

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
Minutes of Meeting
October 15, 2014
32325 Franklin Road – Village Hall
Franklin, Michigan**

I. MEETING CALLED TO ORDER

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

II. ROLL CALL

Present: Rajaei Abbass, Karen Couf-Cohen, Calvin Cupidore, Connie Ettinger, Peter Halick, Mike Heisel, Dean Moenck, Bill Sheppard, Bob Wilke

Absent: None

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech; Village Clerk, Eileen Pulker

III. ADOPTION OF THE AGENDA

Motion by Moenck, seconded by Heisel to approve the Agenda as submitted.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke

Nays: None

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of September 17, 2014

Heisel questioned the sentence at top of page 4 and Moenck requested that the entire sentence, *"The same group felt that solar panels...individually reviewed for appropriateness."* be struck.

Motion by Heisel, seconded by Abbass to approve the Minutes for the Regular Meeting of September 17, 2014, as amended.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke

Nays: None

Motion carried.

V. COUNCIL LIAISON REPORT

Creech reported that Ettinger provided a short and concise power point presentation on the importance of the 2015 Master Plan revisions to the Council which was well received. The Kreger House Rules and Regulations were approved and there was a discussion regarding MSF's use of the upstairs and he is currently working on a lease agreement. Police contracts were approved as was the membership in the TIA (Traffic Improvement Association), and the Master Plan distribution. Title VI Non-Discrimination Plan was approved. Start time for regular Council meetings will change to 7 PM, starting in January 2015. There was a second reading of the Fire Code. Hopefully, a painter will begin work on the Broughton House and he is applying for a grant with SHPO for other improvements to the house.

VI. PUBLIC COMMENTS

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

VII. PUBLIC HEARING – Special Use Application for 25022 Canterbury, (began at 7:40 PM):

Ettinger stated that the Commissioners received a letter (10/15/2014) from Traxler outlining the special use criteria the Commission needs to consider when discussing the Special Land Use Consideration of solar collection facilities. The Village Building Official and McKenna Associates (Chris Doozen) have taken care of the site plan approval.

The discussion that ensued centered around the contradictions between Chapter 1250.04 (j) Accessory Uses, Buildings and Structures and Chapter 1268.30 Site Plan Review, introductory paragraph. Chapter 1263.04 Accessory Structures is also relevant and Creech noted that aesthetics play a significant role in the determination. Traxler reminded the Commission that the structure must be reviewed by the Building Official and the Electrical Inspector.

Joseph Nagle, Strawberry Solar, explained the installation of the solar arrays on the Edelson Residence. He referred to the letter, sketches, and photos he included with the Special Use Application packet. He also gave a brief history of solar panels, commented on the materials that he would be using, and addressed some concerns of the Commissioners, including electrical, installation, return on investment, other neighboring communities where he has installed the panels.

Clerk Pulker reported that letters had been sent to the neighbors (within 1000 feet) about the Public Hearing and published the legal notice in the paper but did not receive any inquiries. She received a message from Mrs. Edelson who complimented the company on its sensitivity to the aesthetics. Heisel stated that he had not received any feedback from his neighbors. The Public Hearing was closed at 8:11 PM.

VIII. UNFINISHED BUSINESS

A. Consider Special Use Application for 25055 Canterbury.

Ettinger further discussed the project, noting her own opinion. Sheppard asked about the size of the control panel.

Motion by Cupidore, seconded by Couf-Cohen to recommend Approval of the Special Use Application for 25055 Canterbury to the Village Council.

Cupidore asked if the client is amenable to the color. Nagle answered in the affirmative and stressed that the owner is very conscious of the aesthetics.

Motion by Cupidore, seconded by Couf-Cohen to recommend for Approval of the Special Use Application for 25055 Canterbury to the Village Council, with the proviso that the panels, trim, and support mechanisms be painted matte black, as amended.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke
Nays: None

Motion carried.

Couf-Cohen commented and discussed establishing guidelines for future requests of solar panel installations.

IX. BUDGET EXPENDITURE REPORT

A. Budget Update

No comments.

X. UPCOMING MEETING DATES

A. Next Regularly Scheduled meeting, November 12, 2014, 7:30 PM

Ettinger advised the Commission if there is no new business, the November Meeting will be cancelled.

XI. ADJOURNMENT

A. Motion by Heisel supported by Cupidore to adjourn the meeting.

Ayes: Abbass, Couf-Cohen, Cupidore, Ettinger, Halick, Heisel, Moenck, Sheppard, Wilke

Nays: None

Motion carried.

There being no further business, the meeting adjourned at 8:25 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk