

**Village of Franklin
Historic District Study Committee Meeting
Wednesday, March 24, 2021 7:00 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI
via “Zoom.us”**

I. MEETING CALLED TO ORDER

The Meeting of the Historic District Study Committee was called to order by Gary Roberts, Chairman, at 7:02 P.M. via ZOOM®.

II. ROLL CALL

Present: Nena Downing, Planning Commission (Franklin, MI), Fred Gallasch, former Village Council member (Franklin, MI), Eileen Harryvan, former Franklin resident (Southfield Township, MI), Gary Roberts, Historic District Commission (Franklin, MI), Amanda Davis, Historic Preservation Consultant (Mt. Clemens, MI)

Also Present: Heather Mydloski, Village Clerk, (Franklin, MI)

III. ADOPTION OF AGENDA

Motion by Davis, seconded by Harryvan to approve the agenda, as presented.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of February 5, 2020

Motion by Davis, seconded by Harryvan to receive and file the minutes of the Regular Meeting of February 5, 2020, as presented.

Motion was approved unanimously.

V. UNFINISHED BUSINESS

A. Review of Preliminary Report

On page 8, the List of Perspective Structures to be added to the Historic District. was reviewed.

List of “Agreement” letters Village received:

32020 Franklin Rd. – (Meldrum house) yes
31275 Franklin Rd. – Receipt of acceptance letter? (Hamilton house)
30440 Franklin Rd. – yes, according to Roberts (Farynk house)
32325 Franklin Rd. – Village property (Kreger House)
35300 W. Thirteen Mile Rd. – Receipt of acceptance letter?
25520 W. Thirteen Mile Rd. – Receipt of acceptance letter?
26475 Scenic Highway – yes (Lamott house)
25905 Romany Way – Receipt of acceptance letter? (contact name was never determined, per Roberts)

26425 Wellington Road (Franklin Community Church) – yes, received by Roberts
Franklin Community Association (FCA) Property

Roberts raised the question of whether those homeowners who had not returned an acceptance letter should be taken off this list? Davis was under the impression that the Committee had approved the inclusion of all those properties on the list with the exception of the FCA property. Downing and Harryvan concurred.

According to Roberts, FCA does not concur and does not agree to be a part of this list; however, Council President directed Roberts to put the property on this list anyway. He thought it made no sense not to include the FCA property. He further acknowledged that there is no obligation by any governing authority that an owner need agree that his/her property was part of the Historic District. The Village Council can act on its own and put the property in the District. Several Committee members voiced their opinions.

Verification of letters received by the Village is necessary. Mydloski will follow up.

Downing reported that at its next meeting the Planning Commission will be holding a Public Hearing on creating a new zone that is “quasi-public land”. The FCA refuses to consider putting its property into the new zoning district which would change everything that is currently zoned “residential” into “quasi- public land” and could not be developed for residential use. That land would be zoned for recreational use. Downing suggested Roberts come to the Public Hearing and share his information. Tim Currier, the Village’s new attorney, may have additional information. The Public Hearing will be April 21, 2021 at 7 PM.

Roberts would like the Village to send a letter to the property owners on the list requesting an acceptance or a rejection of the idea of including their property in the Historic District. He will tell the Council that FCA does not want to be included.

Roberts spoke with SHPO earlier in the week and acknowledged SHPO’s the whole process for this report. The end action would be for Council to hold a Public Hearing and then approve it as an Ordinance change. Davis agreed.

VI. REVIEW DRAFT REPORT FORM

Roberts began by commenting on page 2. Davis acknowledged that the logo was not included and the words “Executive Summary” were on the wrong page. Davis explained that this report form is dictated by a SHPO standardized specific form. The dates should be changed to only “2018”. In the 5th paragraph, end of the last line, the phrase, “...due to owner support.” Should be struck. On page 7, he requested that the 2nd and 3rd lines from the bottom, “...included in this report...considered for inclusion in the district.” be re-worded. After a discussion of what information SHPO would want included, it was decided the re-wording and change of the third sentence would be, “...to **9 as prioritized by the committee.**”

Downing requested that Mydloski send a list of the letters she finds that the Village has received to the whole committee.

On page 11, the map shows a large white space which should be included as Village-owned. In the write up of this property on page 12, the parcel number for the Kreger House should be included.

The farmhouse at 25331 13 Mile Rd. was discussed.

On page 14, under Historic Context, 1st paragraph, 2nd line of, the phrase "...the appearance of" should be added. The sentence to read "...nineteenth century, grew slowly and today retains *the appearance of* its early, unplatted layout."

On page 16, in the 2nd paragraph, end of the 3rd sentence, the word should be "grist". In the 3rd paragraph, 2nd to last line, "Grill" should be spelled with a capital "G". In the 5th paragraph, end of the 2nd line, "... (the current Market Basket)," should be removed.

Reviewing the map and write up of the FCA property included in its SHPO Landscape Identification Form, Downing stressed that this map should be circulated to the public.

The Study Committee's next steps were discussed.

The next Study Committee meeting will be Wednesday, April 7, 2021 at 6:30 PM to review the changes and make a motion to send the report to the Village Council for its information and then to SHPO for its review.

VII. PUBLIC COMMENTS

None

ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 8:00 PM.

Submitted,

Gail Beke, Recording Secretary

Heather Mydloski, Clerk