheduled to occur on August 9, 10, 11, 2011.

Cupidore stated that the purpose of the report was to provide a study of opportunities to enhance the Village Center parking of the Village. The committee had tried to avoid duplication of previous parking studies and Master Plans, and with the help of Administrator Sullivan those previous reports had been compiled and provided to the committee for their review and inclusion in this report. A number of diversified, vested community members were part of the committee and aided in the development of the report including: Administrator Sullivan, Main Street Franklin Director Carmody, Main Street Franklin

Design Committee Chairman Bill Finnicum, and Historic District Commission Chairman Gary Roberts. Cupidore noted that Chris Doozan of McKenna Associates provided a great deal of resourceful support and professionalism in aiding the committee with the report.

The survey portion of the study was discussed and he described the specifics of the survey questions and how they were tailored to business owners and residents. The executive summary outlines the recommendations of the committee, and residents' concerns regarding rear parking, ingress and egress, and the residents' lack of concern over additional lighting and or signage to help with that were discussed. The business owners cited the need for more parking.

Goldberg arrived (8:18 p.m.)

Sullivan provided further comments on the previous studies, ten (10) of them were found and used, citing similar results of parking difficulties due to lack of striping, no access of parking from lot-to-lot without entering Franklin Road, and too many driveways leading onto Franklin Road. The commonality involved the inability to find funding for pathways and landscaping, which leaves that up to the individual business/property owners.

Doozan also reported on research provided, specifics of the areas denoted in the report drawings, and the collaboration with Main Street Oakland County. Doozan opined that with Main Street Franklin and the Administrator, some cooperation between property owners could be used to solve some of these issues. Doozan noted that the additional parking spaces shown in the report were the maximum potential possible. The various barns and the parking necessary should they be developed for use, were discussed. Doozan pointed out access between various different lots, and that angle parking would be safer and nicer with a landscape island along Franklin Road at the Village Boutique location. Comerica parking was discussed noting that it could be joined with the Market Basket and Farmhouse parking, and that there was additional green space behind the Comerica lot that Comerica did not even know that that was their property. Fire truck problems were discussed and their ability to back in and out of various properties.

Beke questioned if everything in the report was meant to be parking as it would use up most of the public green property, without ingress or egress requirements, as listed in all of the previous reports. Beke asked that limitations be placed in the report so that it was clear that the Planning Commission was not espousing the use of every green area for parking.

Carmody noted that more parking would be needed if more businesses were opened.

Beke noted the rural concept of Franklin as opposed to a mall concept. A discussion ensued regarding zoning ordinances and how they were applied and that zoning was developed as a safety issue and to separate commercial from residential. Sullivan noted that parking spots could be shared and parking requirements could be by zones rather than by each property as it is now.

PC suggestions for the report:

- 1) Show that there could be a paved area along North side of Village Green extending the paved parking for the Library, west to Normandy to allow for more parking.
- 2) Farmhouse area has not been listed or described adequately in the report.
- 3) Potential businesses (barn usage) versus what we currently have and the parking spots required for the businesses currently in the Village.
- 4) What known potential businesses could be provided for in the report.
- 5) Lighting requirements need to be delineated, with input from the Historic District Commission.
- 6) Types of parking surfaces will be discussed at the Charrette.
- 7) Support from land owners and business owners will be required to accomplish any changes with the Villages' limited resources for such projects.
- 8) Survey summaries listed should only list the facts, not the subjective comments, such as "interestingly".
- 9) List the sample size of the survey respondents taken, in footnotes.
- 10) Comments in regards to survey responses for businesses that require in and out traffic versus offices.
- 11) Note that the parking areas shown are all of the potential areas, not that all be utilized, as it would use up much of the green public area in the Village.

Cupidore noted that Beke's comments are more global in that the community residents and business owners will need to be in agreement in the communication and development of these plans, studies, charretts, all that have a large impact on the downtown area, and that he understands that concern and appreciates the comments.

This report will be on the Agenda for July with revisions, to be referred to the Village Council in August.

B. Medical Marihuana Facilities Regulations Discussion

Goldberg reviewed what had occurred over the past month, including meetings with Village Attorney Staran, MMRMA Attorney Rosati, and Police Chief Browne, as well as recent Federal lawsuits against local officials in other municipalities. Goldberg noted that the fact that no new applications had been made to the Village, it had been determined that the moratorium should be continued to allow the State of Michigan to legislate regulations, while carving out provisions for those patients who require marihuana for their own use.

C. To Do List Items Report

The to do list items were to be deferred.

IX. NEW BUSINESS

A. Main Street Report

Charrette details were discussed noting that it would be a comprehensive look at the downtown on August 9, 10 and 11 of 2011. More detailed explanations will follow as the date gets closer.

B. Franklin Brand Presentation

Sullivan provided a power point presentation on the new brand for the Village Center and the "Experience It" campaign.

C. Consider a Bed & Breakfast Ordinance

Sullivan reported that there were no new proposals before the Village for such an establishment, but she opined that it would be better to enact procedures before any proposals were received. Signage, lighting and parking requirements were briefly discussed as well as the use of Special Land Use Permitting rather than separate Zoning modifications. Sample ordinances from other communities will be provided by McKenna Associates and Main Street, and the item is to return on the August 2011 Agenda.

D. Planning Commission Ordinance

Sullivan reviewed the Ordinance revisions, noting that Doozan had reviewed it also. The Ordinance changes reflect the changes in State requirements for Planning Commissions including the requirement to meet only four (4) times per year. While not limited to four times, the Commission would not need to meet unless there were matters before it to consider. In addition, 25% absences of scheduled meetings, unexcused, would be among the reasons for a commissioner to be asked to resign. Election of officers and a review of bylaws should take place at the next meeting.

X. UPCOMING MEETING DATES

A. Next Regular Meeting Date: July 20, 2011, 6:00 P.M.

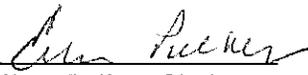
XI. ADJOURNMENT

Motion by Beke, supported by Heisel to adjourn the meeting.

Motion carried unanimously.

There being no further business, the meeting was adjourned at 9:41 P.M.

Submitted,


Eileen Pulker, Clerk