

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 19, 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 Vice Chairman, Calvin Cupidore at the Franklin Village Hall, 32325 Franklin Road, Franklin, MI at 7:00 P.M.

II. ROLL CALL

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

III. ADOPTION OF THE AGENDA

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

Cupidore requested that under **VIII. Unfinished Business, item B. Review goals/objectives for 2016-17 Relating to the 2015 Master Plan....,etc.** be separated into two (2) parts: **B (1) Review goals/objectives for 2016-17** and **B (2) Consider Strategy for Implementation of Master Plan from Chapters 5 (The Village Center), 6 (The Village Center: Commercial), 7 (Community Facilities & Open Space), and 9 (Traffic & Circulation).**

Motion by Abbass, seconded by Moenck to amend the agenda to separate B. Review goals/objectives for 2016-17 Relating to the 2015 Master Plan, from Chapters 5 (The Village Center), 6 (The Village Center: Commercial), 7 (Community Facilities & Open Space) and 9 (Traffic & Circulation) into two (2) parts: B (1) Review Goals/objectives for 2016-17 and B (2) Consider Strategy for Implementation of Master Plan from Chapters 5 (The Village Center), 6 (The Village Center: Commercial), 7 (Community Facilities & Open Space), and 9 (Traffic & Circulation).

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck
Nays: None
Absent: Ettinger, Wilke
Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of September 21, 2016

Motion by Abbass, seconded by Moenck to approve the Minutes for the Regular Meeting of September 21, 2016, as presented.

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck
Nays: None

Absent: Ettinger, Wilke
Motion carried.

V. COUNCIL LIAISON REPORT

Creech reported that the Village Council denied the lot Split Application for the property at 27345 Ovid Ct, due to civil deed restrictions: 4 of the 6 property owners need to agree to the property split. Council ruled that those should be rectified before further action could be taken. The driveway access onto Inkster Rd. is a matter for Farmington Hills to handle. A Code Enforcement Officer has been hired. The Broughton House renovation is almost completed. Improvements to the front office are the next focus.

Cupidore encouraged the Commissioners to tour the downstairs renovations.

VI. BUDGET AND EXPENSES REPORT

Cupidore noted that the report for July 1 – October 12, 2016 was included in the packet indicating that 25.7% of the 2016-17 Budget has been expended. Moenck clarified that the payment to 21st Century News was for the Public Hearing notice in the Observer-Eccentric newspaper.

Motion by Abbass, seconded by Moenck to accept the Budget and Expenses Report for July 1 – October 12, 2016.

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck
Nays: None
Absent: Ettinger, Wilke
Motion carried.

VII. PUBLIC COMMENTS

Cupidore opened the Public Comments at 7:14 PM.

Mira Stakhiv, Crestwood Drive, reported that Mobile Watch's next meeting would be next Thursday at 7 PM which will be a K9 demonstration by Officer Daisley of the Novi Police department. Officer Daisley, a former Franklin Officer, will be bringing his working dog for the presentation. The second issue is her concern that an increased number of people are bringing requests for lot splits in the Village. She asked for the Commission's help in addressing the matter.

Cupidore closed the Public Comments at 7:21PM.

VIII. UNFINISHED BUSINESS

A. Review of Zoning Ordinance, Discuss Next Step in Process for Adoption.

Traxler referred to her October 13, 2016 Memo entitled "Zoning Code: Proposed Amendments/Version 3". The revisions are minor in this version and she hoped that a Public Hearing on all the Amendments could be held next month. The topics for discussion were: Tourist Homes and Bed and Breakfasts; Self-Created Conditions, Variances; Accessory

Dwelling Units; Dwellings in Nonresidential Districts; Number of Cars in Driveway; and Fence Materials. She expounded on each item.

There was a discussion centered on the number and types of parked vehicles permitted in the driveway. Creech mentioned the enforceability of this code might be an issue. Goldberg suggested the wording for the location of parked vehicles.

Goldberg had comments: In Traxler's 10/13/16 document on **Pg. 8 (62A)** end of paragraph typo, scratch the "s" in front of the word "parking". The sentence should read, "...the basis for required parking..." and **(69)(B)** 2nd sentence, change word "and" to "or"; on **Pg. 9** in Chap. 1244, 1244.05 Appeals and Reviews, end of 1st sentence, delete "...~~firm or corporation or by any...~~"; on **Pg. 19 (b) (3)** New construction, 2nd sentence, delete the comma after the word "...buildings..."; **Pg. 21**, Chap. 1262, 1262.00 General Provisions, (e) end of last sentence, delete last words of sentence and end the sentence with the word "...herein." The sentence should read, "...in accordance with the table provided *herein*..." ; **Pg. 24**, 1268.12 Dwellings in Other Main Structures, 2nd sentence, include initials "ADU" after the words, "...accessory dwelling units."

Motion by Goldberg, seconded by Moenck to include the aforementioned revisions to the Zoning Code Proposed Amendments.

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck

Nays: None

Absent: Ettinger, Wilke

Motion carried.

Motion by Goldberg, seconded by Abbass to schedule a Public Hearing at the December 14, 2016 Planning Commission meeting, to consider the proposed amendments to the Zoning Code.

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck

Nays: None

Absent: Ettinger, Wilke

Motion carried.

B. (2) Consider Strategy for Implementation Tasks from Chapters 5 (The Village Center), 6 (The Village Center: Commercial), 7 (Community Facilities & Open Space), and 9 (Traffic & Circulation) of the 2015 Master Plan.

Cupidore referenced the October 13, 2015 memo from Traxler entitled, "Suggestions for Master Plan Implementation" as an illustration of a business development plan.

Discussion ensued as to whether a full Commission was necessary to continue further review.

Motion by Moenck, seconded by Abbass to table this item.

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck
Nays: None
Absent: Ettinger, Wilke
Motion carried.

B (1). Review Goals/Objectives for 2016-17.

Discussion about the confusing and lack of clear direction of this subject ensued. Each member expressed his understanding of the directions for this subject and posed solutions. Cupidore opined that PC should not take any formal action on this issue at this time. Moenck gave a brief history of when the Planning Commission went through a similar process about six (6) years ago.

Cupidore requested that for the next meeting each Commissioner bring his/her three (3) prioritized“ goals” and how they relate to the Master Plan, keeping in mind the distinction between “goals” and “objectives”. Goldberg volunteered to allocate everyone’s goals and general categories to the appropriate Master Plan chapter (5, 6, 7, or 9).

IX. GENERAL COMMUNICATION

A. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, November 9, 2016, 7:00PM.

XI. ADJOURNMENT

Motion by Abbass, seconded by Moenck to adjourn the meeting.

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck
Nays: None
Absent: Ettinger, Wilke
Motion carried.

There being no further business, the meeting adjourned at 8:17 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk