

**VILLAGE OF FRANKLIN  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 3, 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 7:01 P.M.

**II. ROLL CALL**

Present: Alek Kokoszka (Franklin), Mike Brassfield (Franklin), Gayle Timmis (Franklin), Alex Stchekine (Franklin), Gary Roberts (Franklin)

Absent: Jill Wilke, Laura Witty

Also Present: Bill Dinnan, Building Official; Heather Mydloski, Village Clerk; Roger Fraser, Village Administrator; Amanda Davis, Historic Preservation Consultant; Pam Hansen, Village Council liaison

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

**III. ADOPTION OF AGENDA**

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

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

**Nays: None**

**Absent: Wilke, Witty**

**Motion carried.**

**IV. ADOPTION OF THE MINUTES**

**A. Regular Meeting of February 3, 2021**

**Motion by Stchekine, seconded by Timmis to approve the minutes of the Regular Meeting of February 3, 2021, as submitted.**

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

**Nays: None**

**Absent: Wilke, Witty**

**Motion carried.**

**V. PUBLIC COMMENTS**

None



## **VI. UNFINISHED BUSINESS**

### **A. Consider Roof Materials and Paint Colors for the Franklin Grill Patio Modifications.**

Bill Finnicum, project architect, Finnicum Brownlie Architects, showed slides of proposed paint colors, materials, and lighting. The colors will match the existing restaurant: Pittsburgh Paint Cherokee Red, PPG 13-02 for the siding and doors of the pavilion and Sherwin Williams Pure White, SW 7005 for the wood trim and vertical columns.

Brassfield inquired if there was a reason the proposed siding wasn't textured like the original building? Finnicum answered that it could be, however, he was partial to smooth material, i.e., HardiePlank smooth siding board. Roberts was more in favor of the textured HardiePlank Board. Brassfield agreed that the continuity of being the same texture of wood grain as the main building of the Grill would be preferred.

Corrugated metal material was preferred for the roof, as discussed at the last meeting. Finnicum chose Corrugated Galvalume Steel, which is textured-looking, for reasons he detailed. There were no objections to the choice of Galvalume Steel.

Finnicum pointed out the infrared heaters which would hang from the trusses with LED warehouse pendant lights which would go down the center of the structure for general illumination ("C Fixtures" on the plan). Each side of the main opening to the terrace patio on the west side of the structure would be two (2) gooseneck farm-type lamps overhead ("A Fixtures" on the plan – Standard Textured Bronze Outdoor Wall Light). "B Fixtures" (Urban Barn lights) would illuminate the path on the sides. There are also Urban Barn lights on every post adjacent to the tables. All the fixtures would be a dark bronze finish and would be dimmable inside and outside the structure.

Roberts questioned the LED light color and Finnicum replied that all would be limited to 3000k (warm white). In general, the fixtures have an agricultural/farm-like look which, to Roberts, appear to be appropriate.

#### Public Comments

Pam Hansen, commented that the light poles for the street should be delivered to the Village around April. Because the Kochenspargers had talked about re-casting the driveway between the Grill and the patio to form a "promenade", she questioned Finnicum if there was a need to further coordinate the light fixtures on the outside? Finnicum felt they were compatible with the main streetlights but need to be independent fixtures.

Amanda Davis had no objections to the chosen light fixtures.

**Motion by Timmis, seconded by Stchekine to approve the material components as submitted on February 24, 2021 by Finnicum Brownlie Architects for the**



Regular Meeting, Wednesday, March 3, 2021, 7:00 P.M.

**Franklin Grill patio, with the exception that the light fixtures would not exceed 3000k. The siding would be textured HardiePlank and the color would match that of the Franklin Grill. They are in accordance with the Secretary of the Interior's Standards for Rehabilitation #10.**

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

**Nays: None**

**Absent: Wilke, Witty**

**Motion carried.**

## **VII. Discussion Items**

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

After a conversation with Davis, Roberts would like to set up a Zoom meeting of the Study Committee for March 24 at 7 P.M. The committee consists of Eileen Harryvan, Nena Downing, Fred Gallasch, Davis, and Roberts. He requested that each committee member be given a binder containing all the information.

The purpose of the meeting would be to go through a draft of the report which would be submitted to the Village Council, Oakland County Planning Commission, and the Historic Preservation Office (SHPO). Davis detailed the process for the report. Village Council would vote on the final report and make a Resolution for it to become part of the Historic District.

For the meeting on the 24<sup>th</sup> Roberts asked Davis to provide a large graphic map showing the current District and the modifications. Davis added that she had completed the CLG Annual Report for SHPO and needed Alex Stchekine's resume so she could submit the report.

Roberts commented on the SHPO training workshop on May 15 via Zoom. Information was sent from Alan Higgins, Certified Local Government Coordinator for SHPO. Registration was required.

## **VIII. ADJOURNMENT**

**Roberts adjourned the meeting.**

The meeting was adjourned at 7:40 P.M.

Submitted,

Gail Beke, Recording Secretary

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Heather Mydloski, Village Clerk





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, April 7, 2021, 7:00 P.M**

**32325 Franklin Road, Franklin, MI**

**The Village Historic District Commission will not be assembling to meet at a physical place; the meeting will be held electronically via “Zoom.us®”, in accordance with the Michigan Open Meetings Act, as amended by 2020 PA 228.**

LINK: <https://us02web.zoom.us/j/89950203931?pwd=NWtvelN6VjR1cWJjK0lWNWVJZ3Rmdz09>

Webinar ID: **899 5020 3931** / Passcode: **838726**

### **AGENDA**

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of Minutes
  - A. Regular Meeting of March 03, 2021
- V. Public Comments
- VI. New Business
  - A. Consider a new exterior paint color - pure white for 25800 Meadowdale Street.
  - B. Consider the demolition of 26840 Willowgreen.
  - C. Consider four (4) items for 32334 Franklin Road.
    - 1. Consider the replacement of the existing driveway with 4” concrete.
    - 2. Consider the replacement of the area between Franklin Rd. and the sidewalk with 6” concrete.
    - 3. Consider the improvement of the area around the mailbox with a custom design (8’X15’).
    - 4. Consider the installation of sixteen (16) LED lights on both sides of the driveway.
- VII. Discussion Items
  - A. Report on Historic Study Committee Progress.
- VIII. Adjournment

William Dinnan, Building Official and Historic District Commission Facilitator

Posted: March 31, 2021

### **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, Michigan  
Public Notice for Virtual Meeting of the **Historic District Commission** via  
“Zoom.us ©” Scheduled for **7:00 p.m. on Wednesday, April 7, 2021**

The Village of Franklin’s priority is always the health, safety, and welfare of residents, businesses, visitors and its staff. The Village of Franklin has proactively taken steps to prevent the further spread of the coronavirus (COVID-19) throughout the village, including hosting of virtual meetings. All Village Council, Commission and Board meetings will be conducted as virtual meetings until further notice.

The **Village of Franklin Historic District Commission Meeting** will be held via “Zoom” online meeting platform. Village Hall is closed to the public. The meeting is open remotely to the public to follow along and participate during the public portion of the meeting. Access the electronic meeting in one of the following three ways:

LINK: <https://us02web.zoom.us/j/89950203931?pwd=NWtvelN6VjRlcWJjK0lWNWVJZ3Rmdz09>  
**Webinar ID: 899 5020 3931 / Passcode: 838726**

To attend the meeting by phone: **1(646) 558 8656**  
**Use webinar ID: 899 5020 3931**  
**Passcode: 838726**

**ELECTRONIC MEETING PARTICIPATION**

- To help meeting flow and organization, all public comment otherwise known as citizens to be heard, will be taken at the beginning of the meeting and as outlined on the agenda.
  - Video conferencing audience: To make a comment, use the “raise your hand” feature. When recognized by the Chairman, please wait to be un-muted, then state your name and express your interest when called upon to do so.
  - Phone-in audience: To digitally raise your hand to be put into queue for public comment dial \*9. When recognized by the Chairman, make a public comment, state your name and express your interest when called upon to do so. To toggle the mute/unmute function dial \*6.

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the Village of Franklin are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the Village of Franklin Clerk’s Office by emailing Heather Mydloski at [clerk@franklin.mi.us](mailto:clerk@franklin.mi.us).





# HISTORIC DISTRICT APPLICATION

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

DATE STAMP

RECEIVED

MAR 09 2021

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) Seeking approval to paint the house per attached picture.

Paint color - Pure white

Current market value of project \$ \$10,000

**SUBMIT CHECKLIST WITH APPLICATION**

<b>I. LOCATION OF PROJECT</b>		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District	
Address: <b>25800 Meadowdale St</b>					
Village: <b>FRANKLIN</b>		Township: <b>SOUTHFIELD</b>		County: <b>OAKLAND</b>	Zip Code: <b>48025</b>
Between		And			
<b>II. PARCEL IDENTIFICATION # 24-06-279-010</b>					
<b>A. OWNER OR LESSEE</b>					
Name: <b>Sherry Hove and Andrew Hove Sr.</b>				Telephone No: <b>248-258-9960</b>	
Address: <b>25800 Meadowdale St</b>		City: <b>Village of Franklin</b>		State: <b>MI</b>	Zip Code: <b>48025</b>
<b>B. ARCHITECT OR ENGINEER</b>					
Name: <b>David Lubin</b>				Telephone No: <b>248-225-8857</b>	
Address: <b>PO BOX 182</b>		City: <b>MILAN</b>		State: <b>MI</b>	Zip Code: <b>48160</b>
License No: <b>22226</b>				Expiration Date: <b>05/2020</b>	
<b>C. CONTRACTOR</b>					
Name: <b>Lerman Corporation (Joel D Lerman)</b>				Telephone No: <b>248-752-8110</b>	
Address: <b>6905 Telegraph Rd Suite 250</b>		City: <b>Bloomfield Hills</b>		State: <b>MI</b>	Zip Code: <b>48301</b>
License No: <b>2102013908</b>				Expiration Date: <b>5/31/2020</b>	
Federal Employer Number or Reason for Exemption: <b>38-1776786</b>					
Worker's Comp Insurance Carrier or Reason for Exemption: <b>West Bend Insurance Company</b>					
MESC Employer Number or Reason for Exemption: <b>0266529000</b>					
<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**

<input type="checkbox"/> Church, Religious	<input type="checkbox"/> Public Utility	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Service Station	<input type="checkbox"/> School, Library, Educational	<input type="checkbox"/> Grocery
<input type="checkbox"/> Office, Bank, Professional	<input type="checkbox"/> Store, Mercantile	<input type="checkbox"/> Other (describe) _____

**C. PROPERTY – Describe proposal in detail** Residential home with detached garage. Seeking approval to paint the home per attached picture.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT****A. PRINCIPAL TYPE OF FRAME**

<input type="checkbox"/> Masonry, Wall Bearing	<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Structured Steel
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> 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 2 Outdoors \_\_\_\_\_



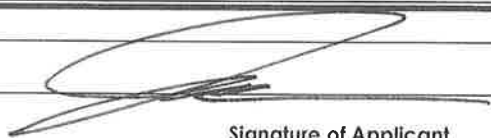
**VI. APPLICANT INFORMATION:**

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

Name: <b>Lerman Corporation</b>		Telephone No.	
Address: <b>6905 Telegraph Rd Suite 250</b>	City: <b>Bloomfield Hills</b>	State: <b>MI</b>	ZIP: <b>48301</b>
Federal ID no. (if applicable) <b>38-1776786</b>			

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



Signature of Applicant

Application Date

9/9/21

**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

**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

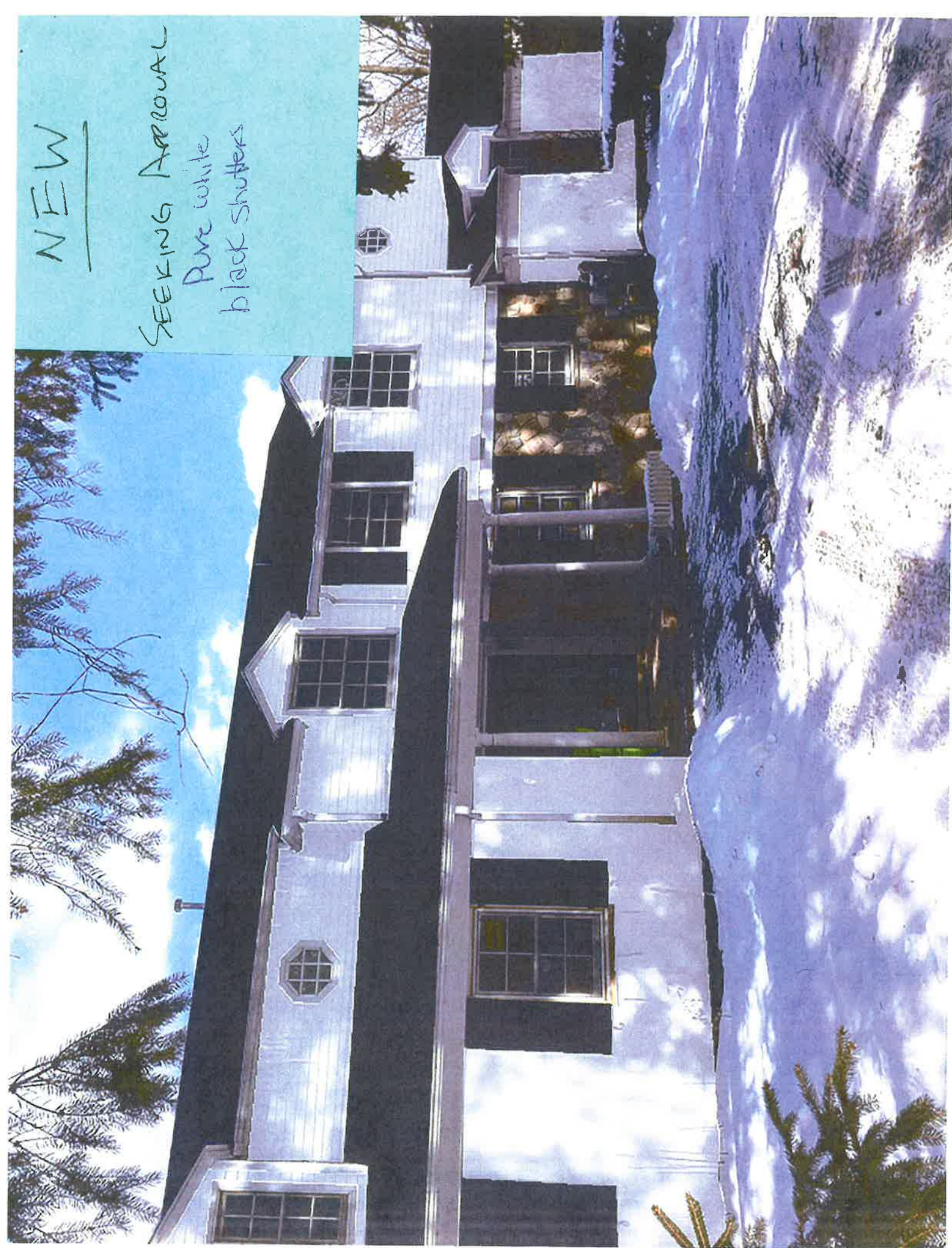
#### **PLEASE NOTE:**

- 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.



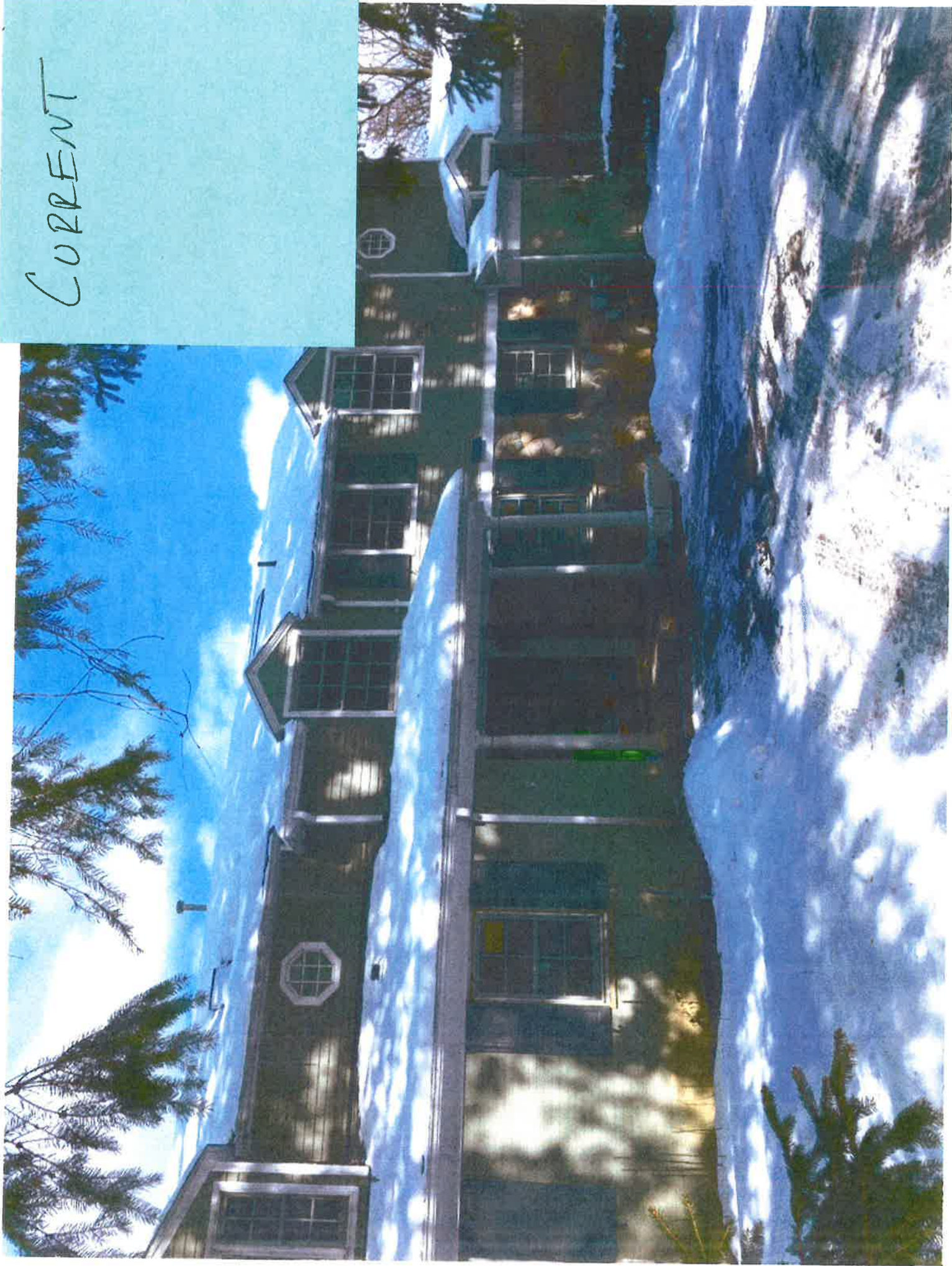
NEW

SEEKING APPROVAL  
Pure white  
black shutters





CURRENT







# DEMOLITION APPLICATION

PERMIT #

D-1 - 001

DATE STAMP

RECEIVED

MAR 18 2021

VILLAGE OF FRANKLIN, MI

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

*26840 Willowgreen Remove home*Current market value of project \$ 12,000

SUBMIT CHECKLIST WITH APPLICATION

**I. LOCATION OF EVENT**

Address: 26840 Willowgreen

City/Village: Franklin

Township:

County: MI

Zip Code: 48025

Between Off Wellington

And

**II. PARCEL IDENTIFICATION #** 24-06-176-002**A. OWNER OR LESSEE**

Name: Ron &amp; Nancy Rechter

Telephone No: 248.310.0437

Address: 25265 Canterbury Road

City: Franklin

State: MI

Zip Code: 48025

**B. ARCHITECT OR ENGINEER**

Name:

Telephone No:

Address:

City:

State:

Zip Code:

License No:

Expiration Date:

**C. CONTRACTOR**

Name: Lerman Corporation

Telephone No: 248.258.9960

Address: 6905 Telegraph Rd., Suite 250

City: Bloomfield Hills

State: MI

Zip Code: 48301

License No: 2102013908

Expiration Date: 05/23

Federal Employer Number or  
Reason for Exemption: 38-1776786Worker's Comp Insurance Carrier or  
Reason for Exemption: West Bend Insurance CompanyMESC Employer Number or  
Reason for Exemption: 0266529000

EMAIL: jlerman@lermancorp.com

**III. TYPE OF IMPROVEMENT AND PLAN REVIEW****A. TYPE OF IMPROVEMENT**☐ New Building ☐ Addition / Remodel ☒ Demolition ☐ Property ☐ Other**B. REVIEW(s) TO BE PERFORMED**☐ Building / Trades ☐ Engineering ☐ Arborist ☐ Legal ☐ Other



**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: Lerman Corporation Telephone No. 248-258-9960  
 Address: 6905 Telegraph Rd Suite 250 City: Bloomfield Hills State: MI ZIP: 48301  
 Federal ID no. (if applicable) 38-1776786

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 Joel Lerman

3.17.2021

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			
D ~ FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
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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



## DEMOLITION APPLICATION CHECKLIST

- ☒ Completed Permit Application
- ☒ \$250 Application Fee (non-refundable)
- ☒ \$5,000 Deposit/Bond
- ☒ Proof of Ownership (ex: Copy of current Title Insurance Policy or commitment showing all parties in the subject parcel)
- ☒ Signature of all parties in interest, including mortgagee(s), indicating approval of the proposed demolition or removal
- ☒ Letter from current Mortgage company(s) approving request for proposed ~~demolition~~ or removal  
no mortgage ✓
- ☒ 25 copies of exact description of proposed demolition or removal – to include:
  - ☒ Site plan or Survey of Property indicating location of structure(s) to be demolished or removed
  - ☒ Photographs showing front, rear and side views of all existing structures located on the property to be affected by the demolition or removal
  - ☐ Map depicting any historical or natural resources which may be disturbed, including the location of all trees to be removed or requiring protection
  - ☐ Names, addresses and copy of current licenses of all Contractors
  - ☒ List of vehicles and all other equipment to be utilized during the demolition and removal
  - ☒ Traffic Routes for vehicles and equipment
  - ☐ Minutes of Historic District Commission  
[ a separate study and \$400 fee may be required by the Commission ]
- ☒ Completed Tree Removal / Replacement Plan or Signed Tree Waiver
- ☐ Review by Village Attorney for accuracy and completeness
- ☐ Such further information as the Building Official or Council may require
- ☒ \$1,000,000 Insurance Certificate listing Village of Franklin as additional insured



\_\_\_ Notice of Retirement of Services from all utilities

*Still Needed  
See letter from  
German*

\_\_\_ Detroit Edison / electric

\_\_\_ Consumers Energy

\_\_\_ SBC Ameritech / telephone services

\_\_\_ Comcast Cable Services

\_\_\_ Well abandonment – Oakland County Health Department Environmental Services

\_\_\_ Septic abandonment – Oakland County Health Department Environmental Services  
(tank pumped, crushed and filled with sand) OR

\_\_\_ Pressure Sewer abandoned per Oakland County Drain Commission

Permit fee shall be determined by the following formula:

1. Per structure, up to 1,000 square feet of floor area .....\$150
2. Each additional 1,000 square feet of floor area .....\$25

Where documents are reviewed or inspections are performed by outside consultants, the applicant shall be responsible for 100% of fees PLUS a 10% administrative fee.



RULES AND REGULATIONS GOVERNING DEMOLITIONS  
IN THE VILLAGE OF FRANKLIN

1. Completed demolition application, including \$250 application fee.
2. Review of demolition application by Historic District Commission and Village Building Official, with recommendation to Village Council.
3. Notice of Retirement of Services must be on file with Building Department:
  - DTE Energy OR other electrical service
  - Consumers Energy OR receipt for pump and removal of oil tank
  - SBC Ameritech OR other land-based phone system
  - Comcast Cable Services
  - Tree Removal / Replacement Permit OR Waiver
  - Oakland County Health Department – cap / abandon well
  - Sanitary System
    - cap OCDC pressure system OR
    - pump and crush septic
4. A bond shall be posted in the amount of five thousand dollars (\$5,000). The permit fee shall be determined by the lineal feet in width and depth of the project.
5. Contractor is required to carry adequate insurance coverage and name the Village of Franklin as Additional Insured. Certificate of Insurance must indicate whether contractor has Worker's Compensation for his employees. Contractor is required to indemnify the Village and hold it harmless from any possible liability.
6. Valid State Builder's License is required for all demolitions.
7. Demolition permit must be issued within ten (10) days of Council approval.
8. Demolition shall be completed within thirty (30) days from the date of the issuance of the demolition permit.
9. The contractor shall be responsible for maintaining the Village public right-of-way in an acceptable condition. If the public right-of-way is damaged during demolition, the contractor is responsible for the repair or replacement. Adequate protection to pedestrian and vehicular traffic is required during demolition.
10. Buildings and foundations shall be removed completely. Fill shall be kept free of wood, debris and any combustibles. Top six (6) inches of fill shall be a good grade of black topsoil.
11. Final grade to be as level as possible, proper means being provided to prevent run-off of surface water from flowing onto the adjacent properties. Demolition site will be seeded with grass seed after topsoil has been graded. A mild "starter" fertilizer will be applied no sooner than one week after seeding.















## Doreen Martin

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**From:** Joel Lerman <jlerman@lermancorp.com>  
**Sent:** Friday, March 26, 2021 5:22 PM  
**To:** Doreen Martin  
**Subject:** 26840 Willowgreen

Hi Doreen,

I would like the council to consider reviewing the application for demolition of 26840 Willowgreen even though the releases from the utility companies are not complete. While the closing on the property took place several months ago, the seller is vacating the property this week.

If you have any questions, please feel free to call me.

Thank you.

Sincerely,



Joel D. Lerman



*Construction Management Services*

6905 Telegraph Rd. Suite 250  
Bloomfield Hills, Mi. 48301  
248-258-9960 fax 248-258-9963

[www.lemancorp.com](http://www.lemancorp.com)





**Demolition, Building and other permits**

March 17, 2021

26840 Willowgreen Franklin Village, MI 48025

This letter serves as authorization for Joel Lerman and Lerman Corporation to make applications for any demolition, new construction work and utilities that will take place at 26840 Willowgreen Franklin Village, MI 48025.

This authorization includes the Village of Franklin, Oakland County, the State of Michigan, DTE, Consumers Energy, SBC Ameritech, Comcast, Oakland County Health Department, OCDC or any other government entities and utilities.

  
Nancy Rechter

  
Ronald Rechter

**6905 TELEGRAPH SUITE 250 BLOOMFIELD HILLS, MI 48301**

**248-258-9960 Fax 248-258-9963**

E-mail: [jlerman@lermancorp.com](mailto:jlerman@lermancorp.com) Web Site: <http://www.lermancorp.com/>



Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Individual Builder License

JOEL LERMAN  
8905 TELEGRAPH RD SUITE 250  
BLOOMFIELD HILLS, MI 48301

License No.  
2101192536

Expiration Date  
05/31/2023

Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Company Builder License

Q.O. - Joel David Lerman  
LERMAN CORPORATION  
8905 TELEGRAPH ROAD SUITE 250  
BLOOMFIELD HILLS, MI 48301

License No.  
2102013908

Expiration Date  
05/31/2023





### **Demolition permit**

March 17, 2021

26840 Canterbury Franklin Village, MI 48025

**Names, addresses and copy of current licenses of all Contractors:**

Demolition Contractor-

Cranbrook Pavement

16291 W 14 Mile Rd. Suite 3

Beverly Hills, MI 48025

**List of vehicles and all other equipment to be utilized during the demolition and removal**

- Volvo 235 Excavator transported by low boy trailer
- 40 yard dumpsters

**Traffic Routes for vehicles and equipment:**

Willowgreen to

Wellington to

Franklin Rd to

13 and/or 14 Mile Rd to

Telegraph

**Completed Tree Removal / Replacement Plan or Signed Tree Waiver**

There are no plans to remove trees at this time. A tree plan will be submitted with the building permit plans

**6905 TELEGRAPH SUITE 250 BLOOMFIELD HILLS, MI 48301**

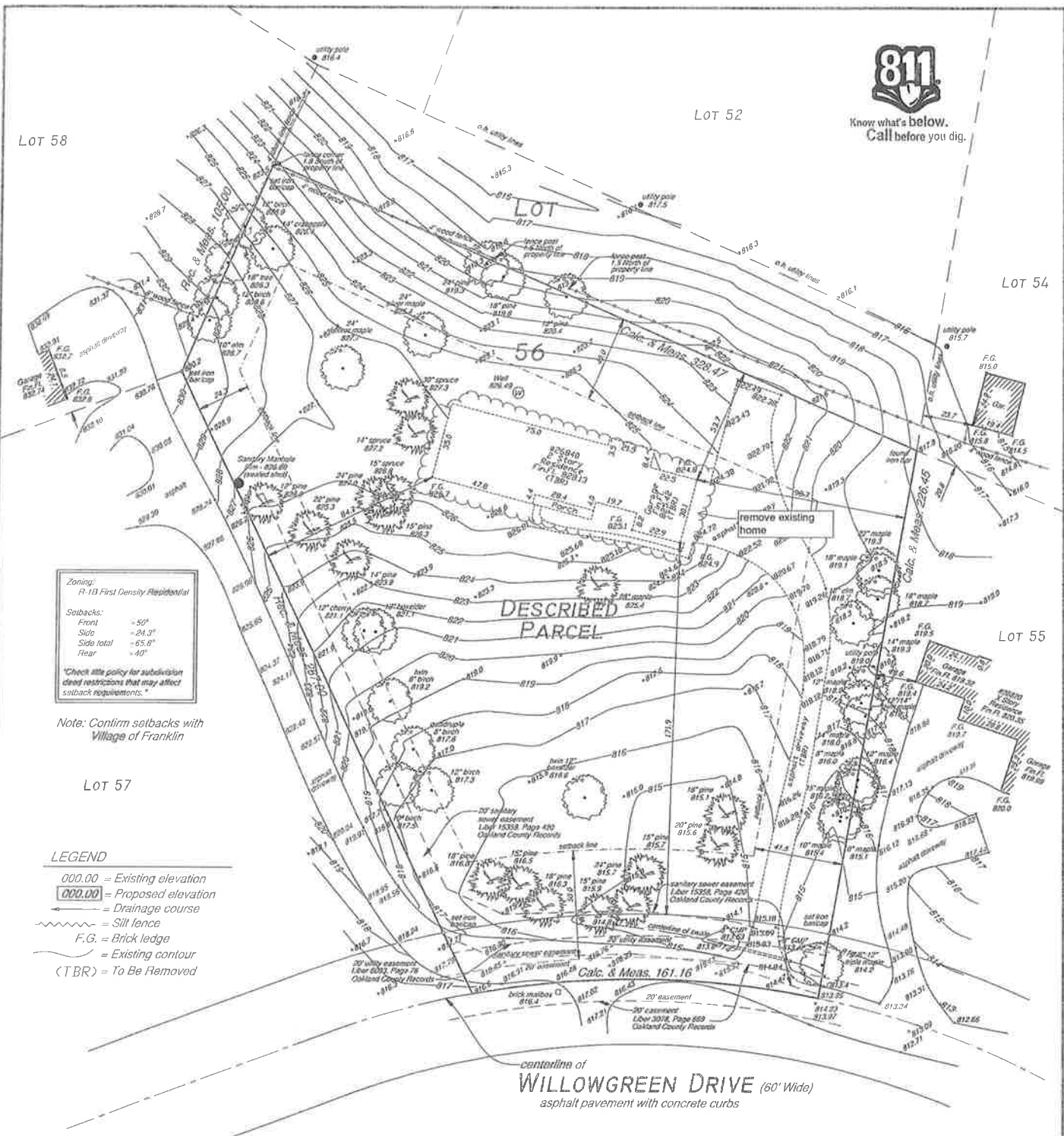
**248-258-9960 Fax 248-258-9963**

E-mail: [jlerman@lermancorp.com](mailto:jlerman@lermancorp.com) Web Site: <http://www.lermancorp.com/>





Know what's below.  
Call before you dig.



Zoning:  
R-10 First Density Residential

Setbacks:  
Front - 50'  
Side - 24.3'  
Side total - 65.8'  
Rear - 40'

\*Check site policy for subdivision  
deed restrictions that may affect  
setback requirements.\*

Note: Confirm setbacks with  
Village of Franklin

#### LEGEND

- 000.00 = Existing elevation
- 000.00 = Proposed elevation
- = Drainage course
- ~~~~~ = Silt fence
- F.G. = Brick ledge
- = Existing contour
- (TBR) = To Be Removed

#### LEGAL DESCRIPTION

LOT 56, AND THE NORTH 30.00 FEET OF WILLOWGREEN WAY BETWEEN LOT LINES EXTENDED, FRANKLIN VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43 OF PLATS, PAGE 38, OAKLAND COUNTY RECORDS, EXCEPT BEGINNING AT THE NORTHEAST OR MOST EASTERLY CORNER OF SAID LOT 52 OF SAID SUBDIVISION; THENCE NORTHWESTERLY ON LOT LINE COMMON TO LOTS 52 AND 56 OF SAID SUBDIVISION, 322.50 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 56, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 56 A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE 328.47 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 56; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 56 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. LOT CONTAINS 63,387 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

#### TOPOGRAPHIC SURVEY

Prepared For: Lerman Corporation  
6905 Telegraph Road  
STE 100  
Bloomfield Hills, MI 48301

Jekabson & Associates, P.C.  
Professional Land Surveyors  
1320 Goldsmith, Plymouth, MI 48170  
(734) 414-7200 (734) 414-7272 fax

by:

Date  
1 FEB 2021  
Job No.  
20-12-001  
Scale  
1" = 30'  
Drawn  
AAH  
Checked  
JGE  
Sheet  
1 OF 1





LERMA-1

OP ID: DL

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/22/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Korotkin Insurance Group  
P O Box 431  
Southfield, MI 48037-0431  
Kenneth M. Korotkin

248-352-5140

CONTACT NAME: Daniel Leone

PHONE (A/C, No, Ext): 248-352-5140

FAX (A/C, No): 248-352-0305

E-MAIL ADDRESS: daniell@getkig.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: West Bend Mutual Ins. Co.

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED  
Lerman Corporation  
Attn: Joel Lerman  
6905 Telegraph Rd. Ste #250  
Bloomfield Hills, MI 48301-3157

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		A377728	12/29/2020	12/29/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY  ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>			A377728	12/29/2020	12/29/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			A377728	12/29/2020	12/29/2021	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	A377731	01/03/2021	01/03/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 26840 Willowgreen

The certificate holder is included as additional insured with respects to general liability per written contract, agreement or permit.

## CERTIFICATE HOLDER

FRANKLI

Village of Franklin  
32325 Franklin Rd  
Franklin Village, MI 48025

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE





# HISTORIC DISTRICT APPLICATION

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

DATE STAMP  
**RECEIVED**  
MAR 29 2021  
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)

1. Replace the existing driveway with 4" concrete driveway.
  2. Replace the area between Franklin Rd & sidewalk with 6" concrete.
  3. Improve area around mailbox with 16" lights 3w on both sides of driveway, custom design.
  4. Install 16" lights 3w on both sides of driveway, custom design.
- Current market value of project \$ 17,000.00

**SUBMIT CHECKLIST WITH APPLICATION**

<b>I. LOCATION OF PROJECT</b>		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District	
Address: <u>32334 Franklin Rd.</u>					
Village: <u>FRANKLIN</u>		Township: <u>SOUTHFIELD</u>	County: <u>OAKLAND</u>	Zip Code: <u>48025</u>	
Between _____ And _____					
<b>II. PARCEL IDENTIFICATION #</b> <u>TF-24-06-278010</u>					
<b>A. OWNER OR LESSEE</b>					
Name: <u>Daniel Shub and Natalya Shub</u>		Telephone No: <u>248-444-0303</u>			
Address: <u>32334 Franklin Rd.</u>		City: <u>Franklin</u>	State: <u>MI</u>	Zip Code: <u>48025</u>	
<b>B. ARCHITECT OR ENGINEER</b>					
Name:		Telephone No:			
Address:		City:	State:	Zip Code:	
License No:		Expiration Date:			
<b>C. CONTRACTOR</b>					
Name: <u>Barrientos Contracting</u>		Telephone No: <u>734-512-6761</u>			
Address: <u>302-11 Ecorse Rd.</u>		City: <u>Romulus</u>	State: <u>MI</u>	Zip Code: <u>48174</u>	
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 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 type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input type="checkbox"/> Other					



# **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: Daniel Shub & Natalya Shub Telephone No. 248-320-1919  
 Address: 32334 Franklin Rd. 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

D/S N'Shub 3/29/21  
 Signature of Applicant 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			
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 \_\_\_\_\_

## **VIII. VALIDATION**

Approved by:

DATE STAMP

(signature)

VILLAGE OF FRANKLIN BUILDING OFFICIAL



**IV. PERMIT PROPOSAL****A. RESIDENTIAL BUILDING - show most recent use**

- ☐ One Family ☐ Detached Condominium - number of units N/A  
☐ 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**

1. Replace the existing driveway w/ 4" Concrete driveway.  
2. Replace the area between Franklin Rd. & sidewalk w/ 6" Concrete.  
3. Improve area around mailbox with custom design (8' x 15').  
4. Install 16 LED lights (3w) on both sides of the driveway.

**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 \_\_\_\_\_







































































