

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 17, 2018 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, David Goldberg, at the Franklin Village Hall, 32325 Franklin Road, Franklin, Michigan at 7:04 P.M.

II. ROLL CALL

Present: Raj Abbass, Connie Ettinger, David Goldberg, Peter Halick, Dean Moenck, Bob Wilke (arrived at 7:07 PM)
Absent: Calvin Cupidore (excused)
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Clerk, Eileen Pulker; Council Liaison, Mira Stakhiv; Historical Society Representative, Bill Lamott

III. ADOPTION OF THE AGENDA

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

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

IV. ADOPTION OF MINUTES

A. Regular Meeting of October 18,2017

Moenck requested that at the bottom of page 3, last sentence of **A. Upcoming Meeting Dates**, the word “condo” be struck. The sentence should read, “...historical facts concerning the development, including the barn.”

Stakhiv pointed out the typographical error within the name “FranklinStein” on page 2. The “s” should be in lower case and should be listed as “Franklinstein”.

Motion by Ettinger, seconded by Halick to approve the Minutes for the Regular Meeting of October 18, 2017, as amended.

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

V. COUNCIL LIAISON REPORT

Pulker reported on Creech's behalf, who was not in attendance. She began by reporting that before the actual Council meeting there had been a meeting with the engineers who reported on the road project and what was expected once the work began anew in the spring. There would be some shoulder work from the first phase which needed to be finished before the second phase of the project started. The Franklin Road construction, south of 13 Mile Rd, would be coordinated with the City of Southfield. There was a short conversation about pathways and lighting which the engineers were hoping to work on at the same time.

(Wilke arrived)

Pulker reported that a Waste Water meeting was also held prior to the Council meeting. She noted that there were still 24 people who had not pumped out their septic during the period of July 2013 to July 2016, who would be receiving letters from Village Attorney Staran.

At the Regular Village Council meeting a Civic Event permit was issued to the Bloomfield Hills High School Student Leadership group for the Bring Your Own Dog event, May 6, 2018. This will be the second year for the event and last year over \$1,000 was raised for the Michigan Humane Society. The Historic District Study Committee members were re-appointed. Gary Roberts, chair of the committee, turned in its report on the Franklin Farms Barn which Council accepted. On the committee's behalf Roberts expressed its desire to identify other qualified non-contiguous properties. The Village Council requested that the Village Attorney write an Ordinance addressing the subject of the non-contiguous Barn property in Franklin Farms, being included in the Historic District, which will be presented at the February meeting.

VI. BUDGET AND EXPENSES REPORT

Goldberg commented that he wanted to make sure the budget report reflected the monies allocated to Hubbell Roth & Clark for the survey report. Pulker noted that she would look up the charges and apply them to the budget numbers for the next meeting.

VII. PUBLIC COMMENTS

Jane Polan, Lakehills, Farmington Hills, President of the Franklin Community Association (FCA) stated that she had heard very good comments about the road construction, including the immediate responses to resident complaints.

VIII. UNFINISHED BUSINESS

A. Master Plan Implementation

1. Cell Phone Service

Goldberg complimented Moenck and Halick on the report. Council is requesting a recommendation from the PC about whether or not to move forward with cell phone improvements (DAS or cell tower), including proposed locations of such wireless telecommunication facilities.

Referring to the December 7, 2017 report, Goldberg and Moenck corrected some typographical errors. Most importantly, Moenck has added a map of Franklin and proposed three (3) locations

for telecommunication facilities within the Village. Goldberg will email the completed report to all Planning Commission members and Traxler. He added that for the next PC meeting commissioners should be prepared to discuss those locations and hopefully, a consensus or non-consensus can be reached and a report may then be sent to Council. Stakhiv asked for a clarification of what would be included in the report to Council. Goldberg stated that the factual report to Council would include a majority vote on either a cell tower or a DAS system with suggested locations for a cell tower, if that was recommended. In the case of a DAS system, more study needed to be done since it would include multiple locations.

2. Parking and Cross Access

Wilke did not have a report due to the absence of his contact in Comerica Bank's corporate real estate division. She is scheduled to return in the beginning of February.

3. Lighting

Goldberg read part of the letter from Eddie Zmich, Hubbell, Roth & Clark (HRC), Village Engineers, regarding the status of the Lighting Baseline Study and Franklin Road Corridor Master Plan that was conducted.

Moencq inquired if the results and recommended conclusion of the study would require a change in the Village Charter. According to Goldberg, Staran's response to that issue was that the Council did not have the ability to put lights in the downtown. A vote of the residents would be required to allow the lighting to go in but would not require an amendment to the Charter to do so. Theoretically, if Villagers were not being asked for money to do it, i.e. if money was to come from other sources, such as a bond or millage increase, the only vote of the residents needed was whether or not they wanted lighting; not even the locations would need to be approved.

In his most recent opinion on "sidewalks", Staran wrote that the Charter says that Council shall not have the power to construct any new sidewalks in residential areas. Therefore, it does not require any vote or Charter amendment to install them in the downtown area.

For both these issues, a vote by Village residents would be necessary if funding sources were from outside sources, such as, a bond or a millage.

4. Sign Ordinance Update Review

Ettinger commented that all Village signs were being looked at under the guise of "content neutrality" per a 2015 U.S. Supreme Court case. She referred to Traxler's Memorandum to the Planning Commission, dated January 10, 2018, title, **REVISED Complete Draft of Village of Franklin, Michigan Amended Sign Code** and summarized several points.

Goldberg personally felt more changes were needed before the document was sent to Council. Halick inquired about the size reduction of ground signs that Traxler had made in the document. Discussion ensued.

Section 1474.14 **Illumination** was discussed, being cognizant of the Historic District Commission (HDC) restrictions in the downtown area.

Abbass discussed Section 1474.12 Temporary Signs, focusing on (b) **Special Displays** (pages 11 and 12) as it relates to holiday decorations and displays. Restrictions as written in the existing Sign Ordinance and several possible restrictions were analyzed and debated; such as Stakhiv's suggestion of limiting the hours that lights are on display vs. limiting the number of lights in a display or a timeframe of specific calendar dates.

Polan listed some of her concerns: 1) Signs-Are the merchants aware that PC was in the process of updating the Ordinance; 2) She favored lighting in the downtown as a way of highlighting the area, similar to the planted milk containers she put throughout the Village center; 3) She questioned if there was an historic consistency to the signs.

Each member of the Commission asked specific questions about the document and expressed his/her opinion. Safety was also a considering factor. It was stressed that enforcement of the Ordinance and the reporting of any and all violations were paramount.

Regulations for flags were discussed and clarified, as was the application for a sign permit and Section 1474.04 Nonconforming Signs.

Lamott inquired if the PC was going to address regulatory Village-owned signs throughout the Village, such as, faded stop signs, damaged signs, and street signs which were not uniform. He felt that PC was addressing the merchant signs but cautioned it to not ignore the rest of the Village. Goldberg cited Section 1474.05 and stated that, theoretically, the Building Official and the Village Administrator, being the "street administrator", were responsible for inspections of existing signs. Lamott requested that PC send a letter to Council urging it to act on this as the Village was in violation of its own Ordinance. Goldberg assured Lamott that in the PC report to Council it would point out the violations and disrepair of the governmental signs within the Village. Lamott provided PC with a copy of an old photo of the Village showing older, nicer signs.

Regarding the Master Plan Implementation (Cell Phone Service, Parking and Cross Access, Lighting, and the Sign Ordinance update), Lamott opined that communication among the different groups and individuals within the Village, whether pro or con, was most important and the sooner the better. By taking a more personal approach to these decisions, Villagers might feel more invested and amenable to the outcomes. There was a discussion about scheduling possible meetings, as opposed to formal Public Hearings.

Goldberg clarified what the Planning Commission was charged to do with in regards to the Master Plan.

IX. GENERAL COMMUNICATION

A. Downtown Planning

Goldberg reported on three (3) important points:

1. President Hansen requested a timeline on all the various items of the Master Plan Implementation, especially if an item needed to be put on a ballot (August or November). Please be cognizant that each election has a deadline to place an issue on the ballot.

2. Part of the Master Plan was the issue of burying the electric lines in the downtown area. He had some suggestions as to how to proceed with this matter, i.e. form a sub-committee, contact DTE about cost, and explore what other options were available.
3. Goldberg reported that Council was going to consider a Request For Proposal (RFP) to hire a "Downtown Planning Consultant". Hansen was looking into organizations which have experience with small downtowns of historic nature. There was a discussion centered on what specific issues would be included and detailed. The challenge would be if the Village was amenable to expending the amount of money needed for that information. Traxler explained the different elements and process when deciding future site planning. There was a general discussion about the design guidelines in the Historic District.

B. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, February 21, 2018, at 7:00 PM.

IX. ADJOURNMENT

Motion by Ettinger, supported by Wilke to adjourn the meeting.

Ayes: Abbass, Ettinger, Goldberg, Halick, Moenck, Wilke

Nays: None

Absent: Cupidore

Motion carried.

There being no further business, the meeting adjourned at 10:02 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk