

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 21, 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, MI at 7:04 P.M.

II. ROLL CALL

Present: Raj Abbass, Calvin Cupidore, David Goldberg, Peter Halick, Dean Moenck, Connie Ettinger (arrived at 7:01 P.M.).

Absent: 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.

Ayes: Abbass, Cupidore, Goldberg, Halick, Moenck

Nays: None

Absent: Ettinger, Wilke

Motion carried.

IV. ADOPTION OF MINUTES

A. Regular Meeting of January 17,2018

On page 3, under **3. Lighting**, 2nd paragraph, 4th line, Goldberg replaced the word “and” with “***but***”. The sentence to read “...required to allow the lighting to go in ***but*** would not...”

(Ettinger arrived at 7:02 P.M.)

Pulker will review and send Goldberg the correction.

Motion by Goldberg, seconded by Ettinger to approve the Minutes for the Regular Meeting of January 21, 2018, as amended.

Ayes: Abbass, Ettinger, Goldberg, Halick, Moenck

Nays: None

Absent: Wilke

Abstain: Cupidore

Motion carried.

V. COUNCIL LIAISON REPORT

Creech reported that several Civic Event Permits had been approved. Village received a bid proposal for the Broughton House Window Rehabilitation which would be paid for by a SHPO 60-40 grant. It was awarded to Turner Restoration for \$20,000 with an educational proponent included. Budget amendments were approved as was a formal agreement with SOCRRA for Household Hazardous Waste Drop off. There was a consideration to amend the Historic District Ordinance to allow a noncontiguous Historic District within the Franklin Farms Condominium which would include the Burger Barn. There were only five (5) members of the Village Council present to vote and the vote was 3-2 in the positive. However, four (4) affirmative votes were required to take action. Staran instructed Council that in order for this subject to be revisited for re-consideration one of the two who had opposed it would need to request its inclusion on a future agenda.

Responding to Halick's question, Creech provided a brief background of events involving the Burger Barn and possible future procedures. The significance of the Master Deed was part of this discussion.

VI. BUDGET AND EXPENSES REPORT

Pulker addressed Goldberg's questions concerning the various dates on the Budget report. Possible future expenses were discussed and Goldberg requested that for the next meeting Pulker guestimate the projected expenses for each vendor for the rest of the year.

VII. PUBLIC COMMENTS

None

VIII. UNFINISHED BUSINESS

A. Master Plan Implementation

1. Parking and Cross Access

Wilke was not in attendance. Goldberg mentioned that at the meeting last month, Wilke had stated his contact in Comerica's corporate real estate division, located in Texas, was out on maternity leave and should be returning sometime in February. Goldberg will check with Wilke about any recent news. The length of time for the fact finding of this project was a concern.

Moenck began a discussion around the possibility of opening up a dialogue with the Condo Association about obtaining a cross access of Ravine Drive which leads into the Condominium Development. Receiving permission from Comerica Bank was a priority and a catalyst for any possible pathway between the Farmhouse Coffee and those properties to the north. Moenck further explained the incentive for making a decision expeditiously; to coordinate with the Village Road Project.

Nena Downing, Bruce Lane, was in favor of the walk path behind the bank however was concerned who would be responsible and liable for its maintenance, i.e. cleaning it and snow removal.

2. Lighting, Base Survey by HRC

Goldberg referred to an email received from Vic Cestar who lives within the Village center on the west side of Franklin Road. In it he expressed his opinions on the cell tower, lighting, and sidewalks. Goldberg also read into the record an email he received from Eddie Zmich, Hubbell, Roth & Clark (HRC), Village Engineers, regarding the completion of the survey along Franklin Road which, depending on the weather, should be within the next month or so. According to Staran, if all was on track, the “concept” of lighting would be the only requirement for it to be placed on the ballot in August or November. Regarding sidewalks; no permission was needed.

Ettinger and Goldberg informally met with Bill Lamott (Franklin Historical Society representative), Gary Roberts (Historic District Commission Chair), and Suzanne McClow and Mike Flevaris, (residents who live on Franklin Road in the Historic District who would be affected by any and all “improvements”). The general concept of “low lighting” on the east side of Franklin was acceptable to the group but the concept of sidewalks on the west side in front of their homes was a different issue. The public rights-of-way along Franklin Rd.were discussed.

3. Sign Ordinance Update Review

Goldberg stated that when he and Ettinger met with Lamott, Roberts, McClow, and Flevaris, there was a general approval of the proposed changes in the Sign Ordinance and he highlighted a few. The group also had some suggestions for needed improvements.

Each commissioner expressed her/his opinion on the document and pointed to areas which he/she thought needed improvements or further explanations, such as the definition of “Personal Expression Sign”, on page 3. Traxler addressed and expounded on that and other specific items. The chart, “Temporary Sign Regulations” on page X was discussed. Cupidore made the suggestion that examples of some of the categories be included with the chart. Traxler proposed that Planning Commission present a document to Council which delineated the “new” definitions and labels of particular signs vs. the “old” definitions and labels.

Ettinger began a conversation about (c) Review of Applications on page 5; specifically the “permit fee” and included ideas which came out of the meeting with the above mentioned “group”. Goldberg added that Council Member Gallasch was very interested and supportive of establishing the requirement of a “Performance Bond”. Discussion ensued.

On page 12, under **(b) Types (1) Special Displays**. Ettinger questioned the definition of the time frame for the displays. It was suggested that PC might consider restricting it to 90 days per calendar year.

(Creech left at 8:55 P.M.)

Enforcement of all sign regulations is imperative and signs need continuous monitoring. “Illumination” and “Special Displays” were important topics and questions arose. Traxler requested that Staran consider and express his opinion of the legality of those pertinent subjects.

Moenck requested to strike last sentence on page 10, **(f) Flags. (c)** *“In any zoning district, there shall be no more than __flag poles per lot.”*

4. Cell Phone Service

Goldberg stated that he has concerns about this subject as he has heard from some residents regarding the informal “drive around” method of gathering cellphone coverage data. Although informational and impartial, professional expertise was not utilized. It was brought to his attention that a good resource for such a service would be the Center for Municipal Solutions (CMS)/ Municipal Telecommunication Consultants. He briefed the Commission of the purpose of the organization which was to advise and assist local governments in determining the best wireless scenario for a community.

The pros and cons of DAS and a cell tower have been discussed and debated for a long time in Franklin. Goldberg questioned if Planning had enough data and/or done enough research to determine which wireless system was suitable for the Village. The idea of inviting the different wireless carriers to present a proposal to the Village was discussed. After attending the wireless meeting in Bloomfield Township, it was Ettinger’s opinion that there were credibility issues, with regards to the information provided by each provider. Therefore, she was in favor of contacting an independent entity to give the Village its expertise opinion as to which system would be best for Franklin; DAS or cell tower. PC could then refer a completed and detailed recommendation of this issue to Council for its final decision.

Moenck volunteered to contact Verizon and AT&T, requesting each to come to a Council meeting with a presentation. If need be, Goldberg stated that Planning had some dollars in its budget to expend on such an endeavor. He also proposed making it a “challenge” for the vendors.

Motion by Ettinger, seconded by Cupidore request that Pete Halick and Dean Moenck seek out a company which would provide an informed impartial report to Village Council regarding Cell Tower vs. DAS and other relevant matters. If need be, the Planning Commission may provide financial support.

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

Nays: None

Absent: Wilke

Motion carried.

Goldberg stated that by next month the Commission would have the information on whether the carriers agreed to provide the information for free or not. If such presentations would cost money, then a vote would be taken by the PC.

Goldberg opined that the Planning Commission should try to solve the problem regardless of aesthetics. He said he personally would contact Center for Municipal Solutions. Traxler noted that she was familiar with this firm and its abilities, and agreed that they should be contacted.

IX. GENERAL COMMUNICATION

A. Downtown Planning

Goldberg stated that there wasn't much to report. Planning will continue being on the Council Agenda and available if Council wanted Planning to address an issue.

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

X. ADJOURNMENT

Motion by Ettinger, seconded by Goldberg to adjourn the meeting.

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

Nays: None

Absent: Wilke

Motion carried.

There being no further business, the meeting adjourned at 10:12 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk