

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 7, 2021 7:00P.M.
32325 Franklin Road. Franklin, Michigan 48025**

**The Historic District Commission did not assemble at a physical
place;
the meeting was held electronically via “Zoom.us ©”, in accordance with the
Michigan Open Meetings act, as amended by 2020 PA 228**

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 7:04 P.M.

II. ROLL CALL

Present: Mike Brassfield (Franklin, MI), Jill Wilke (Franklin, MI), Alex Stchekine (Franklin, MI), Laura Witty (Franklin, MI), Gary Roberts (Franklin, MI)

Absent: Alek Kokoszka, Gayle Timmis

Also Present: Bill Dinnan, Building Official and Historic District Commission Facilitator;
Heather Mydloski, Village Clerk; Amanda Davis, Historic Preservation
Consultant

Roberts noted the intention of this meeting was to comply with the Open Meetings Act.

III. ADOPTION OF AGENDA

Motion by Brassfield, seconded by Stchekine to approve the agenda, as submitted.

Ayes: Brassfield, Wilke, Stchekine, Witty, Roberts

Nays: None

Absent: Kokoszka, Timmis

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of March 3, 2021

Motion by Stchekine, seconded by Wilke to approve the minutes of the Regular Meeting of March 3, 2021, as submitted.

Ayes: Wilke, Stchekine, Witty, Brassfield, Roberts

Nays: None

Absent: Kokoszka, Timmis

Motion carried.

V. PUBLIC COMMENTS

None

Regular Meeting, Wednesday, April 7, 2021, 7:00 P.M.

VI. NEW BUSINESS

A. Consider a new exterior paint color - pure white for 25800 Meadowdale Street.

The applicant was not present.

Witty requested that the manufacturer's exact color and paint code be added to the application.

Motion by Witty, seconded by Wilke to approve the "pure white" exterior paint color for 25800 Meadowdale Street, contingent upon the receipt of the manufacture's name and paint code for the house. The color is in accordance with the Secretary of the Interior's Standards for Rehabilitation #9.

Ayes: Wilke, Stchekine, Witty, Brassfield, Roberts

Nays: None

Absent: Kokoszka, Timmis

Motion carried.

B. Consider the demolition of 26840 Willowgreen Drive.

The owner of the property was not present.

Roberts gave an overview of the property, especially the protection of its tree and wooded area which is required in the Ordinance. According to a letter included with the Demolition Application, dated March 17, 2021 submitted by Lerman Corporation, there were no plans to remove trees at this time. A tree plan will be submitted with the building permit plans.

This house has no historic value.

Motion by Wilke, seconded by Witty to recommend to the Village Council the approval of the Demolition Permit for the house at 26840 Willowgreen Drive, the HDC has determined that there is no historic significance to this property. The HDC is further requiring careful adherence to the preservation of the trees as the Ordinance requires. The Application is dated March 18, 2021.

Ayes: Stchekine, Witty, Brassfield, Wilke, Roberts

Nays: None

Absent: Kokoszka, Timmis

Motion carried.

C. Consider four (4) items for 32334 Franklin Road

Natalya and Daniel Shub, property owners, presented their four (4) proposals.

Regular Meeting, Wednesday, April 7, 2021, 7:00 P.M.

1. Consider the replacement of the existing driveway with 4” concrete.

This would replace the entire asphalt driveway with concrete.

2. Consider the replacement of the area between Franklin Rd. and the sidewalk with 6” concrete.

This would replace the existing asphalt driveway approach between Franklin Rd. and the proposed concrete driveway with 6” concrete.

3. Consider the improvement of the area around the mailbox with a custom design (8’ x. 15’).

The construction of the Streetscape sidewalk destroyed this area. A new design around the mailbox was needed, preferably not grass as the grass areas to the north did not have sprinklers. There was a discussion about this area being within the Village Right of Way (ROW) and is inconsistent with the goals of the new streetscape initiative.

The applicant and HDC agreed to table this issue while the applicant considers using a small amount of landscaping around the base of the mailbox.

4. Consider the installation of sixteen (16) LED lights on both sides of the driveway.

Discussion ensued and clarified the style, wattage, placement, spacing, and the projection of the proposed flush in-ground lights. The Shubs stated that some lights would be directed onto the retaining wall on the south side of the driveway and would be designed such that they would not encroach the neighboring property.

Dinnan addressed the subject of putting the lights on an automatic timer which he thought would be appropriate.

Motion by Witty, seconded by Wilke to approve the replacement of the existing driveway with 4” concrete; to approve the replacement of the driveway approach from Franklin Rd. with 6” concrete; to table the improvement of the area around the mailbox with a custom design (8 ft. by 15 ft.) to approve the installation, not to exceed sixteen (16) flush-mounted, three (3) watt, LED lights on both sides of the driveway, starting at the sidewalk and ending at the end of the retaining wall on the south. The lights would be placed at a minimum of eight (8) feet apart and to be placed on an automatic timer, ~~which would go off at 2:00 AM, or earlier every night.~~ The approved modifications are found to be consistent with the Secretary of the Interior Standards for Rehabilitation #9.

Ayes: Witty, Brassfield, Wilke, Stchekine, Roberts

Nays: None

Absent: Kokoszka, Timmis

Motion carried.

Proceedings, Village of Franklin Historic District Commission

Regular Meeting, Wednesday, April 7, 2021, 7:00 P.M.

VII. Discussion Items

A. Report on Historic Study Committee Progress.

The Committee had some issues concerning the receipt of letters from specific property owners which needed to be resolved. Therefore, the report was not ready to be circulated to the committee members. Roberts sent out four (4) letters today and would follow up with phone calls.

Roberts mentioned that the only remaining “ice box” in the Village is behind Les Gorbach’s building and needed some attention to preserve it.

Page 4

VIII. ADJOURNMENT

Roberts adjourned the meeting.

The meeting was adjourned at 8:05 P.M.

Submitted,

Gail Beke, Recording Secretary

Heather Mydloski, Village Clerk