

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
Minutes of Meeting  
January 15, 2014**

**I. MEETING CALLED TO ORDER**

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

**II. ROLL CALL**

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, Peter Halick, Mike Heisel, Dean Moenck

Absent: Karen Couf-Cohen, Bill Sheppard, Bob Wilke (all excused)

Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Assistant Planner, Laura Haw, McKenna & Associates; Village Administrator, Amy Sullivan; Village Clerk, Eileen Pulker

**III. ADOPTION OF AGENDA**

**Motion by Abbass supported by Heisel to approve the Agenda as submitted.**

**Ayes: Abbass, Cupidore, Ettinger, Halick, Heisel, Moenck**

**Nays: None**

**Absent: Couf-Cohen, Sheppard, Wilke**

**Motion carried.**

**IV. MINUTES**

**A. Special Meeting of December 4, 2013**

A typo was noted on page one with Pulker advised to correct.

**Motion by Moenck supported by Cupidore to approve the Minutes for the Special Meeting of December 4, 2013, as amended.**

**Ayes: Abbass, Cupidore, Ettinger, Halick, Heisel, Moenck**

**Nays: None**

**Absent: Couf-Cohen, Sheppard, Wilke**

**Motion carried.**

**B. Regular Meeting of December 11, 2013**

**Motion by Cupidore supported by Abbass to approve the Minutes for the Regular Meeting of December 15, 2013, as submitted.**

**Ayes: Abbass, Cupidore, Ettinger, Halick, Moenck**

**Nays: None**

**Abstain: Heisel**

**Absent: Couf-Cohen, Sheppard, Wilke**

**Motion carried.**

**V. COUNCIL LIAISON REPORT**

Sullivan noted that Council will be considering appointing an advisory team next at its next workshop to review operational/management for the Kreger facility and suggested Commissioners might wish to attend. Discussion ensued regarding ownership (Village), existing Kreger Team membership and purpose, and Kreger facility status. Sullivan advised the Commission of her job offer with Huntington Woods which she anticipates will be finalized shortly and noted, if all goes according to plan, February 14<sup>th</sup> will be her last day in Franklin which would make this her last Planning Commission meeting. Discussion ensued regarding a search for her replacement with Sullivan advising a search is in the works for an interim administrator who can come on board immediately and quotes/information/options regarding a search for the full-time Village Administrator will be brought to Council for consideration at its next meeting. Commissioners wished her well and expressed appreciation for her work with the Commission.

## **VI. PUBLIC COMMENTS**

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

## **VII. MASTER PLAN REVIEW**

### **A. Review Chapter Four Revisions**

Commissioners provided comments relative to the Chapter 4 revisions with highlights noted below.

Abbass: No initial concerns with this Chapter.

Cupidore: Requested clarification as to the layout of the revisions with Traxler noting the underlined portions are her suggestions and the document itself incorporates earlier comments provided by the Commission and stakeholders. Heisel noted the Chapter was substantially modified with major additions with his biggest concern being the recommendations and Moenck noted a preference to go back to the original document as the revised version goes way beyond emphasizing just the facts and has been significantly expanded. Moenck opined the revised Vision Statement needs to be thrown out as the vision should be for the Village as a whole as opposed to the Historic District as that is the charge of the Commission. Discussion ensued regarding authorship of the revised Chapter with Ettinger noting stakeholders input was requested with Amy and herself incorporating the revisions into a final draft revised Chapter which is substantially changed as it was felt there was a need for these changes as well as a broader perspective. It was noted a tracking changes version would not be possible.

Ettinger:

- Vision Statement: She finds nothing incorrect or offensive and has no problems with it;
- Typo on page 4 (5) - “stand alone” as opposed to “stand along”;
- For uniformity, suggested 4 (8) be changed to increased education and code enforcement which after discussion was withdrawn;
- Suggested adding “redefine” the parameters of the historic district (redraw the map) to include the Kreger campus and the police station” to recommendation 7. Discussion ensued regarding the pros and cons of incorporating this change with the suggestion made to take a voice vote on each of them separately.
  - Including the Kreger Campus within the Historic District  
Aye: Abbass, Cupidore, Ettinger, Heisel and Halick  
Nay: Moenck  
Vote Passes.
  - Re-including the Police Station within the Historic District  
Discussion ensued regarding the pros and cons of this inclusion with Traxler noting the Village has stewards/stakeholders/public input to provide oversight. It was noted this is largely protecting against arbitrary changes that may arise as the major issues would be well-overseen by the Village. After considerable discussion a voice vote was taken on the issue.  
Aye: Abbass, Ettinger, Halick  
Nay: Cupidore, Heisel, Moenck  
Vote failed.

Halick: Largely satisfied with changes; nothing to add.

Heisel:

- Reviewed the recommendations against the original document , noting:
  - 1 – removed because it has been addressed;
  - 2 – added sub-strategy into the process that he agrees with;
  - 3 – Endorses – should be included;
  - 4 – Not a big advocate nor opponent though he is fine with the first two paragraphs his concern is with the last item - the inclusion of the U.S. Dept. of the Interior standards outside of the Historic District and his personal preference would be to not include this. Discussion ensued regarding the pros and cons of encouraging, not mandating, these standards in the Village and the potential associated challenges/benefits (Village as well as property owner).

It was noted that diversity in the way homes are designed in Franklin and market forces will serve as the encouragement. As the intent is to encourage the historic preservation outside of the historic district it wouldn't apply to Franklin in general, just properties with historic character. A suggestion was made to modify this to apply to homes that are nonetheless historic in nature with Halick requesting a voice-vote.

Modify the language to "...whose homes are historic in nature" should be encouraged....

Aye: Abbass, Ettinger, Halick, Moenck

Nay: Cupidore, Heisel

Vote Passes.

- 5 - Noted he is diametrically opposed to the National Register District expansion. Discussion ensued as to the heading vs. actual intent of the language, the pros and cons to the Village and individual property owners of this expansion as written including whether there is a potential for unintended consequences, and the prestige and recognition of such a property would similarly promote/celebrate a historic element of the Village. It was noted this was intended to present an opportunity for those individuals who have historic homes to put those homes on the National Register without placing any Village limitations/restrictions on the property. The benefit of educating residents about the value of the National Register was discussed. Traxler noted her suggestion is to make the recommendations as specific as possible. Options on tweaking the language were discussed.

**Motion by Moenck supported by Heisel to strike section 5.**

**Ayes: Abbass, Heisel, Moenck**

**Nays: Ettinger, Halick, Cupidore**

**Absent: Couf-Cohen, Sheppard, Wilke**

**Motion failed.**

Heisel requested the minutes reflect that several members of the Commission are deeply unhappy this section is included. It was noted the title needs to be changed with the suggestion being to "educate the public about the potential benefits of applying for placement on the National Register of Historic Places". Halick inquired as to whether other comparable communities promote historic properties with Traxler noting they do. Discussion continued regarding this issue with it being noted the public should be educated on the potential benefits of applying for placement on the National Register of Historic Places.

Moenck:

- Vision Statement
  - 3<sup>rd</sup> sentence – "naturalized pathways" – could be problematic with the suggestion made to remove "naturalized". Discussion ensued regarding connectivity and pathways on the major roads.
  - Last sentence – difficult for him to support an ordinance that restricts property owners rights with the suggestion made to change the language to "...homes in the historic areas".
- Chapter 4 in general should be Franklin – Appearance and Identity. Discussion ensued.
  - First section, 3<sup>rd</sup> bullet – change to limited curbs;
  - Second bullet - remove open store fronts (end at the close of the parenthesis);
  - Last bullet - delete second sentence from the end (subjective not objective);
- Franklin's Built Heritage
  - 4<sup>th</sup> bullet. Information Kiosk probably not going to happen;
  - Pg. 4 (3) – locating utilities – "...characterized by clearing of utility lines *rather* than...."
  - Protecting the environment, second paragraph, second sentence, put period after "neglect" and eliminate the rest;

- 4 (4) first para; last sentence should be removed as the Village Green (where the library sits) is within the local Historic District;
- Historic District Guidelines, last para, left-hand column – requested clarity on potential overlap; Discussion ensued with no change requested;

Traxler advised footers will be updated when document is in final.

- 4 (6) left hand column, Architectural Style – strike everything after “harmony”. It was noted the preceding sentence is too lengthy and discussion ensued as to potential language and whether this is a vision or an administrative concern with the consensus being to strike the remainder of the paragraph starting with “In reality....”);
- First section top of right hand column – if the intent it to limit the maximum size the language does not address that; Traxler to rewrite;
- Last paragraph in that section – requested clarification on “form based elements to the zoning ordinance” is with Traxler noting this is put in most Master Plan’s as a recommendation as it is seen as the next big thing over the coming decades; suggestion to return to what was there originally;
- 4-(8) landscape master plan. Moenck noted this is a new recommendation. Traxler noted if carried through and implemented this could have the greatest of impacts on the Village and Commissioners noted the vast majority of Villagers would support this conceptually;
- Reviewed and clarified the code enforcement/education issue. Discussion ensued regarding code enforcement and whether this is an administrative or vision related issue with the suggestion being to keep this in as a means of maintaining the quality of the structures and character.
- 4, first paragraph, second sentence, remove “while”, period after “historic structures” and strike the rest;
- 4, second paragraph, second sentence from the end, inquired as to whether the dispute mechanism is outside the realm of the Village. It was noted this is in the existing plan but was under a different heading. Moenck noted his concern is enforcement of Historic District rulings and he would be fine with this if the next paragraph is stricken as noted earlier.

#### **B. Assign Chapter Five to Review**

Ettinger noted she will resend the new Chapter 5 tonight which also has a lot of revisions and comments are to be sent to Sullivan by the 23rd. Commissioners noted their appreciation for her efforts and work in these revisions.

### **VIII. NEW BUSINESS**

#### **A. Rezoning Request**

##### **1. Review for completeness**

Ettinger introduced this item noting it is an Application for Amendment to the Zoning Map and inquired as to whether a representative for the property owner was present. Attorney, Harold Stulberg, Senior Vice-President with NAI Farbman, noted he is the designated representative for the property owner and has the authority to answer questions on his behalf. Clarification as to the property size was requested with Mr. Stulberg advising, not including the potential street, the size is .72 acres. It was noted that page 1 should be corrected to reflect that number. Clarification was requested as to whether this was solely for Lot 73 with Mr. Stulberg answering in the affirmative. Ettinger noted the application appears to be complete with the next step being to schedule a public hearing

##### **2. Schedule Possible Public Hearing (02/19/2014)**

**Motion by Ettinger supported by Heisel to set a public hearing to consider the request to amend the zoning map for 24-08-205-002 at the next regularly scheduled Planning Commission meeting on February 19, 2014.**

Discussion ensued regarding public notice and deed restrictions.

**Ayes: Abbass, Cupidore, Ettinger, Halick, Heisel, Moenck**

**Nays: None**

**Absent: Couf-Cohen, Sheppard, Wilke**  
**Motion carried.**

**B. Review Parking and Storage of Vehicles and Equipment in Residential Districts (§1268.14)**

Ettinger introduced this was referred to the Commission by Council for review of the limit of the number cars parked in a driveway. Commissioners discussed the existing limit including how the number was originally chosen and noted the potential to park within a garage which should be factored in but garage space can also be problematic. Traxler was requested to provide additional information relative to limits in comparable communities. Ettinger noted Council has the right to change the number to whatever they wish – the Commission’s task is to review, discuss and make a recommendation. Sullivan noted this is part of the zoning ordinance and any change would require a public hearing.

**Motion by Abbass supported by Cupidore to remove the limitation on the number of parked cars in a driveway.**

**Motion withdrawn.**

Further discussion determined that the subject should be reviewed further and will be discussed at the next meeting.

Discussion ensued with the suggestion made that considering what comparable communities’ limits are could have some influence on the outcome and that the current limitation could pose problems in the future as younger and larger families move into the Village. It was noted that driveway size could also make a decision in the limit. The consensus of the Commission was to postpone consideration of this item until the requested additional information is provided as there is not enough information tonight to make an informed recommendation and the matter is worthy enough to be revisited.

**IX. BUDGET EXPENDITURE REPORT**

**A. Budget Update**

Ettinger introduced this item and inquired if Commissioners had any questions/comments relative to the report with no one responding.

**X. UPCOMING MEETING DATES**

**A. Next Regularly Scheduled meeting, February 19, 2014**

**XI. ADJOURNMENT**

**Motion by Heisel supported by Ettinger to adjourn the meeting.**

Ettinger noted comments are due to Amy next Thursday.

**Ayes: Abbass, Cupidore, Ettinger, Halick, Heisel, Moenck**

**Nays: None**

**Absent: Couf-Cohen, Sheppard, Wilke**

**Motion carried.**

There being no further business, the meeting adjourned at 9:35 P.M.

Respectfully submitted,

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Lori D. Rich, Recording Secretary

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Eileen H. Pulker, Clerk

**To Do List – January 15, 2014**

- 1) Minutes: Special Meeting of December 4: Pulker to correct typo**
- 2) Chapter 4: Incorporate changes as reflected in the minutes**
- 3) Review Chapter 5**
- 4) Schedule Public Hearing on rezoning request**
- 5) Traxler to provide information on driveway parking limit in comparable communities**