

**Village of Franklin  
Historic District Commission  
Special Meeting  
Tuesday, January 7, 2020 7:00 P.M.  
At the Franklin Village Hall – Broughton House  
32325 Franklin Road, Franklin, Michigan**

**I. MEETING CALLED TO ORDER**

The Special Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman at the Franklin Village Hall – Broughton House, 32325 Franklin Road, Franklin, MI at 7:00 P.M.

**II. ROLL CALL**

Present: Mike Brassfield, Alek Kokoszka, Gary Roberts, Gayle Timmis, Jill Wilke  
Absent: Eileen Harryvan, Laura Witty  
Also Present: Eileen Pulker, Village Clerk; Fred Gallasch and Bill Lamott, Village Council Members

**III. ADOPTION OF AGENDA**

Under **VI. NEW BUSINESS**, Roberts proposed dividing **A. Consider an Application for a Sign at the Franklin Cemetery** into two (2) proposals: **A. Consider an Application for a Franklin Cemetery Sign along Scenic and Drummond Ct.** and **B. Consider an Application for a Franklin Cemetery Sign along Franklin Rd. at Scenic.**

**Motion by Timmis, seconded by Kokoszka to approve the agenda, as amended.**

**Ayes: Brassfield, Kokoszka, Roberts, Timmis, Wilke  
Nays: None  
Absent: Harryvan, Witty  
Motion carried.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of November 6, 2019**

**Motion by Wilke, seconded by Timmis to approve the minutes of the Regular Meeting of November 6, 2019, as presented.**

**Ayes: Brassfield, Kokoszka, Roberts, Timmis, Wilke  
Nays: None  
Absent: Harryvan, Witty  
Motion carried.**

**V. PUBLIC COMMENTS**

No public was present; no comments were made at this time.

**VI. NEW BUSINESS**

**A. Consider an Application for a Sign at the Franklin Cemetery.**

Roberts suggested that the two (2) signs (on Scenic Dr./Drummond Ct. and the one (1) at the corner of Franklin Road and Scenic Drive be considered separately.

Steve Bancroft, Administrator of the Franklin Cemetery, provided pictures of the three (3) small signs currently at the entrances on Scenic Drive which is the main gate and on Drummond Ct. and replaced by two (2) proposed signs at both entrances to the Cemetery (Scenic Dr. and Drummond Ct.) and a new smaller one at the corner of Franklin Rd. and Scenic Drive. Bancroft stated that the existing signs have been there for about thirty (30) years. The new signs would be made of hard polyurethane and the wording of both signs would also be changed as illustrated in the samples that were provided. They would look like cast metal signs. All would be attached to the fences with brass connectors. The background of the signs would be Forest Green with gold lettering similar to the two (2) existing large metal "Franklin Cemetery" signs on the main entrance gates on Scenic Drive. The lettering was also similar to that on the main open gate on Scenic Drive and the unused gate on Franklin Road.

Responding to Roberts' inquiry about the relief of the sign lettering, Bancroft stated that it was designed to appear that the sign was made of metal with raised lettering; however, it was not. He also added that metal signs can fade significantly and he had been told there would be no color fading in these new signs. The signs could be in metal, but would be more expensive. He noted that the Cemetery Board also changed the statements on the signs and added the website address for more information. Also noting that the signs on Drummond Ct. were behind the chain link fence, he requested that the new sign be placed in front of the existing fence, which, in the future, would be replaced with a wrought iron-style fence. Brass connectors would attach the signs to the fences.

Discussion ensued. Roberts pointed out that the area of one new sign at each entrance would be less than that of the existing three (3) signs at each entrance.

Nena Downing, Bruce Lane, inquired about the price for each plastic sign. Bancroft answered it would be approximately \$500 each and the metal ones would be \$1,200-\$1,500 each. She confirmed with Bancroft that he had seen an example of the proposed sign. Bancroft stated that an example of this type of sign as being that used by the Jacqueline Drake Gallery in the Village.

Bill Lamott, Scenic Drive, was supportive of replacing three (3) signs with one (1).

**Motion by Timmis, seconded by Wilke to approve the Application, dated October 30, 2019, for signs at the entrances to the Franklin Cemetery, located on Scenic Drive and Drummond Ct., as submitted, in accordance with the rules of the Secretary of the Interior's Standards for Rehabilitation #3, recognizing its physical record of its time, place and use. The approval is subject to the approval of the Zoning/Sign Board of Appeals as to the number of signs per establishment, signs in the front yard, and no signs on the fences (Ordinance 1474.17).**

**Ayes: Brassfield, Kokoszka, Roberts, Timmis, Wilke**  
**Nays: None**  
**Absent: Harryvan, Witty**

**Motion carried.**

**B. Consider and Approve a Cemetery Sign on Franklin Road at Scenic Drive**

The second (2<sup>nd</sup>) sign (18 inches by 36 inches) would be on the corner of Franklin Road and Scenic Drive and two (2) feet above ground. According to Bancroft, there was no sign to be replaced at this location. This sign would only have an enlarged version of the last three (3) lines of the other signs: the website address. Bancroft emphasized that the biggest issue the Cemetery currently had was how to inform the public that the cemetery was actually functional and was not merely historical. The smaller sign would serve as an advertisement for the cemetery. Sometime in March, the Cemetery Board would be mailing a letter to all Villagers with all the pertinent information and would include its desire to raise money to replace the old chain-link fence with wrought-iron style fencing. Only 10% of the clientele is from Franklin, therefore, any advertising would be beneficial. The Cemetery Board felt strongly that this sign was very important and the finances of the cemetery were needful.

Dave Sherman, Treasurer of the Cemetery Board, spoke to the present and future finances of the Cemetery.

Bill Lamott, Scenic Drive, was a big supporter of the new Sign Study project, which was currently being undertaken, as he felt that there were too many signs in the Village. He understood the cemetery's concerns; however, he was not sure that one more sign would make an impact on the cemetery's fundraising efforts. He would like to find another way and was personally committed to finding another way to raise funds without putting up another sign.

Nena Downing, Bruce Lane, agreed with Lamott's statement as she felt there was a need to inform people that there was room in the cemetery; however, at the same time, the sign was merely an advertisement which she didn't think fit the character of the Village. She would like to join the discussion of how to create an awareness of the available room in the cemetery.

Roberts had several ideas of spreading the cemetery information, including through Social Media (i.e. Pulker's email blast). As proposed, he was not in favor of the smaller sign on Franklin Road at Scenic, which he felt would be hard to read while driving a car down the road and would be the wrong image for the Village to convey. He thought that a sign attached to the building within the cemetery would be more beneficial.

Brassfield expressed his concern that the public did not know the cemetery was not "historic only" but still "active".

Bancroft stated that the Cemetery Board had met with several advertising experts, asking them for their opinions for cost-effective advertising and the answer was "signs". He also stated that one purpose of the sign was to get people to come into the cemetery. The issue was not reaching the Villagers, as each would be receiving a mailing from the Cemetery Board in March, but rather reaching those people beyond the Village and making them aware of the cemetery. As for seeing the sign while driving by, he noted that during the afternoon rush, the traffic speed was slower and drivers would be able to see and read it.

**Motion by Brassfield, seconded by Kokoszka to postpone for up to 90 days a decision to consider and approve a Cemetery Sign placed on Franklin Road at Scenic Drive. Kokoszka will do more research on the sign study and report back at the next meeting.**

**Ayes: Brassfield, Kokoszka, Roberts, Timmis, Wilke**

**Nays: None**

**Absent: Harryvan, Witty**

**Motion carried.**

## **VII. DISCUSSION ITEMS**

### **A. Report on Historic Study Committee Progress.**

Roberts reported that much progress has been made; however, lately there had not been a committee meeting. Roberts reported that Davis was in the process of getting facts on the church and the Newhouser house. She has done some photography and was now trying to set up a meeting with the church to do that. There has been no progress with the FCA and the discussion was on-going, while the FCA researched their property area totals. There were discussions at the state relative to non-contiguous properties and single resource properties. Roberts explained the issues involved, relative to Franklin properties.

Lamott found a 1978 newspaper article in some of Burt Wood's old files about the farmhouse on Wing Lake, which belonged to Daniel Thorne. It stated that the state had designated the Wing Lake house a historic site #651. Today he spoke with someone at the Historic Preservation Office who said that a designation of "a historic site" was different than being in a historic district. It was the same recognition the Broughton House has which did not protect it from demolition. Lamott reminded everyone this was reported in 1978 and rules were different than they are today. He has asked the Preservation Office for more information as to why it was designated as such and what documents went with it. He would followed up on it.

Pulker reminded Roberts that the committee would be re-appointed at the next Council meeting for another one (1) year term.

Roger Fraser, Interim Village Administrator, was introduced to the Commissioners.

## **VII. ADJOURNMENT**

**Motion by Roberts to adjourn the meeting.**

**Motion was approved unanimously.**

The meeting was adjourned at 7:50 P.M.

Submitted,

Gail Beke, Recording Secretary

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Eileen H. Pulker, Clerk