

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
WEDNESDAY, May 5, 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 7:00 P.M.

II. ROLL CALL

Present: Gayle Timmis (Franklin), Mike Brassfield – arrived at 7:10 pm (Franklin), Jill Wilke – arrived at 7:12 P.M. (Franklin), Alex Stchekine (Franklin), Laura Witty (Franklin), Gary Roberts (Franklin)

Absent: Alek Kokoszka

Also Present: Bill Dinnan, Building Official and Historic District Commission Facilitator; Heather Mydloski, Village Clerk; Roger Fraser, Village Administrator; Pam Hansen, Village Council Liaison

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

III. ADOPTION OF AGENDA

Roberts had two (2) possible additions to the agenda. Roberts inquired if action was needed to take an item off the table from the April HDC meeting. Dinnan replied that he thought this issue could again be postponed if need be. Roberts’s first (1st) addition to the agenda was the tabled item. The addition would be, **VI. NEW BUSINESS, D. Remove from the table the application for work in the road right of way at 32334 Franklin Road, as discussed at the April 7, 2021 HDC meeting.**

Roberts’s second (2nd) addition referred to ZBA’s January 21, 2021 denial of the installation of a 6 ft. privacy fence at 32350 Franklin Road which HDC had approved as it was in keeping with #9 of the Secretary of the Interior’s Standards Board of Appeals. Roberts suggested there be further discussion about this. He withdrew his request for the second (2nd) addition to the agenda.

Motion by Timmis, seconded by Stchekine to approve the agenda, as amended.

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of April 7, 2021

On page 3, under C. Consider four (4) items for 32334 Franklin Road, 4. Consider the installation of sixteen (16) LED lights on both sides of the driveway, Witty questioned a sentence near the end of the motion. Roberts suggested the following correction, “**The lights would be placed at a minimum of eight (8) feet apart and be placed on an automatic timer.**” The remaining part of the sentence, “~~which would go off at 2:00 AM, or earlier every night.~~” would be struck from the motion.

Motion by Witty, seconded by Stchekine to approve the minutes of the Regular Meeting of April 7, 2021, as amended.

Motion carried.

V. PUBLIC COMMENTS

Dinnan corrected a word on the agenda. Under VI, New Business, B. Consider sign for Tangerine Square – Franklin Rd. Ste 100, the word “sign” should be plural, “signs”.

Witty stated there has been some interest in developing a walking tour of the Historic District which could include a tri-fold document with an interactive map. It could be distributed at the library or other Village businesses. There was a discussion about having plaques with the QRS codes placed in the appropriate front yards. Roberts reminded the Commission about the Walking Tour brochure which Ann Lamott had created. Roberts and Witty will contact Lamott. Roberts said there was a new Main Street Director who also might be interested.

VI. NEW BUSINESS

A. Consider new exterior paint colors for 26246 Vincennes Ave.

Laura Weisel is the owner of the property in the Historic District. She grew up in the Franklin and was now returning to the Village. Weisel presented each Commissioner with a detailed application with samples of the proposed colors (Sherwin-Williams) which were consistent with 1929 Craftsman bungalows. She had done some research on not only the colors and color schemes but also the original paints used during that period. Included in the Commissioners’ packet were photos of the existing house with notations as to where each color would be applied.

Discussion ensued. The Commissioners complimented Weisel on her presentation and her use of historically accurate paint colors.

Motion by Stchkine, seconded by Wilke to approve the list of colors (color scheme) as submitted with the Historic District Application for 26246 Vincennes. The colors are in accordance with the Secretary of the Interior’s Standards for Rehabilitation #9.

Ayes: Brassfield, Wilke, Timmis, Stchekine, Witty, Roberts
Nays: None
Absent: Kokoszka

Motion carried.

B. Consider signs for Tangerine Square-32731 Franklin Rd., Ste. 100.

Dinnan informed the Commissioners that the application came in for two (2) signs: a protruding/wall sign to be placed on the building and a ground sign. He further explained that the building, including the front porch, extends into the Village right of way and the actual property line is 10-15 ft. into the building. From a zoning perspective he approved the projecting/wall sign as a replacement for the existing non-conforming sign; however, he has denied the ground sign as the Ordinance requires a ground sign to be 5 ft. from the property line which would put it in the middle of this unit. The owner will need to go before the Sign Board of Appeals.

There was a discussion about the general color selections (white, orange, and black) and the possible design for the sign.

Brian Brazda, owner and applicant stated that the actual design for the projecting sign had not been determined; however, he envisioned it to be similar to that of the business across the street. He might possibly use a solid tangerine background with black or white letters. He identified a sign company with whom he was working.

Roberts requested Brazda provide the Commission with an actual design. Brazda agreed to provide one for the next HDC meeting. Roberts informed Brazda, who agreed, that this issue would be tabled tonight.

The post sign was discussed. Brazda was only recently informed about the Ordinance requirement regarding this. He acknowledged his challenge with the sign. Roberts explained the process Brazda needs to follow before going to the Council for approval.

Several options were suggested for the sign. Each Commissioner expressed her/his opinion.

Motion by Timmis, seconded by Witty to table the Sign Application for 32731 Franklin Rd. (Tangerine Square), dated April 26, 2021, pending receipt of further information for the next HDC meeting.

Ayes: Brassfield, Wilke, Timmis, Stchekine, Witty, Roberts
Nays: None
Absent: Kokoszka

Motion carried.

C. Consider Icehouse Improvements - 32731 Franklin Rd.

Roberts provided a history of the only remaining icehouse structure and its importance to the Village. The property is located behind Tangerine Square. Unfortunately, the deterioration of it became even more apparent after the last windstorm when a piece of it flew off. This raised the concern of deterioration. This building was a contributing structure in the Historic District and the risk of demolition by neglect was discussed. Roberts and Dinnan spoke with the owner, Les Gorbach, who did not want that to happen. However, they explained that if he did not do

anything the Village would need to proceed with securing it from the weather and the cost would be put on the owner's tax bill. Roberts even had some renovation suggestions for Gorback. Dinnan also spoke with Gorback who indicated that he wanted to tear down the building. Dinnan also explained the process the Village would take if he requested a demolition permit. It was Dinnan's recommendation that HDC follow Ordinance Section 1230.07 which clearly states that if an historic resource is threatened by a demolition by neglect the HDC has two (2) options, which he clarified. Only the HDC can make the determination of whether this falls under demolition by neglect and Dinnan himself is the enforcer of the Ordinance .

The HDC is duty bound to protect this contributing structure. Roberts suggested Dinnan write an "Official Notice" letter on Village stationery to Gorback that the HDC has reviewed this issue and it is a contributing structure in the District and it must be protected and preserved. This issue would then be considered "on the record". If there was no progress it would be considered demolition by neglect and the process of obtaining an order from the Circuit Court would follow. Responding to Timmis' question about a reasonable time frame for a response, which should be included in the letter, Roberts said that Gorback should respond by the next HDC meeting. Roberts and Dinnan will work on the letter. Fraser will become involved in this matter, if necessary.

Brazda added that he has a verbal offer to Gorback to completely fix the structure and turn it back into its historic purpose of being an Icehouse. Brazda will put this offer in writing for the purpose of the HDC.

D. Remove from the table the application for work in the Road Right of Way at 32334 Franklin Road as discussed at the April 7, 2021 HDC meeting.

Motion by Roberts, seconded by Witty to remove from the table the application for the request to pave the right of way strip between the sidewalk and the curb in and around the mailbox at 32334 Franklin Road as discussed at the April 7, 2021 and to deny that application with the understanding that the applicant can come back to HDC with a more appropriate landscape scheme around the mailbox.

Ayes: Timmis, Wilke, Brassfield, Witty, Stchekine, Roberts
Nays: None
Absent: Kokoszka

Motion carried.

VII. Discussion Items

A. Report on Historic Study Committee Progress.

Roberts has been in contact with some of the homeowners. Davis is finalizing the photography and the draft report and would be presenting it to HDC before presenting it to the Village Council for its review of all the properties. It would then be sent to SHPO for further review.

Ultimately it would come back to the Village Council for the adoption of the amendments to the Ordinance expanding the limits of the Historic District.

Dinnan had some questions concerning the Meldrum property on Franklin Rd. at Scenic, regarding property maintenance. Roberts gave a brief history of Mrs. Meldrum's request that her property be placed in the Historic District.

VIII. ADJOURNMENT

Motion by Timmis to adjourn the meeting.

The meeting was adjourned at 8:10 P.M.

Submitted,

Gail Beke, Recording Secretary

Heather Mydloski, Village Clerk