



32325 Franklin Road, Franklin, Michigan 48025

FAX: (248) 626-0538 | OFFICE: (248) 626-9666

[www.franklin.mi.us](http://www.franklin.mi.us)

## **HISTORIC DISTRICT COMMISSION REGULAR MEETING**

**Wednesday, March 02, 2022, 7:00 P.M**

**The Village of Franklin Historic District Commission will assemble at the  
Franklin Community Church at 26425 Wellington Road, Franklin, Michigan 48025**

### **A G E N D A**

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of Minutes
  - A. Regular Meeting of ~~October 06, 2021~~ January 5, 2022
- V. Public Comments
- VI. New Business
  - A. Consider Installation of a Boxed Window and Paint Color at 26243 Vincennes Avenue
- VII. Adjournment

Posted: February 23, 2022 William Dinnan, Building Official/Historic District Commission Facilitator

Revised: **March 2, 2022**

### **POSTED IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)**

The Village of Franklin will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made to the Village Clerk at least five (5) business days before a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025, or by calling the Village Clerk's Office at (248) 626-9666.

**VILLAGE OF FRANKLIN  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
WEDNESDAY, January 05, 2022, 7:00P.M.  
32325 Franklin Road. Franklin, Michigan 48025**

**I. MEETING CALLED TO ORDER**

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, via Remote Zoom at 7:00 P.M.

**II. ROLL CALL**

Present: Gayle Timmis, Mike Brassfield, Alex Stchekine, Alex Kokoszka, Laura Witty, Gary Roberts  
Absent: Jill Wilke  
Also Present: Bill Dinnan, Building Official and Historic District Commission Facilitator; Heather Mydloski, Village Clerk; Roger Fraser, Village Administrator

**III. ADOPTION OF AGENDA**

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

Ayes: Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts  
Absent: Wilke  
Motion carried.

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of October 06, 2021**

**Motion by Witty, seconded by Stchekine to approve the minutes of the Regular Meeting of October 06, 2021, as presented.**

Ayes: Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts  
Absent: Wilke  
Motion carried.

**V. PUBLIC COMMENTS**

There were no public comments.

**V. NEW BUSINESS**

**A. Consider Exterior Renovations and Colors to the Barn, Accessory Building and Dental Office located at 32767 Franklin Road**

Roberts asked if the applicant would consider another color. Applicant responded that he had put a lot of time and effort into the color selection process and was confident it was a stellar choice.

Stchekine asked if the applicant had considered the color for business use, will it limit tenant use? The Applicant replied he had thought about it and was confident in the aesthetic he was creating for business and overall.

Dinnan defined for the HDC the need for the applicant to acquire various Zoning Board of Appeals variances as they applied to the above (height and change of usages) and in accordance with the Secretary of Interior Standard Number Nine (9) for Renovation.

**Motion to approve the application for the Exterior Renovations and Colors to the Barn, Accessory Building and Dental Office located at 32767 Franklin Road as submitted in the application along with the supplemental information provided by Finnicum Brownlie Architects and subject to the Historic District Commission's future opportunity to review the color swatches that will be applied to the building; also subject to the parking aisle asphalt will be extended to the south property line for a future connection; the Historic District extends their support and recommendation for all three (3) of the applicants Zoning Board of Appeals variances requested.**

**Roll Call Vote**

<b>Brassfield</b>	<b>AYE</b>
<b>Timmis</b>	<b>AYE</b>
<b>Stchekine</b>	<b>AYE</b>
<b>Kokoszka</b>	<b>AYE</b>
<b>Witty</b>	<b>AYE</b>
<b>Roberts</b>	<b>AYE</b>

**Absent: Wilke**

**Motion carried.**

**B. Consider Roof Replacement for House and Garage for 26200 Carol Ave.**

Roberts stated the applicant had been at the December 01, 2021, meeting and since there was not a quorum present there could not be an official action.

The applicant stated the roof replacement was an emergency issue and the HDC unofficially approved the color he submitted so he could move forward under the circumstances.

The project has since been completed with the color that was submitted, Max Def Moire Black dimensional shingles. Roberts asked that item be finalized and closed.

**Motion by Kokoszka, seconded by Wilke to approve the Roof Replacement for House and Garage for 26200 Carol Ave with Max Def Moire Black dimensional shingles as presented.**

**Ayes: Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts**

**Absent: Wilke**

**Motion carried.**

**C. Consider Barn Color Change for 32731 Franklin Road**

Roberts stated the applicant had been at the December 01, 2021, meeting and since there was not a quorum present there could not be an official action.

Responding to Roberts, Dinnan defined the structural renovation of the building was now complete and sound. He further stated there is an electric issue that he is working with the applicant on, but they are in process to be fully compliant.

Roberts commended the Commissioners for encouraging the applicant to renovate his property rather than demolish it.

**Motion by Timmis, seconded by Stchekine to approve the Barn Color Change for 32731 Franklin Road as submitted, Sherwin Williams 2819, Downing Slate for the exterior siding and Sherwin Williams 7006, Extra White for all trim and doors, as presented.**

**Ayes: Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts**

**Absent: Wilke**

**Motion carried.**

**VIII. ADJOURNMENT**

**Motion by Roberts, seconded by all to adjourn the meeting.**

The meeting was adjourned at 8:14 P.M.

Submitted,

Heather Mydloski, Recording Secretary

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Dana Hughes, Village Clerk





# BUILDING APPLICATION

INSPECTIONS . . . . . 248-626-1601

PERMIT NO. BP

2022-014

RECEIVED

FEB 14 2022

VILLAGE OF FRANKLIN, MI

32325 Franklin Rd • Franklin MI 48025-1199 • Phone (248) 626-9666 • Fax (248) 626-0538

The undersigned hereby applies for a permit to (describe project)

Current market value of project \$

Square Feet

SUBMIT CHECKLIST WITH APPLICATION

<b>I. LOCATION OF PROJECT</b>		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Zoning District
Address: 26243 Vincennes Ave			
<b>II. PARCEL IDENTIFICATION #</b>			
<b>A. OWNER OR LESSEE</b>			
Name: Toby and Megan Zeman		Telephone No:	
Address: 26243 Vincennes Ave		City: Franklin	State: Michigan Zip Code: 48025
<b>B. ARCHITECT OR ENGINEER</b>			
Name: Kimberly Tomas		Telephone No: 248-225-2362	
Address: 3355 Union Lake Rd		City: Commerce	State: Michigan Zip Code: 48382
License No:		Expiration Date:	
<b>C. CONTRACTOR</b>			
Name: Budman Denton		Telephone No:	
Address: 32432 Woodward Ave		City: Royal Oak	State: Michigan Zip Code: 48076
License No: 2102211774		Expiration Date: 05/31/2022	
Federal Employer Number or Reason for Exemption: 46-5203739			
Worker's Comp Insurance Carrier or Reason for Exemption: Frankenmuth Insurance			
MESC Employer Number or Reason for Exemption: 8017750915			
EMAIL:			
<b>III. TYPE OF IMPROVEMENT AND PLAN REVIEW</b>			
<b>A. TYPE OF IMPROVEMENT</b>			
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input type="checkbox"/> Other			
<b>B. REVIEW(s) TO BE PERFORMED</b>			
<input checked="" type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input type="checkbox"/> Other			

#### IV. PERMIT PROPOSAL

##### A. RESIDENTIAL BUILDING – show most recent use

- ☒ One Family ☐ Detached Condominium - number of units \_\_\_\_\_  
☐ Attached Garage ☐ Detached Garage ☐ Other (describe) \_\_\_\_\_

##### B. NON-RESIDENTIAL BUILDING – show most recent use

- ☐ Church, Religious ☐ Public Utility ☐ Restaurant  
☐ Service Station ☐ School, Library, Educational ☐ Grocery  
☐ Office, Bank, Professional ☐ Store, Mercantile ☐ Other (describe) \_\_\_\_\_

##### C. PROPERTY – Describe proposal in detail

kitchen remodel not moving  
any walls, and new structural header for boxout  
window.

#### V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT

##### A. PRINCIPAL TYPE OF FRAME

- ☐ Masonry, Wall Bearing ☒ Wood Frame ☐ Structured Steel  
☐ Reinforced Concrete ☐ Other (describe) \_\_\_\_\_

##### B. PRINCIPAL TYPE OF HEATING FUEL

- ☒ Gas ☐ Oil ☐ Electricity ☐ Coal ☐ Other \_\_\_\_\_

##### C. TYPE OF SEWAGE DISPOSAL

- ☐ Pressure Sewer System ☐ Septic System

##### D. TYPE OF WATER SUPPLY

- ☐ Public or Private Company ☐ Private Well or Cistern

##### E. TYPE OF MECHANICAL

- Will there be air conditioning? ☐ yes ☐ no Will there be an elevator? ☐ yes ☐ no

##### F. DIMENSIONS

- First Floor (sq ft) \_\_\_\_\_ Garage / Accessory (sq ft) \_\_\_\_\_  
Second Floor (sq ft) \_\_\_\_\_ Total Building Area (sq ft) \_\_\_\_\_  
Basement (sq ft) \_\_\_\_\_ Total Land Area (sq ft) \_\_\_\_\_

##### G. NUMBER OF OFF-STREET PARKING SPACES

- Enclosed \_\_\_\_\_ Outdoors \_\_\_\_\_



# VI. APPLICANT INFORMATION:

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name: <b>Robert Denton</b>	Telephone No.		
Address: <b>32432 Woodward</b>	City: <b>Royal Oak</b>	State: <b>Mi</b>	ZIP: <b>48076</b>
Federal ID no. (if applicable)			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature of Applicant

Print Name

Application Date

Checks accepted only as a conditional payment. If not honored by bank, permit is unpaid and subject to penalties.

## VII. FOR INTERNAL USE ONLY

	REQUIRED	APP / REJ	DATE	BY
A ~ BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B ~ CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C ~ FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
D ~ FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
E ~ LANDFILL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
F ~ SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G ~ TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H ~ WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I ~ HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
J ~ ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			

\*\* Zoning District

Required Setback

Front

Side

Back

Proposed Setback

Front

Side

Back

Approved by:

(signature)

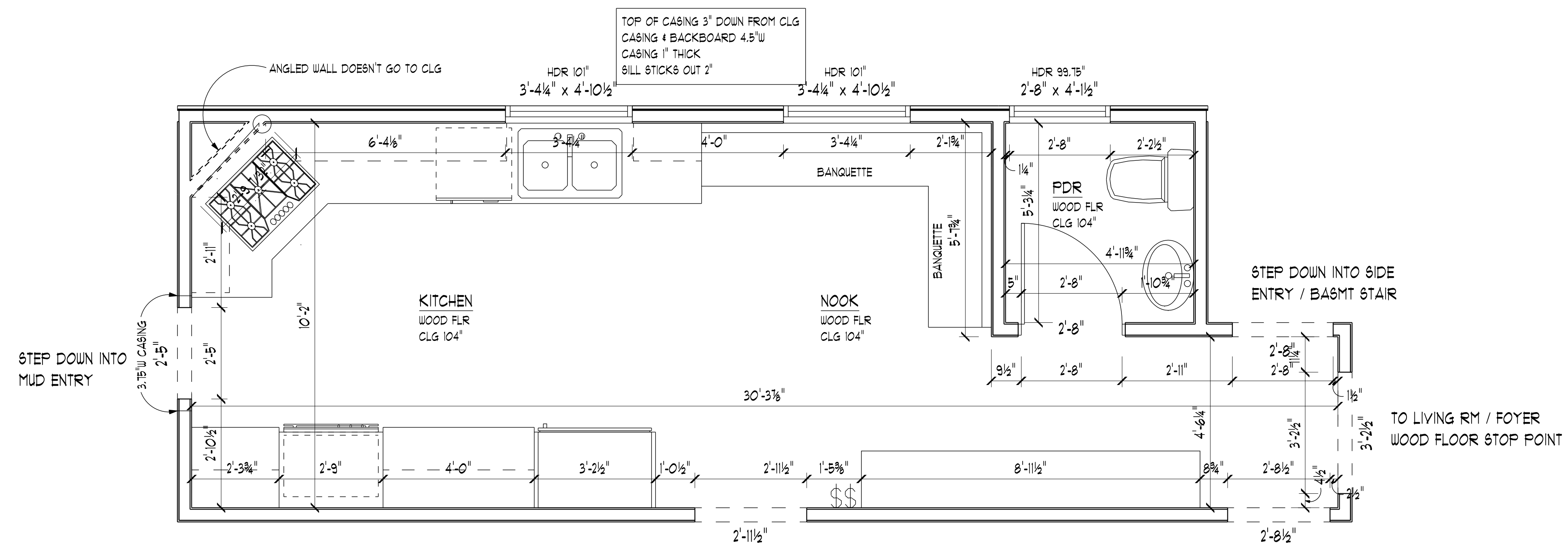
VILLAGE OF FRANKLIN BUILDING OFFICIAL

No Rocks or Stone Mailboxes Shall be put in the Right-of-Way

**Expiration of Permit:** A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. A permit will be closed when no inspections are requested and conducted within 6 months of the date of issuance or the date of a previous inspection. Closed permits cannot be refunded or reinstated.

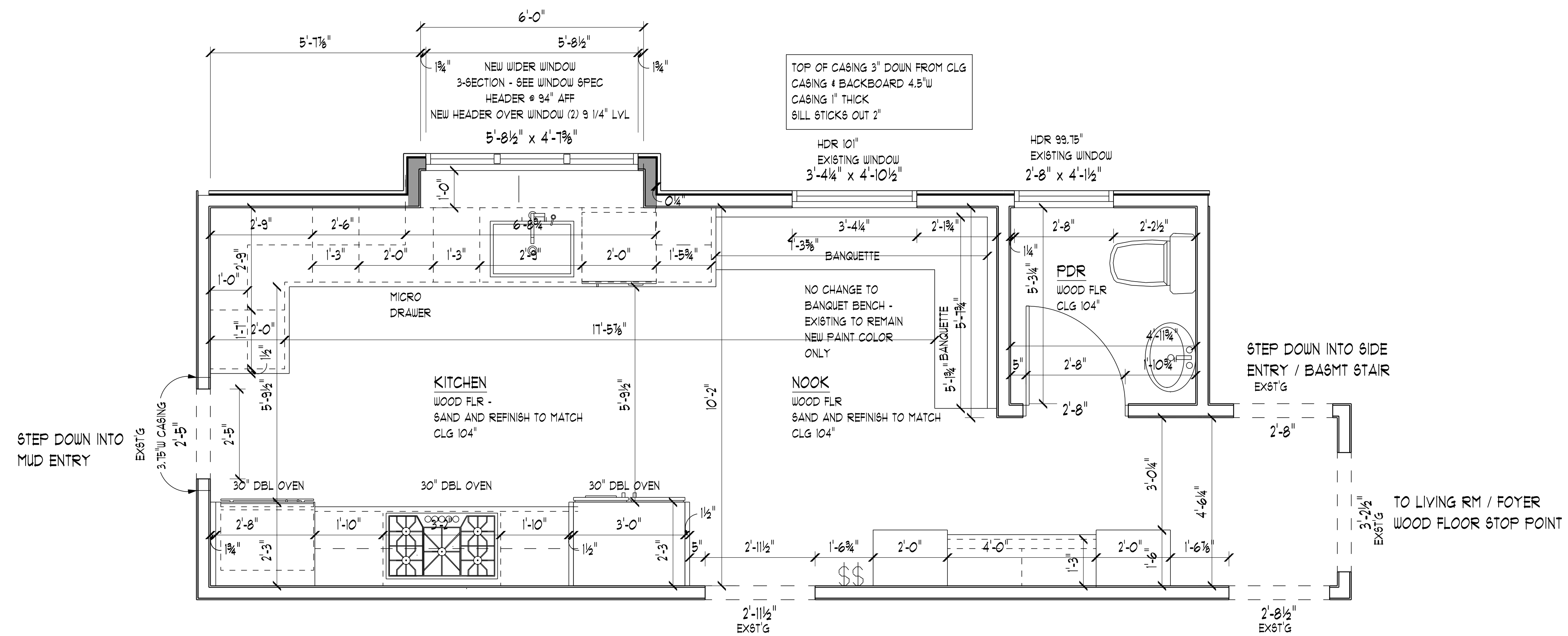






### EXISTING KITCHEN PLAN

SCALE:  $1/2'' = 1'-0''$



## PROPOSED KITCHEN FLOOR PLAN

SCALE: 1/2" = 1'-0"





# HISTORIC DISTRICT APPLICATION

INSPECTIONS . . . . . (248) 626-1601

DATE STAMP

RECEIVED

FEB 14 2022

VILLAGE OF FRANKLIN, MI

32325 Franklin Rd • Franklin MI 48025-1199 • Phone (248) 626-9666 • Fax (248) 626-0538

The undersigned hereby applies for a permit to (describe project)

Kitchen remodel to included expanding (width) and boxing out kitchen window.

Current market value of project \$ 100,000

SUBMIT CHECKLIST WITH APPLICATION

<b>I. LOCATION OF PROJECT</b>		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District	
Address: 26243 Vincennes Ave					
Village: FRANKLIN		Township: SOUTHFIELD		County: OAKLAND	
				Zip Code: 48025	
Between few hundred feet west of Franklin Rd and south of 14 mile.					
<b>II. PARCEL IDENTIFICATION #</b>					
<b>A. OWNER OR LESSEE</b>					
Name: Thomas and Megan Zeman				Telephone No: 509-434-6880	
Address: 26243 Vincennes Ave		City: Franklin		State: MI Zip Code: 48040	
<b>B. ARCHITECT OR ENGINEER</b> N/A					
Name:				Telephone No:	
Address:		City:		State: Zip Code:	
License No:				Expiration Date:	
<b>C. CONTRACTOR</b>					
Name: Budman Denton, LLC				Telephone No: 248-866-3527	
Address: 32432 Woodward Ave		City: Royal Oak		State: MI Zip Code: 48073	
License No:				Expiration Date:	
Federal Employer Number or Reason for Exemption:					
Worker's Comp Insurance Carrier or Reason for Exemption:					
MESC Employer Number or Reason for Exemption:					
<b>III. TYPE OF IMPROVEMENT AND PLAN REVIEW</b>					
<b>A. TYPE OF IMPROVEMENT</b>					
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input type="checkbox"/> Other					
<b>B. REVIEW(s) TO BE PERFORMED</b>					
<input checked="" type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input type="checkbox"/> Other					

#### IV. PERMIT PROPOSAL

##### A. RESIDENTIAL BUILDING – show most recent use

- ☒ One Family ☐ Detached Condominium - number of units \_\_\_\_\_  
☒ Attached Garage ☐ Detached Garage ☐ Other (describe) \_\_\_\_\_

##### B. NON-RESIDENTIAL BUILDING – show most recent use N/A

- ☐ Church, Religious ☐ Public Utility ☐ Restaurant  
☐ Service Station ☐ School, Library, Educational ☐ Grocery  
☐ Office, Bank, Professional ☐ Store, Mercantile ☐ Other (describe) \_\_\_\_\_

##### C. PROPERTY – Describe proposal in detail

Window located in SW corner of house.  
Widening to 72 in and boxing out existing 32 in kitchen window.  
The box out window will be 12 in. deep. Will match exterior  
window trim with current exterior window trim color and house  
color.

#### V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT

##### A. PRINCIPAL TYPE OF FRAME

- ☐ Masonry, Wall Bearing ☒ Wood Frame ☐ Structured Steel  
☐ Reinforced Concrete ☐ Other (describe) \_\_\_\_\_

##### B. PRINCIPAL TYPE OF HEATING FUEL

- ☐ Gas ☐ Oil ☐ Electricity ☐ Coal ☐ Other \_\_\_\_\_

##### C. TYPE OF SEWAGE DISPOSAL

- ☒ Pressure Sewer System ☐ Septic System

##### D. TYPE OF WATER SUPPLY

- ☐ Public or Private Company ☒ Private Well or Cistern

##### E. TYPE OF MECHANICAL

- Will there be air conditioning? ☐ yes ☐ no Will there be an elevator? ☐ yes ☐ no

##### F. DIMENSIONS

of boxout window  $6\text{ft} \times 4\text{ft} 10\frac{1}{2}\text{ft} \times 1\text{ft}$

First Floor (sq ft) \_\_\_\_\_ Garage / Accessory (sq ft) \_\_\_\_\_  
Second Floor (sq ft) \_\_\_\_\_ Total Building Area (sq ft) \_\_\_\_\_  
Basement (sq ft) \_\_\_\_\_ Total Land Area (sq ft) \_\_\_\_\_

##### G. NUMBER OF OFF-STREET PARKING SPACES

Enclosed \_\_\_\_\_ Outdoors \_\_\_\_\_



**VI. APPLICANT INFORMATION:**

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name: Thomas and Megan Zeman Telephone No. 509-434-6880  
Address: 26243 Vincennes Ave City: Franklin State: MI ZIP: 48025  
Federal ID no. (if applicable)

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section

Megan Zeman Signature of Applicant [Signature] 2/4/2022 Application Date

**VII. FOR INTERNAL USE ONLY**

	REQUIRED	APP / REJ	DATE	BY
A ~ BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B ~ CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C ~ FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
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F ~ SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G ~ TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H ~ WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I ~ HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
J ~ ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			

\*\* Zoning District \_\_\_\_\_ Required Setback \_\_\_\_\_ Front \_\_\_\_\_ / \_\_\_\_\_ Side \_\_\_\_\_ Back \_\_\_\_\_  
Proposed Setback \_\_\_\_\_ Front \_\_\_\_\_ / \_\_\_\_\_ Side \_\_\_\_\_ Back \_\_\_\_\_

**VIII. VALIDATION****DATE STAMP**

Approved by:

(signature)

VILLAGE OF FRANKLIN BUILDING OFFICIAL



### HISTORIC DISTRICT CHECKLIST

#### **14 COPIES EACH OF THE FOLLOWING:**

- \_\_\_ Completed Permit Application
  - \_\_\_ Proof of ownership (ie: copy of title insurance policy)
  - \_\_\_ Homeowner's Permit requires signed and dated Home Owner's Affidavit on file
  - \_\_\_ Builder's Registration – copy builder's license and driver's license on file
- \_\_\_ Copy of certified plot plan indicating:
  - \_\_\_ Dimensions of all property lines – indicate any easements
  - \_\_\_ Dimensions of existing and proposed work
  - \_\_\_ Setback dimensions of all yards
  - \_\_\_ Notation of any historic or natural resources on site
  - \_\_\_ Location of well and septic system
- \_\_\_ A descriptive text of the proposed work to be done
- \_\_\_ Application complies with Zoning Ordinance requirements?
  - ☒ yes
  - \_\_\_ no – complete Zoning Appeals Application for review
- \_\_\_ Photographs of the existing conditions and/or structures being considered
- \_\_\_ Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
- \_\_\_ Such further information as the Commission or Building Official may require

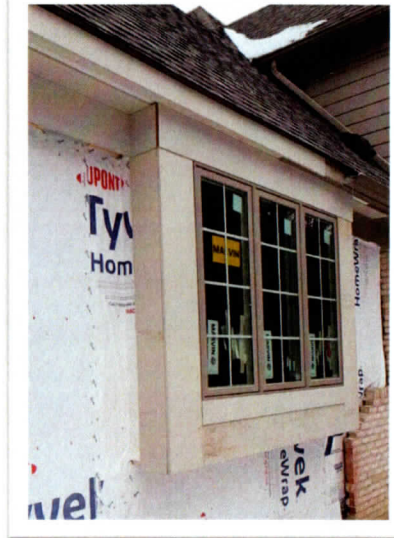
#### **PLEASE NOTE:**

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.

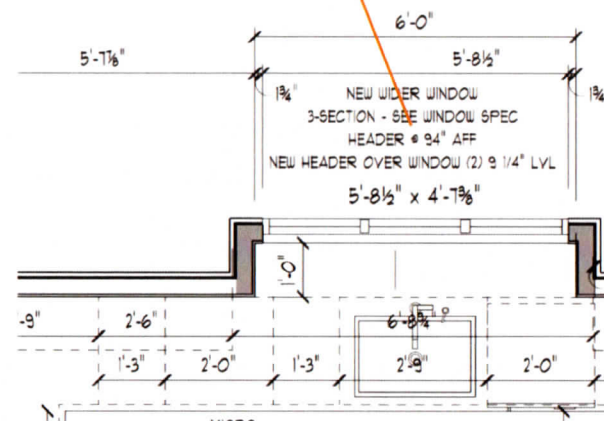


ZEMAN RESIDENCE  
26243 VINCENNES AVE.  
FRANKLIN, MI 48025

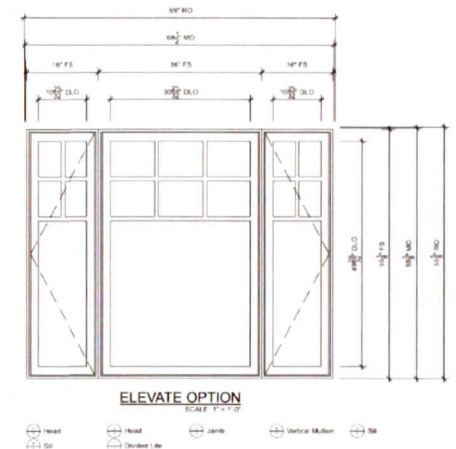
- PROPOSED BOX-OUT WINDOW AT KITCHEN
- MIRATEC TRIM BOARDS PAINTED WHITE  
TO MATCH EXISTING HOUSE TRIM.
- WHITE ALUMINUM CLAD WINDOW



EXAMPLE OF "BOX-OUT  
WINDOW" VIEWED AT  
PERSPECTIVE



PARTIAL FLOOR PLAN @ WINDOW TO SEE DEPTH



ACTUAL WINDOW