

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, April 3, 2019 7:00 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI**

Eileen Pulker, Village Clerk, swore in Alek Kokoszka for a one (1) year term as a member of the Historic District Commission.

I. MEETING CALLED TO ORDER

The Regular 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 7:03 P.M.

II. ROLL CALL

Present: Mike Brassfield, Eileen Harryvan, Alek Kokoszka, Gary Roberts, Jill Wilke, Laura Witty
Absent: Gayle Timmis
Also Present: Bill Dinnan, Building Official; Amanda Davis, Consultant; Eileen Pulker, Village Clerk; Fred Gallasch, Council Member; Nena Downing, Planning Commissioner

III. ADOPTION OF AGENDA

Roberts suggested adding **VII. Discussion, B. Goals for Basic Requirement #5 for CLG application.** An informational handout was provided to the Commissioners.

Motion by Harryvan, seconded by Witty to approve the agenda, as amended.

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

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of January 2, 2019.

Motion by Harryvan, seconded by Wilke to approve the minutes of the Regular Meeting of January 2, 2019, as presented.

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

V. PUBLIC COMMENTS

No public was present, no comments were made.

VI. NEW BUSINESS

A. Consider Sign Application for 32620 Franklin Road (Perlmutter-Freiwald).

Dinnan explained that the sign was almost identical to the current one. The proposal was for a change of the support mechanism with some fluted posts which were wider and would make the whole sign out of compliance. Therefore, a variance would be required from the Sign Board of Appeals. The sign applicant would be talking with the owner about the situation. Roberts commented that he liked the detail of the new heavier posts and the sign panel is nearly identical to the existing. Dinnan stated that the new sign was not taller just wider and signs could not be more than six (6) feet in any dimension.

Roberts reminded the Commissioners that if this did go to the Sign Board of Appeals the Board would want to know HDC's opinion of it.

Motion by Witty, seconded by Kokoszka to approve the sign for 32920 Franklin Road (Perlmutter-Freiwald) as presented and attached to the Sign Application or alternatively a simple panel change to the design. The sign posts and frame structure would be wood, primed and painted and the sign would be primed and painted one shot black enamel with one shot metallic brass with a clear coat and other specifications as proved on the submitted drawing dated March 5, 2019. This determination of the sign posts and face is in compliance with the Secretary of the Interior's Standards for Rehabilitation, #9. In the event the applicant requires the Sign Board of Appeals approval, HDC strongly supports the design and construction of the sign. A certificate of appropriateness will be issued.

The framework measures 108.81 inches wide x 60.1 inches tall. The sign itself is 86 inches wide x 21 inches tall.

Ayes: Brassfield, Harryvan, Kokoszka, Roberts, Wilke, Witty

Nays: None

Absent: Timmis

Motion was approved unanimously.

B. Consider Demolition Application for 30575 Oakleaf.

Patrina Scurlock, property owner, explained that the plan was to demolish the existing home and build another home which would be more handicap-accessible for her mother. Robert Canzano, contractor, was present.

Roberts explained the procedure stating that HDC makes a recommendation to approve or not approve the demolition application to the Village Council. If the HDC felt the house was a significant contributing historic structure to the character of the Village, it would recommend demolition be denied. His judgment was that the house itself did not have any redeeming historic value. However, the site has many beautiful trees and he hoped the builder and the design of the house would preserve as many as physically possible. Scurlock stated that was the goal.

Motion by Harryvan, seconded by Witty to recommend to the Village Council the approval of the demolition application, dated March 18, 2019, for the house at 30575 Oakleaf Lane, and issue a demolition permit, as they have found that there is no historic significance to this property. It is recommended that all reasonable vegetation be preserved.

Ayes: Brassfield, Harryvan, Kokoszka, Roberts, Wilke, Witty

Nays: None

Absent: Timmis

Motion was approved unanimously.

C. Consider Sign Application for 32654 Franklin Road (Fitness Driven).

Dinnan explained this was for a projecting sign off the face of the building which meets all the requirements of the Ordinance relative to that. Roberts read the description details of the sign as was printed on the application attachment.

Harryvan discussed the existing lighting of the proposed sign and its impact on the neighbors.

Motion by Witty, seconded by Kokoszka to approve the sign application for 32654 Franklin Road (Fitness Driven), dated March 26, 2019. The attachment was revised 3/13/19. This determination is in compliance with the Secretary of the Interior's Standards for Rehabilitation, #9. A certificate of appropriateness will be issued.

Ayes: Brassfield, Harryvan, Kokoszka, Roberts, Wilke, Witty

Nays: None

Absent: Timmis

Motion was approved unanimously.

As noted by Roberts, Dinnan will speak with MacDonald about the light above the sign and address any lighting in violation of the Ordinance.

VII. DISCUSSION ITEMS

A. Report on Historic Study Committee Progress.

Roberts reported that Council has re-appointed the Study Committee to serve the rest of this year with the goal of presenting it with a report. Davis summarized the committee's activities and where it was now. Approximately ten (10) buildings have been identified for possible inclusion to the Local Historic District. Now the Committee will follow the State Historic Preservation Office's guidelines and the Village Ordinances to make that happen. The next step, following consultation with the State Historic Preservation Office (SHPO), would be to conduct research on each property, to do a title search on each property and an historic research on any property owners, photographing each property, and possibly interviewing property owners.

Roberts will be going to a Budget meeting with the Council and try to get some additional funding to continue the project. He added that he has engaged the FCA and the Church in a discussion to voluntarily contribute their property.

B. Discuss the Goals of the CLG application.

The Commissioners were given a handout “Village of Franklin 2012....Goals for Basic Requirement #5 for CLG application”. Roberts provided a brief history of Franklin’s involvement with the CLG which hopefully would provide opportunities to apply for funds, which in the past the Village has done and received; i.e. the windows in the Broughton House. Davis continued by saying that at the end of 2018 the CLG did an evaluation and found that all the goals were outdated by years. Therefore, the Village would need to update its goals and/or dates and deadlines. The sheet which was handed out was Davis’s attempt to updating the exact goals and changing the years, with the exception of Goal #2, July 2019 which was what the Study Committee was in the process of doing.

Roberts expounded on all three (3) Goals: Implement a program of identifying historic buildings within the district with plaques, Take action to protect threatened historic resources within the Village limits, and Collaborate with Bloomfield Township to assist with the adoption of a historic ordinance and single-resource historic district for the Franklin Cider Mill. There were pertinent discussions and suggestions about each goal.

Davis shared that the Michigan State Historic Preservation Office wanted more detail written in the Historic District Meeting minutes; i.e. a motion needed to cite the specific guideline(s) which pertained to the actual motion. She has discussed this with Pulker. Roberts suggested that a list of standard motions be written and used for this purpose. Davis added that the Department also wanted the action that would be taken to be in the motion and gave an example of the wording.

VIII. ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 7:43P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk