

**VILLAGE OF FRANKLIN  
PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 17, 2016 7:00 PM  
FRANKLIN VILLAGE HALL  
32325 FRANKLIN ROAD, 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 7:00 P.M.

**II. ROLL CALL**

Present: Rajaei Abbass, Calvin Cupidore, Connie Ettinger, Peter Halick, Dean Moenck, Bob Wilke  
Absent: Karen Couf-Cohen  
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Administrator, Jim Creech; Village Clerk Eileen Pulker

**III. ADOPTION OF AGENDA**

**Motion by Moenck, seconded by Cupidore to adopt the agenda, as presented.**

**Ayes: Abbass, Cupidore, Ettinger, Halick, Moenck, Wilke  
Nays: None  
Absent: Couf-Cohen  
Motion carried.**

**IV. ADOPTION OF MINUTES**

**A. Regular Meeting of December 9, 2015**

A typographical correction was made to the minutes.

**Motion by Moenck, seconded by Abbass to approve the Minutes for the Regular Meeting of December 9, 2015, as amended.**

**Ayes: Abbass, Cupidore, Ettinger, Halick, Moenck, Wilke  
Nays: None  
Absent: Couf-Cohen  
Motion carried.**

**V. COUNCIL LIAISON REPORT**

Creech provided an update on the restoration of the Broughton House adding that it would be starting soon. Creech also reported on the recent activities at the group home on Bloomington Court, which being the recent fire and discovery of code violations adding that it is his understanding that Channel 7 would be airing a TV News Investigative Report on the incident.

**VI. PUBLIC COMMENTS**

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

## **VII. UNFINISHED BUSINESS**

### **A. Composition of Complete Streets Committee**

Ettinger provided a brief background of the proposed committee and summarized the PC's discussions concerning its composition. Discussion ensued regarding the composition of the group noting that the public and businesses would need to be represented. The number of members for the committee were discussed, with concerns that too large of a committee would not function well.

Discussion ensued regarding the committee's objective and its mission and the optimal size of the committee. Creech suggested that each identified group have a primary member and a backup person who would also attend the meeting. Moenck stated that the FCA member could also be considered General Public and that Main Street Franklin overlapped with the business community.

**Motion by Ettinger, seconded by Abbass to form a Complete Streets Committee consisting of two members, from each of the following: Village Council, Planning Commission, Historic District Commission, Main Street Franklin, Franklin Community Association and three (3) members from the general public.**

Bill Lamott, Scenic Highway, inquired if the PC had defined the scope of the Complete Streets project. He voiced his opinion and reminded the PC of the big plan proposed five (5) years ago which the residents voted down. Lamott presented the PC with a map showing the road right of ways for the central business district, from 14 Mile Road to Scenic. Ettinger stated that it would be advantageous if the timing of this project and the re-surfacing of Franklin Road would coincide.

There was a discussion as to who would benefit from this endeavor and how it was important that all residents be advised of this committee and the project.

Traxler synopsised the process and work plan that was needed for such a project. Ettinger clarified that Traxler had suggested a committee be formed and a professional consultant be hired who would report back to the committee with recommendations.

**Ettinger withdrew her motion.**

**Motion by Ettinger, seconded by Abbass that a committee be formed and comprised of: One (1) member of the Village Council with an alternate person, one (1) member of the Planning Commission with an alternate person, one (1) member of the Historic District Commission with an alternate person, one (1) member of Main Street Franklin with an alternate person, and three (3) members from the General Public.**

Moenck was concerned and addressed the issues of how to publicize General Public membership on the committee and how to ensure that those members on the committee were a good representation of the Village. Different methods of how to obtain this representation were discussed.

**Ettinger withdrew her motion.**

**Motion by Ettinger, seconded by Cupidore that a committee be formed and comprised of: One (1) member of the Village Council with an alternate person, two (2) members of the Planning Commission with an alternate person, one (1) member of the Historic District Commission with an alternate person, one (1) member of Main Street Franklin with an alternate person, and three (3) members from the public, whose applications had been reviewed.**

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

**Nays: None**

**Absent: Couf-Cohen**

**Motion carried.**

Ettinger asked Pulker to include this item on the next Village Council agenda. Moenck was interested in the timeline if, in fact, it would require a vote on a bond in the November election. Pulker stated that the ballot language would need to be approved by July. It was determined that Village Council would need to approve this at its June meeting. Traxler and Creech provided information regarding the scope of the project necessary to begin funding, noting that State of Michigan tax revenue, ACT 51, would be used in part to fund the project too.

## **VIII. NEW BUSINESS**

### **A. Consider Review of the Village's Zoning Districts.**

Ettinger led the discussion pointing out the impetus for it and cautioned that no matter how often zoning was changed there would always be a way to legally split a lot, for example two (2) lots could be conjoined and then split into three (3) lots. The existence and dealing with problematic non-conforming lots was also discussed. Ettinger read the motion that the Council passed, "Motion by Gordon, seconded by Gallasch, directing the Planning Commission to review areas and lots in the Village with the goal of reducing and limiting opportunities to create smaller lots or increase density where possible and reasonable, and to initiate and recommend appropriate modifications to our current zoning and master plan to accomplish this goal."

After reviewing the Zoning Map with the Commissioners, Traxler suggested the process should begin with a lot analysis for the entire village. Discussion ensued regarding the possible costs of such a project and whether or not the Planning Commission budget had adequate funds, or would additional funding be requested from the Village Council. It was determined that the current budget appeared to be adequate, and as such additional funding would not need to be requested at this time.

Traxler provided copies of a Potential Schedule for the updating of the amendments to the Sign Ordinance and Zoning Ordinance, a review of Zoning Districts, and a Technical Review Update.

### **B. Consider Revisions to Planning Commission Bylaws and Rules of Procedure.**

Numerical changes throughout the Bylaws and Procedures were discussed to reflect the change in the numbers in Planning Commission members from Nine (9) to Seven (7).

**Motion by Cupidore, seconded by Ettinger to change the Planning Commission Bylaws and Rules of Procedure to reflect the following changes, to incorporate the new composition of Seven (7) members in lieu of the previous Nine (9) members:**

1. **Page 2, Article II, Authority and Membership, Section B. Membership, item 1. “The Commission shall consist of ~~nine (9)~~ seven (7) members.”**
2. **Page 5, Article V, Meetings and Voting, Section B. Supermajority Voting. “~~The adoption of any recommendation for approval or denial of a rezoning, Special Land Use permit or site plan approval shall be the affirmative votes of at least five (5) members of the Planning Commission.~~”**
3. **Page 7, Article VI, Subcommittees, Section A. “The subcommittee shall consist of no more than ~~four (4)~~ three (3) Planning Commission members, ...”**
4. **Page 8, Article VI, Subcommittees, Section D. item 3, second paragraph, “An Advisory Subcommittee is available to meet with you, at your option, to discuss your proposal. The subcommittee consists of up to ~~four (4)~~ three (3) Planning Commission members.”**
5. **Page 9, Article IX. Amendments. “These Bylaws may be amended at any regular meeting by a supermajority vote of five (5) members of the Planning Commission present as defined in ~~Article V, Section B.~~”**
6. **Correcting the table of contents to adjust for the changes.**

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

**Nays:** None

**Absent:** Couf-Cohen

**Motion carried.**

**C. Discussion, Chapter 430 Aircraft Regulations.**

Ettinger opened the discussion and stated that this would also include helicopter pads and drone requirements. Discussion ensued. It was noted that drones are required to be registered and that you need permission to fly them over other people’s property. This ordinance is to remain, with one typographical error corrected.

**D. Discussion, Chapter 1268, Planning and Zoning Code, 1268.14, Parking and Storage of Vehicles and Equipment in Residential Districts.**

Creech explained that this dealt with the parking of light trucks with attached snowplows that are used commercially, which was against the Ordinance. Creech continued noting that if the snowplow were off the truck it would then conform with the Ordinance. This was an enforcement issue.

Edward Assad, Woodside, commented that it was an eyesore and that up to three pickup trucks are in the driveway at one time.

Traxler stated that she will research the definition of “commercial vehicles”.

**E. Review of Other Possible Ordinance Modifications.**

Ettinger stated that she would like the Planning Commission to review its Sign Ordinance with reference to outdoor displays.

**IX. BUDGET REPORT**

The Planning Commission is under budget.

**X. UPCOMING MEETING DATES**

**A. Next Regularly Scheduled Meeting, March 16, 2016 at the Franklin Community Center/Kreger House.**

Traxler noted that she has selected a new assistant to help with Franklin issues.

**XI. ADJOURNMENT**

**Motion by Wilke supported by Halick to adjourn the meeting.**

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

**Nays: None**

**Absent: Couf-Cohen**

**Motion carried.**

There being no further business, the meeting adjourned at 8:54 P.M.

Respectfully submitted,  
Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk