

**VILLAGE OF FRANKLIN
PLANNING COMMISSION**

**Minutes of Meeting
January 16, 2013**

I. MEETING CALLED TO ORDER

The regular meeting of the Village of Franklin Planning Commission was called to order by Chairman David Goldberg at the Franklin Village Hall, 32325 Franklin Road, Franklin, MI, at 7:30 P.M.

II. ROLL CALL

Present: Al Beke, Karen Couf-Cohen, Calvin Cupidore, David Goldberg, Peter Halick, Mike Heisel, Mary Hepler, Dean Moenck

Absent: Connie Ettinger (excused)

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

III. ADOPTION OF AGENDA

Motion by Halick supported by Heisel to approve the Agenda as amended.

Goldberg recommended revising the agenda to remove Unfinished Business – D as the application was withdrawn by the applicant with the consensus of the Commission in agreement.

Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Hepler, Moenck

Nays: None

Absent: Ettinger

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of December 12, 2012

Motion by Moenk supported by Beke to approve the minutes for the regular meeting of December 12, 2012 as amended.

Beke requested Clerk Pulker to provide a copy of the final parking study analysis/report that was transmitted to Council and requested text changes to two Agenda item VIII D and VIII F.

Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Hepler, Moenck

Nays: None

Absent: Ettinger

Motion carried.

V. BUDGET EXPENDITURE REPORT

A. Budget Update

Goldberg noted that after tonight the budgeted allocation for secretarial services has been exhausted. Discussion ensued regarding funding strategies including redirecting funding from the Master Plan and rescheduling/cancelling meetings as was done last year. Pulker advised secretarial services will be covered under the Clerk's budget if necessary as was done last year.

VI. PUBLIC COMMENTS

Goldberg opened the meeting for public comments with no one from the public responding.

Goldberg noted the resignation of Trustee Eads and advised that interested parties can obtain information from the Clerk to submit an application for the Council seat. Upon request, Sullivan provided additional information relative to Lisa MacDonald's withdrawal of her application noting the Snow House was sold and it is believed that it will be used as a residence. Discussion ensued regarding how the sale impacts the application with it being noted there usually is something in writing regarding when an application is withdrawn.

VII. PUBLIC HEARING

A. Proposed Ordinance to amend Section 1262.02, Parking Development Regulations, of Chapter 1262, Off-Street Parking and Loading

Chairman Goldberg opened the public hearing at 7:43 P.M.

Doozan provided a brief overview of his December 5, 2012, correspondence noting the 1262.01 amendment tries to address parking standards and related deficiencies. Doozan summarized the highlights of 1262.02 (addition of limestone as an alternate surface, handicapped parking standards, screening requirements, and easier to understand parking layout graphic).

Chairman Goldberg closed the public hearing at 7:46 P.M.

Discussion ensued regarding crushed limestone as it relates to handicapped parking concerns with Doozan noting, if done properly, there is no issue.

B. Proposed Ordinance to amend Section 1268.29, Protective Screening of Chapter 1268, Supplementary Regulations

Chairman Goldberg opened the public hearing at 7:47 P.M. Doozan provided an overview of his December 4, 2012, correspondence noting the amendment provides for three (3) screening options for non-residential properties abutting residential properties in the RO-1 and C-1 districts ("living fence" with a minimum height requirement, wooden fence with a minimum and maximum height requirement and with stockade fencing prohibited, or masonry which is defined as stone or having face brick with a prescribed height). The amendment also provides for approval options. Doozan noted his December 10, 2012 correspondence clarifies how the proposed screening revisions and the fence standards in section 1262.28 coexist noting the proposed revisions would supersede those fence standards as there is a distinction between screening providing a visual barrier v. fencing for an enclosure or aesthetic feature.

Chairman Goldberg closed the public hearing at 7:50 P.M.

VIII. UNFINISHED BUSINESS

A. Consider Proposed Ordinance to Amend Section 1262.02, Parking Development Regulations, of Chapter 1262, Off-Street Parking and Loading

Goldberg provided an overview of the issues and opined that sections 1262.02 and 1268.29 can probably be moved through relatively quickly with 1262.01 probably requiring more work and recommended working through the first two tonight. Goldberg inquired if everyone had read McClow's correspondence which was distributed at the last meeting and requested feedback relative to Doozan's December 5th correspondence.

Commissioners brought up the following items:

- K – Building: 25 feet in area should be 25 sq feet; Height seems out of proportion; Potential for creating non-conforming conditions if changed; Reflects current ordinance; Keep as presented;
- Parking study recommendations: More on topic for 1261.01;
- Crushed limestone: Should a standard for crushed limestone be set; Is there a snow removal impact; Doozan requested to check on standards/grades; Doozan noted if done properly the surface is almost like a hard surface but as it is porous, rain seeps through which is a benefit; Community center implications and other Village entities that are contemplating a permeable parking surface; Doozan requested to carve out option for other permeable surfaces;
- B – Utilities: Should this be all existing utilities as opposed to just underground utilities; Amend to read "... existing and proposed grades, drainage, locations of utilities, surfacing and base materials, and proposed layout of the parking spaces";
- C – Surfacing: Remove "hard" surface; add or other permeable surface;
- E - Setbacks: Minimum concerns; Existing ordinance setbacks discussed; Buffering preference; HDC difficulties; Potential to write ordinance with different five (5) foot setback requirement in C-1 and ten (10) feet elsewhere; Non-conforming concerns; Doozan requested to amend to include five (5) foot setback requirement in HDC and ten (10) feet elsewhere;
- Drainage/septic tank concerns were in existing ordinance; Doozan noted this is under surfacing;
- Dust concerns;

- F – Screening: Replace “single family” with “residential” for consistency purposes;
- Striping: Where is it covered? Doozan to add;
- H – Ingress and Egress: Add “Fire Chief”; Insert “solely” before “residential purposes”;
- J- Servicing, Sale and Storage of Vehicles: 1) correct typo (“or” to “of”); Sullivan noted the change from 48 hours storage limitation to 24; and
- L – Parking for the Physically Handicapped: Insert “handicapped” before “accessible”.

Doozan was requested to revise per the discussion and bring back to the next meeting.

B. Consider Proposed Ordinance to Amend Section 1268.29, Protective Screening of Village of Franklin Ordinances Chapter 1268, Supplementary Regulations

Goldberg introduced noting this is addressed in Doozan’s December 4, 2012, correspondence. Discussion regarding the proposed amendment and the existing fence ordinance with salient points noted below.

- (b) 4 (iii): Use minimum and maximum heights as required in (ii);
- Masonry walls currently in the Village (Huda); Dumpster enclosures; Adding fencing as an option; Height implications; Stockade fencing; Fence ordinance (opacity, materials, heights, etc.);
- (d) 1: “...shall require...approval by the Village Council”;
- (c) “and” before “appropriate” should be “an”;
- Living fences (minimum height is requirement);
- Material concerns: No opacity for 4 (ii) and (iii); Stockade fencing – is the term clear; Considerations as to how both sides of the fence look; Fencing options to include no board visible from either side unless landscaped to prescribed percentage; Interior side of the fence should be sufficiently landscaped to provide adequate screening or otherwise finished; and
- 3 – Option to Waive or Modify Requirements: Is it clear the Commission makes a recommendation on the waiver; it was noted Council can modify anything the Commission puts forward; this gives Council standards for those modifications and is discretionary.

Doozan was requested to revise per the discussion and bring back to the next meeting.

C. Consider Proposed Ordinance to Amend Section 1262.01, Parking Regulations, of Chapter 1262, Off-Street Parking and Loading

Goldberg noted this is covered in Doozan’s November 7, 2012, correspondence, the public hearing brought forward some good comments especially as they related to comparables, and opined that what needs to be fixed is far more global than what can be accomplished on a site plan by site plan basis; wayfaring and cross connection would still be possible down the road. For background purposes, Cupidore noted the parking study revealed there was more than ample parking spaces but those spaces are not best functionally utilized which could be improved with a focus on shared parking. Sullivan added another focus was circulation which is really zoning related. Doozan noted a piece that needs to be dealt with is the parking standards for different uses as some are obsolete with Sullivan advising this piece was not part of this review and unless absolutely critical, funds aren’t there to do that at this time. Beke noted he was not comfortable accepting this in final. Commissioners inquired as to whether uses need to be differentiated or whether personal fitness, etc. could be addressed under retail, essentially creating a catch-all retail standard. Goldberg noted the question then would be whether the Commission is comfortable with the spaces as presented. Commissioners discussed the proposed table, parking study, shared parking, potential to utilize a sliding scale, required number of parking spaces, comparables, connectivity/circulation, and parking per unit of measurement, with Pulker requested to provide the shared parking study in electronic format prior to the next meeting and with it being noted a good way of tracking shared parking needs to be brought forward. Commissioners noted it is misleading to compare the Village to other communities that include other public parking amenities. Goldberg requested Commissioners to further think through a required parking number for consideration at the next meeting.

IX. UPCOMING MEETING DATES

A. Next Regular Meeting Date: March 13, 2013

Goldberg noted the next scheduled meeting date is February 20, 2013 and requested feedback on changing that date. Discussion ensued regarding potential items for consideration and with Commissioners and the Planning Consultant noting conflicts with various dates. The consensus of the Commission was to cancel the February meeting and move the March meeting to March 13, 2013.

X. NEW BUSINESS

A. Consider Scheduling a Public Hearing for the Proposed Ordinance to Amend Section 1246.02, Referral by Council to Planning Commission, of Chapter 1246, Amendments of the Planning and Zoning Code

Goldberg referred to Sullivan's December 10, 2012, memorandum and provided a brief overview noting that Council requested the Commission to review and make a recommendation on the elimination of the first step in the rezoning and text amendment process which requires referral by the Village Council to the Planning Commission.

Motion by Halick supported by Cupidore to schedule the public hearing for the proposed ordinance to amend section 1246.02 of Chapter 1246, Amendments of the Planning and Zoning code for the March 13, 2013, meeting.

Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Hepler, Moenck

Nays: None

Absent: Ettinger

Motion carried.

- Gail Beke inquired as to whom authorized Staran to provide a written opinion regarding the proposed conditional rezoning of the Snow House with Sullivan advising she did with costs coming from Council's budget.

Discussion ensued as to whether the Commission may want a referral from Village Council before taking on items not presented by an applicant, or by an applicant that are discretionary, for budgetary concerns. Doozan suggested adding "proposals from applicants for zoning text or zoning map amendments" with the consensus of the Commission in agreement.

XI. ADJOURNMENT

Motion by Beke supported by Hepler to adjourn the meeting.

Ayes: Beke, Couf-Cohen, Cupidore, Goldberg, Halick, Heisel, Hepler, Moenck

Nays: None

Absent: Ettinger

Motion carried.

There being no further business, the meeting adjourned at 9:34 P.M

Respectfully submitted,

Lori D. Rich, Recording Secretary

Eileen H. Pulker, Clerk

Village of Franklin Planning Commission January 16, 2013 Meeting

To Do List

- 1) Amend minutes (minor) from December 2012 meeting.**
- 2) Parking Study:**
 - a. Provide electronic copy of what was presented to Council
- 3) Ordinance to amend parking requirements Amend Section 1262.02**
 - a. Doozan to revise per the discussion/review.
- 4) Ordinance to amend protective screening - Amend Section 1268.29 :**
 - a. Doozan to revise per the discussion/review.
- 5) Next meeting date:**
 - a. Change to March 13, 2013
- 6) : Proposed Ordinance to Amend Section 1246.02**
 - a. Add Public Hearing to March 13, 2013, agenda.
 - b. Add language relative to proposals from applicants.