

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 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 7:02 P.M.

II. ROLL CALL

Present: David Goldberg, Peter Halick, Dean Moenck, Bob Wilke
Absent: Raj Abbass (excused), Calvin Cupidore (excused), Connie Ettinger (excused)
Also Present: Planning Consultant, Sarah Traxler, McKenna & Associates; Village Clerk, Eileen Pulker; Village Administrator, Jim Creech; Pam Hansen, Village Council President; Mira Stakhiv, Village Council Member

III. ADOPTION OF THE AGENDA

Goldberg proposed that item **IX. General Communications, A. Downtown Planning** be inserted after **IV. Adoption of Minutes**. Council President Pam Hansen was in attendance and would update the Planning Commission.

Motion by Moenck, seconded by Goldberg, to adopt the agenda, as amended.

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

IV. ADOPTION OF MINUTES

A. Regular Meeting of February 21, 2018

Moenck pointed out typos on pages 2 and 4, and Goldberg corrected language in one of his statements regarding cell phone service confirming that he had stated "should try to solve the problem regardless of aesthetics".

Motion by Moenck, seconded by Wilke to approve the Minutes for the Regular Meeting of February 21, 2018, as amended.

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

IX. General Communication

A. DOWNTOWN PLANNING

Pamela Hansen, Village Council President, spoke about the concept and commitment to improving the downtown area and what had been accomplished so far. She stated that she had hoped that there would be a discussion about this which would facilitate her working with Jim Creech, the Administrator, the Planning Commission, the Council, and John Staran, the Village Attorney on how to proceed. Hansen continued stating that historically speaking, the summarized goals as stated in the 2006 Master Plan included the main purpose of Main Street Franklin and its current activities. She also updated the Commission on the progress of the two (2) phases of the Road Project which did not include Franklin Road. She added that however, if financially possible, Franklin Road might be considered Phase 3: the Council was committed, some planning work has been done and there was good residential support. She felt it was time to begin to work on our downtown, making improvements to pedestrian access, parking, lighting, possibly planting more trees, and adding more beautiful landscaping. She continued by laying out the pieces to the downtown puzzle adding that she now wanted to put this puzzle together to make it as beautiful as it was years ago. She noted that it needs to be spruced up in order to be more appealing to all.

After talking with Council members, it was apparent that they would like to hear more from the Planning Commission and she stated that it was time to begin actively planning. She noted that there might be monies leftover from the bonding of the Road Project and other sources to finance some of these improvements. However, funding for the lighting improvements may need voter approval of this at the next Election. Technically, a vote on the sidewalks would not be needed. She added that she felt that is important when considering pedestrian access in the downtown.

She has advised Council that this item would be on the agenda every month in order to keep some aspect of the conversation going. She suspected that April's topic would center around ballot language and bonding. This would be the incentive to continue and design would be considered later.

She requested that Planning give this project a name and be the leaders in this effort but would also like to see it as a joint Council/Planning effort.

Goldberg stated that trees/better landscaping were the only new issues the Planning Commission had not addressed. He reminded everyone that a Tree Committee had been formed several years ago when Bill Lamott was on Council and there had been a restoration/clean-up program. Goldberg noted that at the time a company had been hired to plant trees in the Village right-of-ways and residents had been given the opportunity to purchase trees at a wholesale rate.

Hansen expressed her general concept of what she would like to see in the Village focusing in on the possible look of Franklin Road between 13 Mile and 14 Mile Roads. She noted that safety and health concerns were important to her.

Goldberg mentioned that the HRC Lighting Base Survey was not ready for this meeting. He added that however, he would be able to tell Council in April that after a PC review it would be distributed to its members. Hansen suggested that a firm which does historic city design be hired as a project expert and that this firm could give the Village its recommendations and if monies were not available this year it should be placed in the budget for next year.

Each member expressed his comments and opinions on the different projects. Goldberg posed the question, for whose benefit was the Village putting all this effort and allocating potential money. It would be problematic if improvements were for the sole benefit of business owners, some of whom were not Franklin residents and not for the actual residents of Franklin. Several members noted that business owners needed to put in their own efforts to enhance their buildings, make their buildings better, upgrade their buildings, and seek out tenants which would make the Village a better place in as much as the Village was attempting to make it a better place.

The ancient philosophic paradox of “Which comes first: the chicken or the egg?” was discussed with regards to the future attraction of the downtown and its survival. Hansen stressed the necessity to enhance the downtown to attract new businesses which would serve the needs of the residents who live here.

Goldberg mentioned that the lack of enforcement of the Ordinances was a huge problem and needed to be addressed on a full time basis, although this might be a financial issue. Hansen said that at the moment enforcement was complaint-driven but this issue needed to be discussed further. Goldberg pointed out several enforcement issues which Planning was currently struggling to resolve. Hansen recommended that when Goldberg presented the Sign Ordinance to Council that he broach the question of what commitment the Village was making to enforcement. Hansen concluded stating that hopefully, Council would then address the issue.

Moenck complimented Main Street Franklin on its efforts of improving building facades.

V. COUNCIL LIAISON REPORT

Creech reported that MDEQ came to last Council meeting to explain the current and proposed future activities at the Franklin Village Plaza. Creech further reported on the action taken at the last Village Council meeting as follows: there was a Resolution declaring April 27, 2018 as Arbor Day; meeting dates in April were scheduled for the Annual Budget review: Tuesday, 4/3 at 5:30 P.M. (Finance Committee); Thursday, 4/5 at 7 P.M. Special Council Mtg. (Budget Planning Session); Monday 4/9 at 5:30 P.M. (Budget Workshop before the Council Mtg.). Additionally Creech shared that the grant to replace the windows in the Broughton House had been increased to fund the entire project and hopefully, the project would start this spring. He also noted that he has been working on the website project, and was waiting for additional information and feedback. Creech stated that two (2) public meetings were scheduled for tomorrow at the Franklin Community Church on Phase 2 of the Road Project. Creech concluded stating that at the April 9, 2018 Village Council meeting there would be a discussion on the road (Phase 2) bonding and there had been a motion to postpone the discussion on the Burger Barn until April’s meeting.

VI. BUDGET AND EXPENSES REPORT

Goldberg stated that he liked Pulker’s format for the Budget and asked if she could include a column which had been suggested by Moenck: Percentage of the Budget Used.

There was a discussion about future budget requests.

VII. PUBLIC COMMENTS

None

VIII. UNFINISHED BUSINESS

A. Master Plan Implementation

1. Parking and Cross Access

Wilke reported that his contact at Comerica Bank's corporate real estate division which is located in Texas, had returned from maternity leave. He reported that it was her understanding that Planning would get approval and authorization from Village Council to move forward with the plan, and additionally, she was looking for an actual updated plan. Creech clarified that Comerica was awaiting a resolution from Village Council authorizing Planning Commission to proceed with this particular project. Creech explained that the Commission's next steps would be for Traxler to finalize the drawing, bring it back to Planning at the next meeting so that it could sign off on it, and then provide it to Council for support and approval. Creech discussed the pertinent verbiage of the proposed document and what should be included in the packet which would be sent to the bank. Wilke reminded the Commission that they would be dealing with the Regional Office in Auburn Hills, not Texas.

Moenck reminded the Commissioners of his point concerning the possible of access from the Farmhouse, through the Comerica parking lot and exiting by way of the road which leads into the condos. He noted that there had been a lack of discussion about this idea.

Goldberg suggested that Cupidore and Wilke formulate and write two Resolutions which could be presented to Village Council authorizing the Planning Commission subcommittee to pursue the pedestrian/vehicular access easement with Comerica and then another Resolution to engage the same essential dialogue with the Condominium Association.

Next month the two (2) Resolutions and a finalized plan would be brought back to Planning for its approval which would then be sent to Council for its approval.

Landscaping was discussed.

2. Lighting, Base Survey by HRC

Goldberg read the email he received from Eddie Zmich, Hubbell, Roth and Clark (HRC), which advised him that the report would not be completed for the PC meeting. Goldberg replied to him and requested that the plans be completed by the next Council Meeting so he that he can tell the Members it was finished. At the next Planning Meeting it could be discussed and passed on to Council.

3. Sign Ordinance Update Review

Because Ettinger was not in attendance, Traxler explained the changes she had made to the Temporary Sign Regulations chart: Portable Ground signs have been reduced to two (2) types. Stakhiv confirmed that this change would affect the "special event" sandwich board sign the Library sets out in front of its building. Traxler noted that the Building Department would have

a hand-out sheet of the Temporary Sign Regulations available to the public. Enforcement of the regulations was a very important component of this Ordinance.

The duration for each category of temporary sign was discussed.

Goldberg would present Planning's recommendations for the Sign Ordinance to Council for its decision.

4. Cell Phone Service

Goldberg updated Planning on recent activities. Dick Comi, from Center for Municipal Solutions, had been contacted. Goldberg continued stating that Comi and his partner are service providers who assist municipalities in writing new legislation to address the ever-changing landscape. Goldberg added that essentially this would be done free of charge, however, in exchange for this service, the municipality would contract with them for a certain amount of time to review any applications which might come in from carriers. Comi has had some experience with smaller communities similar to Franklin, in that some were more interested in the aesthetics than the end result. Goldberg surmised that for less than \$2,000, the Village could fly him in to do a presentation and educate the Council. Goldberg also noted that Comi was well versed on Cell Towers vs. DAS and educated those who were on the phone call with him and that this appeared to be more of an economic issue and a desire issue rather than an engineering issue with physical limitations. Goldberg stated that it was his impression that one or the other or a combination of both could be chosen.

Halick stated that he had found available companies; one of which was in Plymouth and for a fee would take a more precise inventory of the Village's cell coverage and might be able to suggest some solutions as well. In addition, he listed other possible system design solutions other than tower or DAS nodes. Halick added that the Plymouth company was presently working on Michigan State's campus with wireless communication and that he would obtain specifics and report back at the next meeting.

Mira Stakhiv, Crestwood Dr., Council Member, stated that personally she would not like to spend more money on the inventory portion of where reception in the Village was bad; those areas were already known. She believed that some residents and Council were looking for a professional consultant who would review Franklin's situation with the emphasis on what the solution would be; cell tower and/or small cells. Stakhiv continued stating that regarding small cells, she referred to Senate Bill 637 which was currently being reviewed and would take away the power of what villages, townships, and cities could or could not approve; the providers would be able to put small cells on the various poles within the right-of-ways throughout the Village. The Bill was called the Small Wireless Communications Facilities Deployment Act and she detailed the Act and its ramifications. She advised that it still needed to go through the House where there might be some resistance.

Goldberg gave more specific information garnered from the phone conversation with Comi regarding Franklin's situation, its potential relationship with the cell providers, and the discouraging information about the height of a possible cell tower.

Halick would research the cost of obtaining the inventory of the Village's cell coverage and Goldberg would consult with Traxler about an estimated cost for Dick Comi's services. This information would be brought to the next meeting.

IX. GENERAL COMMUNICATION

B. Upcoming Meeting Dates: Next Regularly Scheduled Meeting, April 18, 2018, at 7:00 PM.

X. ADJOURNMENT

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

Ayes: Goldberg, Halick, Moenck, Wilke

Nays: None

Absent: Abbass, Cupidore, Ettinger

Motion carried.

There being no further business, the meeting adjourned at 9:15 P.M.

Respectfully submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk