



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, May 05, 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=NWtveiN6VjR1cWJkK0lWNWVJZ3Rmdz09>**

**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 April 07, 2021
- V. Public Comments
- VI. New Business
  - A. Consider a new exterior paint colors for 26246 Vincennes Ave
  - B. Consider sign for Tangerine Square- 32731 Franklin Rd. Ste 100
  - C. Franklin Ice House Improvements-32731 Franklin Rd.
- VII. Discussion Items
  - A. Report on Historic Study Committee Progress.
- VIII. Adjournment

William Dinnan, Building Official and Historic District Commission Facilitator

Posted: April 29, 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, May 05, 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).

**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.**

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 Gorback’s building and needed some attention to preserve it.

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**VIII. ADJOURNMENT**

**Roberts adjourned the meeting.**

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

Submitted,

Gail Beke, Recording Secretary

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Heather Mydloski, Village Clerk

To: The Franklin Village Council  
From: Laura Peltz Weisel  
RE: Exterior Painting of Historic 1926 Craftsman Bungalow at 26246 Vincennes  
Date: April 5, 2021

In January, 2021, I purchased the home at 26246 Vincennes in the Franklin Village Historic District. I would like to repaint the exterior of the bungalow from pink to colors consistent with historic craftsman homes.

In preparation for reviewing this application, I have put together <sup>14</sup>seven (7) sets of the proposed color selections with details of the specific colors for various aspects of the home's exterior.

Attached is the completed the Historic District Application and a copy of the home's insurance policy to prove my ownership of the property.

If the Franklin Village Council April, 2021 meeting is online, I will be happy to participate in the meeting to answer any questions offered by the Council about the application or proposed exterior colors.

Once the color selections are approved, I will seek a local painter to complete the work.

It is both an honor and pleasure to return to Franklin Village. Thank you for your consideration.



# HISTORIC DISTRICT APPLICATION

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

DATE STAMP

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)

Painting Historic House at 26246 Vincennes

Current market value of project \$ \_\_\_\_\_

**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>26246 Vincennes</u>					
Village: <b>FRANKLIN</b>		Township: <b>SOUTHFIELD</b>		County: <b>OAKLAND</b> Zip Code: <b>48025</b>	
Between _____		And _____			
<b>II. PARCEL IDENTIFICATION #</b>					
<b>A. OWNER OR LESSEE</b>					
Name: <u>Laura Weisel</u>				Telephone No: <u>614.595.4665</u>	
Address: <u>26246 Vincennes</u>		City: <u>Franklin</u>		State: <u>MT</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: _____				Telephone No: _____	
Address: _____		City: _____		State: _____ Zip Code: _____	
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>					
<u>Painting house</u>					
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input checked="" type="checkbox"/> Other					
<b>B. REVIEW(s) TO BE PERFORMED</b>					
<u>Colors of paint consistent with 1926 Craftsman</u>					
<input type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <u>burgalov</u> <input checked="" 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

☐ Church, Religious

☐ Public Utility

☐ Restaurant

☐ Service Station

☐ School, Library, Educational

☐ Grocery

☐ Office, Bank, Professional

☐ Store, Mercantile

☐ Other (describe) \_\_\_\_\_

##### C. PROPERTY – Describe proposal in detail

To repaint 1926 Craftsman Bungalow  
in colors consistent with homes of that vintage.

#### 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 \_\_\_\_\_

<b>IV. PERMIT PROPOSAL</b>		
<b>A. RESIDENTIAL BUILDING – show most recent use</b>		
<input checked="" type="checkbox"/> One Family	<input type="checkbox"/> Detached Condominium - number of units _____	
<input type="checkbox"/> Attached Garage	<input checked="" type="checkbox"/> Detached Garage	<input type="checkbox"/> Other (describe) _____
<b>B. NON-RESIDENTIAL BUILDING – show most recent use</b>		
<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) _____
<b>C. PROPERTY – Describe proposal in detail</b> <u>Approval of colors selected for 1926</u> <u>Craftsman bungalow exterior</u>		
<b>V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT</b>		
<b>A. PRINCIPAL TYPE OF FRAME</b>		
<input type="checkbox"/> Masonry, Wall Bearing	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Structured Steel
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Other (describe) _____	
<b>B. PRINCIPAL TYPE OF HEATING FUEL</b>		
<input type="checkbox"/> Gas	<input type="checkbox"/> Oil	<input type="checkbox"/> Electricity
<input type="checkbox"/> Coal	<input type="checkbox"/> Other _____	
<b>C. TYPE OF SEWAGE DISPOSAL</b>		
<input type="checkbox"/> Pressure Sewer System		<input type="checkbox"/> Septic System
<b>D. TYPE OF WATER SUPPLY</b>		
<input type="checkbox"/> Public or Private Company		<input type="checkbox"/> Private Well or Cistern
<b>E. TYPE OF MECHANICAL</b>		
Will there be air conditioning? <input type="checkbox"/> yes <input type="checkbox"/> no		Will there be an elevator? <input type="checkbox"/> yes <input type="checkbox"/> no
<b>F. DIMENSIONS</b>		
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) _____	
<b>G. NUMBER OF OFF-STREET PARKING SPACES</b>		
Enclosed _____		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: Laura Weisel Telephone No. 614 545 4665  
 Address: 26246 Vincennes City: Franklin Village 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

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

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.



# The Cincinnati Insurance Company

## EXECUTIVE HOMEOWNER DECLARATIONS

**Policy Period: From 01/22/2021 To 01/22/2022**  
12:01 a.m. Standard Time at the Address of the Named Insured

**POLICY NUMBER**

**H04 0660534**

**Image 1**

**Renewal of**

**H03 0660534**

**Renewal**

H04 0660534

**Named Insured & Address**

Laura P Weisel  
4938 THORNHILL LN  
DUBLIN, OH 43017-4339

**Please refer any questions to your agent:**

Overmyer Hall Associates  
1600 W LANE AVE STE 200  
COLUMBUS, OH 43221-3972  
614-453-4400

**Agency 34416**

**Producer Gregory R. Overmyer**

County of OAKLAND

In the event of a claim, you may call your  
agent or The Cincinnati Insurance Company  
at 877-242-2544.

Unless otherwise stated, the residence premises covered by this policy is located at the above address.  
26246 VINCENNES AVE FRANKLIN, MI 48025-1061

PAYOR -Account

<b>Billing Method: Direct Bill</b>	
<b>Current Pay Plan: Quarterly Pay</b>	
<b>Initial Installment:</b>	<b>\$349.00</b>
<b>Remaining Installments:</b>	
04/22/2021	\$348.00
07/22/2021	\$348.00
10/22/2021	\$348.00
<b>Total Premium:</b>	<b>\$1,393.00</b>

THIS IS NOT A BILL. You will receive a separate invoice if a premium charge or return is due.





26246 VINCENTS AVE  
FRENCH LIA MI  
48025-1061





"Review All Findings" will review the the situation of package on your drawing to indicate after navigation: make a list, make a list, and make a list





Simulate  
Feelings  
→  
Need to  
Restore  
Parts to  
Connect  
Shops



