



32325 Franklin Road, Franklin, Michigan 48025

FAX: (248) 626-0538 | OFFICE: (248) 626-9666

www.franklin.mi.us

HISTORIC DISTRICT COMMISSION REGULAR MEETING

Wednesday, July 07, 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
- V. A. Regular Meeting of May 05, 2021
- VI. Public Comments
- VII. Unfinished Business
- VIII. A. Tangerine Square- 32731 Franklin Rd. Ste 100-color tab submission.
- IX. New Business
 - A. Consider 32751 Franklin Road, Salon & Shoppe Sign Application
 - B. Consider 27281 Ovid Ct. Demolition Application
 - C. Consider 25800 Meadowdale Fence Application
- X. Discussion Items
 - A. Report on Historic Study Committee Progress.
- XI. Adjournment

William Dinnan, Building Official and Historic District Commission Facilitator

Posted: June 30, 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, July 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=NWtvelN6VjR1cWJjK0lWNWVJZ3Rmdz09>

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.

**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 Gorback, 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



SIGN/HDC APPLICATION

PERMIT No. PS21-002

DATE STAMP _____

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

Location of Sign (Address) 32751 Franklin Rd, Franklin MI
Zoning District _____

Type of Sign: _____
_____ Ground _____ Wall _____ Projecting _____ Awning

Size of Sign: _____
_____ Ground (include support structure height) _____ Wall
_____ Projecting _____ Awning Indicate size of lettering

Sign material to be used: _____

Sign Contractor: _____
Name: _____ Address: _____
Phone: _____ Email: _____

Property Owner Signature : _____ Phone: _____

Applicant Name : _____ Phone: _____

SIGN CHECKLIST

- ☐ Completed Permit Application as provided by the Village of Franklin, including:
- ☒ An application fee of **\$40.00** (non-refundable)
- ☐ Location of proposed sign and distance to property lines and/or nearest road
- ☐ Two (2) copies of drawings illustrating dimensions, design, materials to be used, colors
- ☐ Written description of the method of construction and attachment to the building or in the ground
- ☐ Such further information as the Building Official or Council may require.

The applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administrative fee.





DEMOLITION APPLICATION

PERMIT # 021-00*well Septic - abandonment permits**DTE wreckage / Demo.*

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

Tear down existing House & Remove FoundCurrent market value of project \$ 25,000.00 demo cost **SUBMI****I. LOCATION OF EVENT**

Address: 27281 Ovid Ct
City/Village: Franklin Village Township: County: Oakland Zip Code: 48025
Between 13 Mile And 14 Mile

II. PARCEL IDENTIFICATION # 24-06-151-005**A. OWNER OR LESSEE**

Name: David and Susan Sillman Telephone No: 248 433-1270
Address: 550 Suffield Ave City: Birmingham State: Mi Zip Code: 48009

B. ARCHITECT OR ENGINEER

Name: Alpine Engineering, INC Telephone No: 248 926-3701
Address: 46892 West Rd. City: Novi State: Mi Zip Code: 48377
License No: 47952 #109 Expiration Date:

C. CONTRACTOR

Name: Nosan Ventures, LLC Telephone No: 248 932-5444
Address: 30600 Northwestern Hwy City: Farmington Hills State: Mi Zip Code: 48334
License No: 2102200863 Expiration Date: 5-31-2023

Federal Employer Number or Reason for Exemption: 46-442-8354Worker's Comp Insurance Carrier or Reason for Exemption: The Travelers Indemnity CompanyMESC Employer Number or Reason for Exemption: 203017-00EMAIL: **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: Nosan Ventures, LLC Telephone No. 298-932-5444
 Address: 30600 Northwestern Hwy City: Farmington Hills State: MI ZIP: 48334
 Federal ID no. (if applicable) STC 400 email address:

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

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

Village of Franklin
Building Department
32325 Franklin Road
Franklin, Mi 48025
May 26, 2021

Re: Demo application for 27281 Ovid Ct

To whom it may concern,

Please be aware that we have requested clearance letters and paid applicable fees for Consumers Energy and DTE Energy disconnects. Further, we will abandon both the septic and the well at the same time as the demolition of the above address, once permit is approved. This work may not be completed before the permit is issued.

Sincerely,

Nosan Ventures LLC
30600 Northwestern HWY
Suite 400
Farmington Hills , mi 48334



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/02/2021

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 Al Bourdeau Insurance Agency - Farmington Hills 30777 Northwestern Highway Suite 201 Farmington Hills MI 48334		CONTACT NAME: Tim Johnston PHONE (A/C, No, Ext): (248) 855-6690 FAX (A/C, No): (248) 851-8070 E-MAIL ADDRESS: timj@albourdeauinsurance.com	
INSURED Nosan Ventures LLC DBA Nosan Signature Homes 30600 Northwestern Hwy Farmington Hills MI 48334-3161		INSURER(S) AFFORDING COVERAGE INSURER A: Frankenmuth Mutual Insurance Company INSURER B: The Travelers Indemnity Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 13986 238350	

COVERAGES**CERTIFICATE NUMBER:** 2021-22 Template**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 <input type="checkbox"/> OTHER:	Y		6679992	03/31/2021	03/31/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Owners or Lessees \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			6679991	03/31/2021	03/31/2022	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 <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6679992	03/31/2021	03/31/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	6KUB-9F89847-1-20	08/28/2020	08/28/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

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

Village of Franklin is named as additional insured with respects to the general liability coverage.

CERTIFICATE HOLDER**CANCELLATION**Village of Franklin
3235 Franklin Rd

Franklin

MI 48025

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

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WARRANTY DEED

41194-MP

The Grantors, **Douglas L. Falzon and Sharon A. Falzon**, husband and wife

whose address is **27281 Ovid Court, Franklin, MI 48025**

convey and warrant to **David Sillman and Susan Sillman**, husband and wife

whose address is **550 Suffield Avenue, Birmingham, MI 48009**

the following described premises situated in the **State of Michigan**, to wit:

Land situated in the Village of Franklin, County of Oakland, State of Michigan, described as:

Lot 5, SUPERVISORS PLAT OF OAK COURT ESTATES, according to the plat thereof as recorded in Liber 41 of Plats, Page 50, Oakland County Records

Tax Parcel No: **24-06-151-005**

Commonly Known As: **27281 Ovid Court, Franklin, MI 48025**

for the sum of **SIX HUNDRED TWENTY SEVEN THOUSAND AND 00/100 Dollars (\$627,000.00)**.

Subject to existing building and use restrictions and easements and rights of way of record

Dated: March 30, 2021

Drafted by:

Douglas L. Falzon
3478 windwheel point
pinckney, MI 48169

When recorded, return to:

David Sillman and Susan Sillman
550 Suffield Avenue
Birmingham, MI 48009

Revenue stamps: State: \$4,702.50

County: \$689.70

Signed and Sealed

Douglas L. Falzon

Sharon A. Falzon

STATE OF MICHIGAN
COUNTY OF LIVINGSTON

Acknowledged by Douglas L. Falzon and Sharon A. Falzon before me on 30th day of March, 2021.

Notary Public Signature


Notary name

Notary public, State of Michigan, COUNTY OF LIVINGSTON

My Commission Expires:



~~PROFORMA~~ PROFORMA

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: Legacy Title Agency, LLC

Issuing Office's ALTA® Registry ID:

Commitment No.: 41194-MP

Property Address: 27281 Ovid Court, Franklin, MI 48025

Revision No.:

Issuing Office: 3676 Clarkston Road, Suite A, Clarkston, MI 48348

Loan ID No.:

Issuing Office File No.: 41194-MP

SCHEDULE A

1. Commitment Date: ~~11/30/2020~~ **3/3/2021** OR THE DATE OF RECORDED DEED WHICHEVER IS LATER at 8:00 AM
2. Policy to be issued:
 - (a) EAGLE Owner's Policy (Rev 2-3-10)
~~Proposed~~ Insured: **David Sillman AND SUSAN SILLMAN**
Proposed Policy Amount: **\$627,000.00**
3. The estate or interest in the Land described or referred to in this Commitment is fee simple
4. The Title is, at the Commitment Date, vested in:
~~Douglas L. Falzon and Sharon A. Falzon, husband and wife~~ **DAVID AND SUSAN SILLMAN**
5. The Land is described as follows:
See Schedule C attached hereto and made a part hereof.

FIRST AMERICAN TITLE INSURANCE COMPANY

By:



Authorized Signatory

Caitlin McCourt Leszczynski, License #: 0811424

Legacy Title Agency, LLC


Issuing Agent

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRO FORMA

 First American Title™	ALTA Commitment for Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
Exhibit A	

Commitment No.: 41194-MP

The following are the maximum dollar amount limits of liability for the covered risks identified and which will be attached to and made part of the ALTA Homeowner's Policy to be issued herein:


Covered Risk Number	Your Deductible Amount	Company's Maximum Dollar Limit of Liability
16 (Subdivision Law Violation)	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
18 (Building Permit)	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
19 (Zoning)	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
21 (Encroachment of Boundary Walls or Fences)	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PROFORMA

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI	

Commitment No.: 41194-MP

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:


1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay unpaid taxes and assessments unless shown as paid.
6. Record Discharge of Future Advance Mortgage executed by Douglas L Falzon and Sharon A Falzon, Husband and Wife to DFCU Financial Credit Union in the amount of \$100,000.00 dated March 25, 2004 and Recorded on June 21, 2004, in Liber 33358, Page 599, Oakland County Records. PD.
7. Submit documentation of all work completed on the subject property in the last 120 days or provide satisfactory proof that no work has been completed within the last 120 days. Additional documentation, including, but not limited to, a completed sworn statement and waivers may be required based upon information provided.
8. Provide satisfactory evidence that the property is not subject to any lien in favor of a homeowner's association due to unpaid dues or assessments.
9. Record Warranty Deed from Douglas L. Falzon and Sharon A. Falzon to David Sillman. REC @ CUSE
AND SUSAN
SILLMAN @
10. Pay unpaid taxes and assessments unless shown as paid:
 2020 Winter Base Tax: \$1,037.39, PAID (Taxes Due Annually 12/1)
 2020 Summer Base Tax: \$3,942.50, PAID (Taxes Due Annually 7/1) ✓
 2020 Village Base Tax: \$1,453.54, PAID (Taxes Due Annually 7/1)
 Special Assessments: NONE
 Amounts shown do not include interest, penalties or additional fees which may be assessed.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PROFORMA

 First American Title™	ALTA Commitment for Title Insurance <small>ISSUED BY</small> First American Title Insurance Company
Schedule BI	

Commitment No.: 41194-MP

SCHEDULE B, PART I

Requirements (Continued)

Tax Parcel ID: 24-06-151-005
 2020 SEV \$288,360.00 2020 Taxable Value \$178,100.00
 Principal Residence Exemption: 0 %

27281 Ovid Crt , Franklin, MI, 48025

The Property address and Tax Parcel Identification Number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

NOTE: The Policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)


NOTE: The final policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. The final policy does not insure against any delinquent or current water charges pertaining to the subject matter property as the parties filed to produce a final meter reading and/or final paid water bill prior to Closing. (Meter readings should be obtained and adjusted between appropriate parties.)

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PROFORMA

 First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule BII	

Commitment No.: 41194-MP

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:


1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Easements over subject property as shown on the recorded plat.
8. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 5020 Page 514.
9. Lien for outstanding water or sewer charges, if any.
10. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

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PROFORMA

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule C	

Commitment No.: 41194-MP

The land is described as follows:

Land situated in the Village of Franklin, County of Oakland, State of Michigan, described as:

Lot 5, SUPERVISORS PLAT OF OAK COURT ESTATES, according to the plat thereof as recorded in Liber 41 of Plats, Page 50, Oakland County Records

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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27281 Ovid Ct | Existing structure for proposed demo



27281 Ovid Ct | Existing structure for proposed demo



27281 Ovid Ct | Existing structure for proposed demo



Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing & Compliance Division
P.O. Box 30254
Lansing, MI 48909

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

NOSAN VENTURES LLC
30600 NORTHWESTERN HWY SUITE 400
FARMINGTON HILLS, MI 48334

License No:
2102200863

Expiration Date:
05/31/2023

NOSAN VENTURES LLC
30600 NORTHWESTERN HWY SUITE 400
FARMINGTON HILLS, MI 48334

GRETCHEN WHITMER
Governor

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

NOSAN VENTURES LLC
30600 NORTHWESTERN HWY SUITE 400
FARMINGTON HILLS, MI 48334

Qualifying Officer:
Terry Jay Nosan
Qualifying Officer #
2101058051

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2102200863

Expiration Date:
05/31/2023

This document is duly issued
under the laws of the State of
Michigan



To: Nosan Signature Homes

Re: 27281 Ovid Court

Equipment to be used for Demo

Cat 325 Excavator

3 Semi Dump Trucks to Haul Debris

Low Boy Trailer to Move Excavator

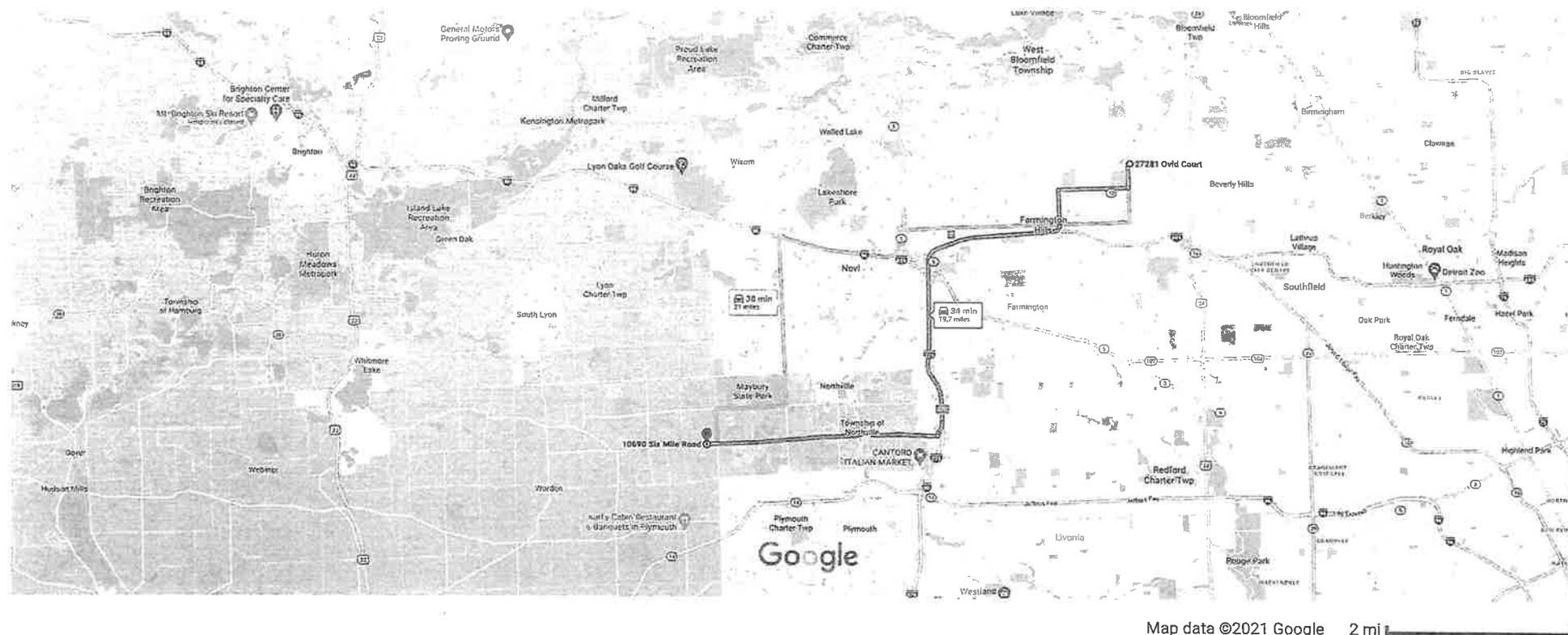
Thank you,
Tina Pieczarka
Owner (Pzarka Site Development)
(248) 431-8883

Tina Pieczarka



27281 Ovid Ct, Franklin, MI 48025 to 10690 Six Mile Rd, Northville, MI 48168

Drive 19.7 miles, 34 min



27281 Ovid Ct

Franklin, MI 48025









1. Head southwest on Ovid Ct toward Inkster Rd
16 s (315 ft)

Take I-696 W and I-275 S/I-96 E to Six Mile Rd in Salem Township

30 min (19.7 mi)

2. Turn left onto Inkster Rd

0.7 mi

-  3. Turn right onto 13 Mile Rd
2.0 mi
-  4. Turn left onto Orchard Lake Rd
 Pass by Starbucks (on the right in 1.0 mi)
1.1 mi
-  5. Use the right lane to merge onto I-696 W via the ramp to Lansing
3.2 mi
-  6. Use the right 2 lanes to take exit 1 to merge onto I-275 S/I-96 E toward Toledo
5.6 mi
-  7. Take exit 170 for 6 Mile Road
0.5 mi
-  8. Turn right onto Six Mile Rd
 Destination will be on the left
6.7 mi

10690 Six Mile Rd

Northville, MI 48168

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



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)

Pool fence in rear yard

Current market value of project \$ 9000.00

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District	
Address: 25800 Meadowdale					
Village: FRANKLIN		Township: SOUTHFIELD		County: OAKLAND	
Between		And		Zip Code: 48025	
II. PARCEL IDENTIFICATION #					
A. OWNER OR LESSEE					
Name: Mr. and Mrs. Hove				Telephone No:	
Address: 25800 Meadowdale		City: Franklin		State: MI	
				Zip Code: 48025	
B. ARCHITECT OR ENGINEER					
Name: None				Telephone No:	
Address:		City:		State:	
				Zip Code:	
License No:				Expiration Date:	
C. CONTRACTOR					
Name: American Fence & Supply Co., Inc.				Telephone No: (248) 545-7070	
Address: 21200 Schoenherr		City: Warren		State: MI	
				Zip Code: 48089	
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:					
III. TYPE OF IMPROVEMENT AND PLAN REVIEW					
A. TYPE OF IMPROVEMENT					
48" high Aluminum Picket Fence					
<input type="checkbox"/> New Building <input type="checkbox"/> Addition / Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Property <input checked="" type="checkbox"/> Other					
B. REVIEW(s) TO BE PERFORMED					
<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: <u>Len DiGrande</u>		Telephone No. <u>(313) 701-9999</u>	
Address: <u>21200 Schoenherr</u>	City: <u>Warren</u>	State: <u>MI</u>	ZIP: <u>48089</u>
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 _____

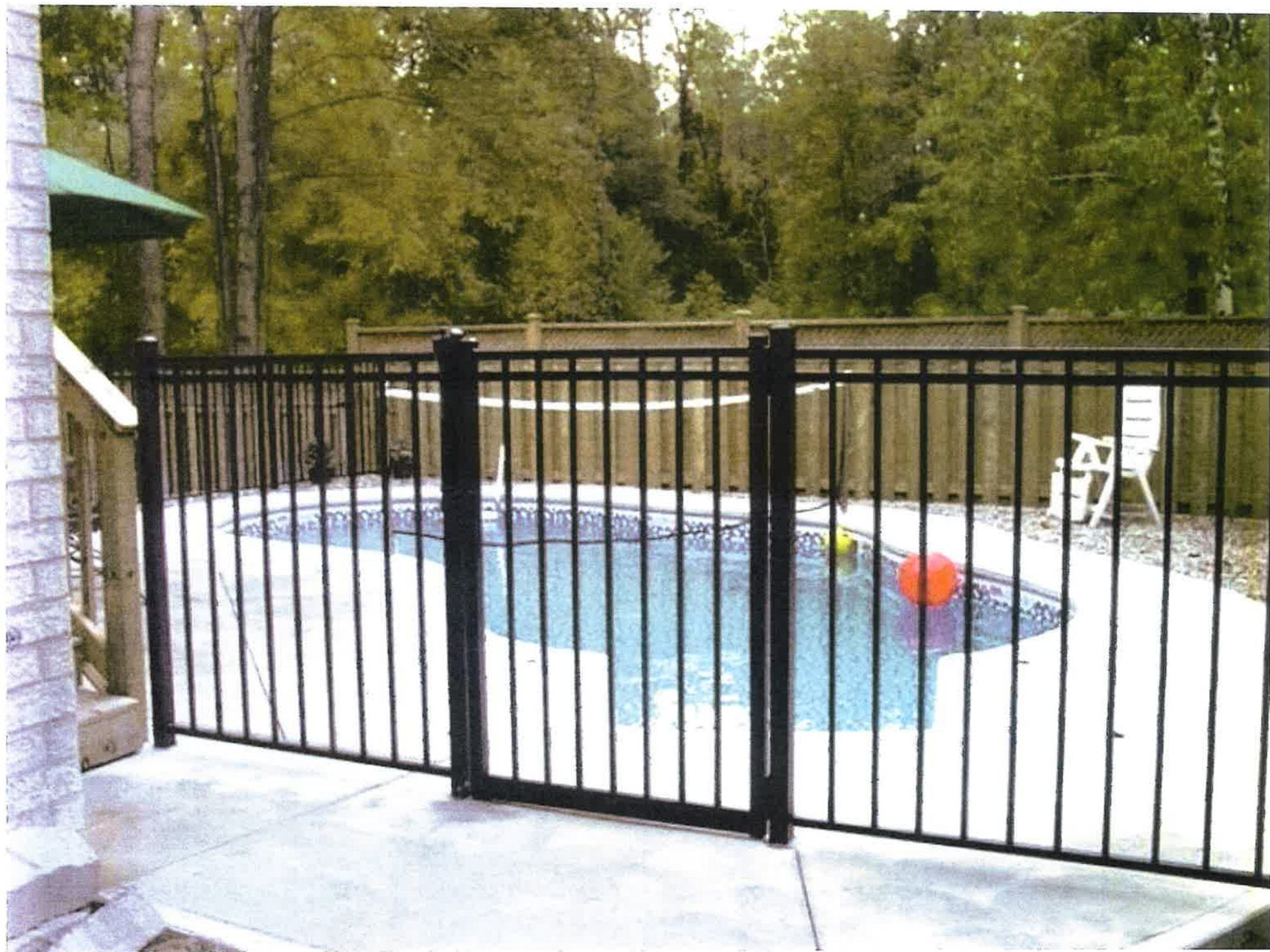
VIII. VALIDATION

DATE STAMP

Approved by:

(signature)

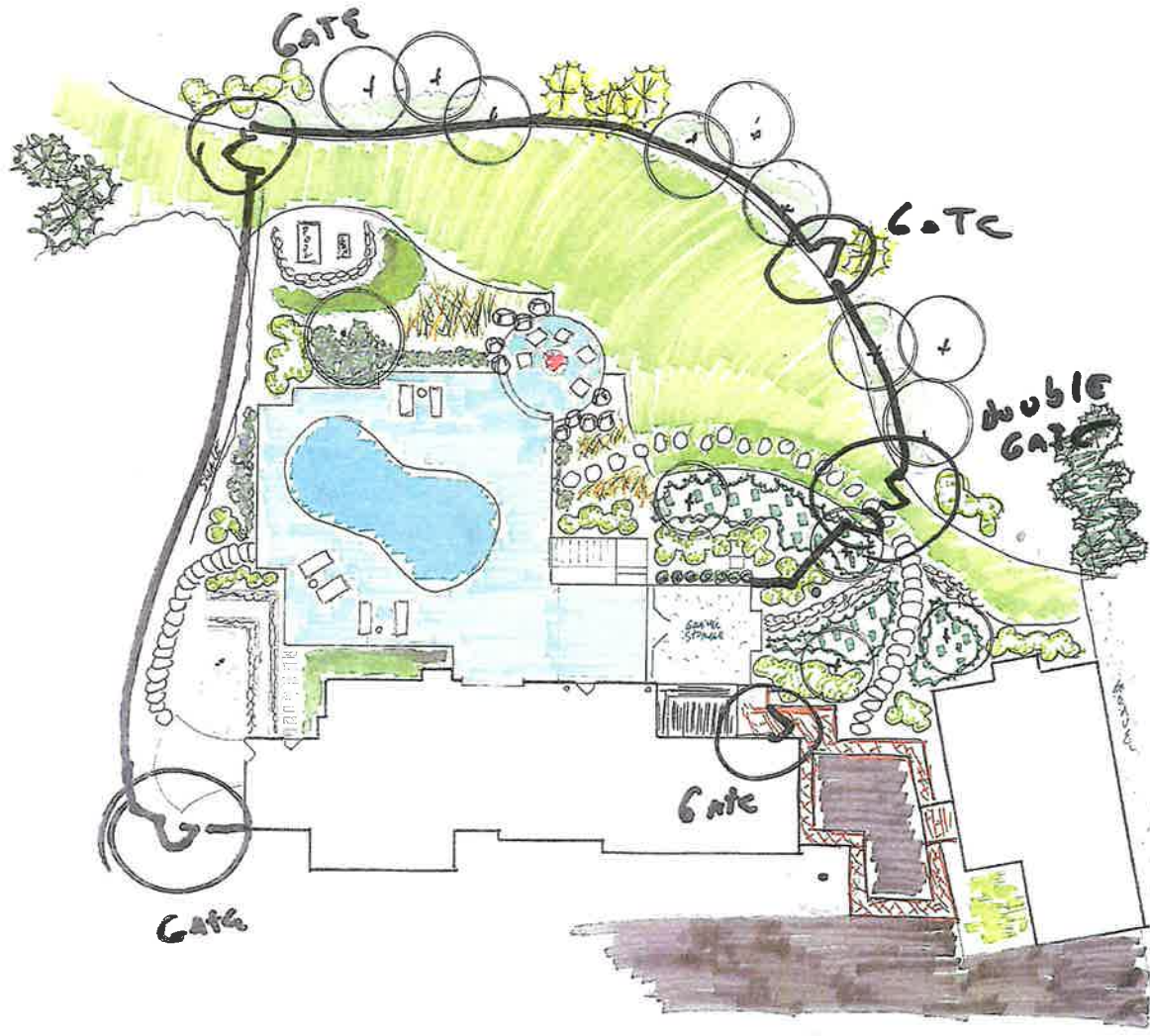
VILLAGE OF FRANKLIN BUILDING OFFICIAL





2224
Beachmont
Kaneohe Harbor
Michigan
48320

Tel: 248-400-6000
Fax: 248-400-5050



FENCE

This plan is a landscape concept and is intended for the client's use only. It is not a contract. The client is responsible for obtaining all necessary permits and approvals. The plan and specifications herein represent the property of Shecter Landscaping, Inc. and are not to be used for any other purpose without the written consent of Shecter Landscaping, Inc.

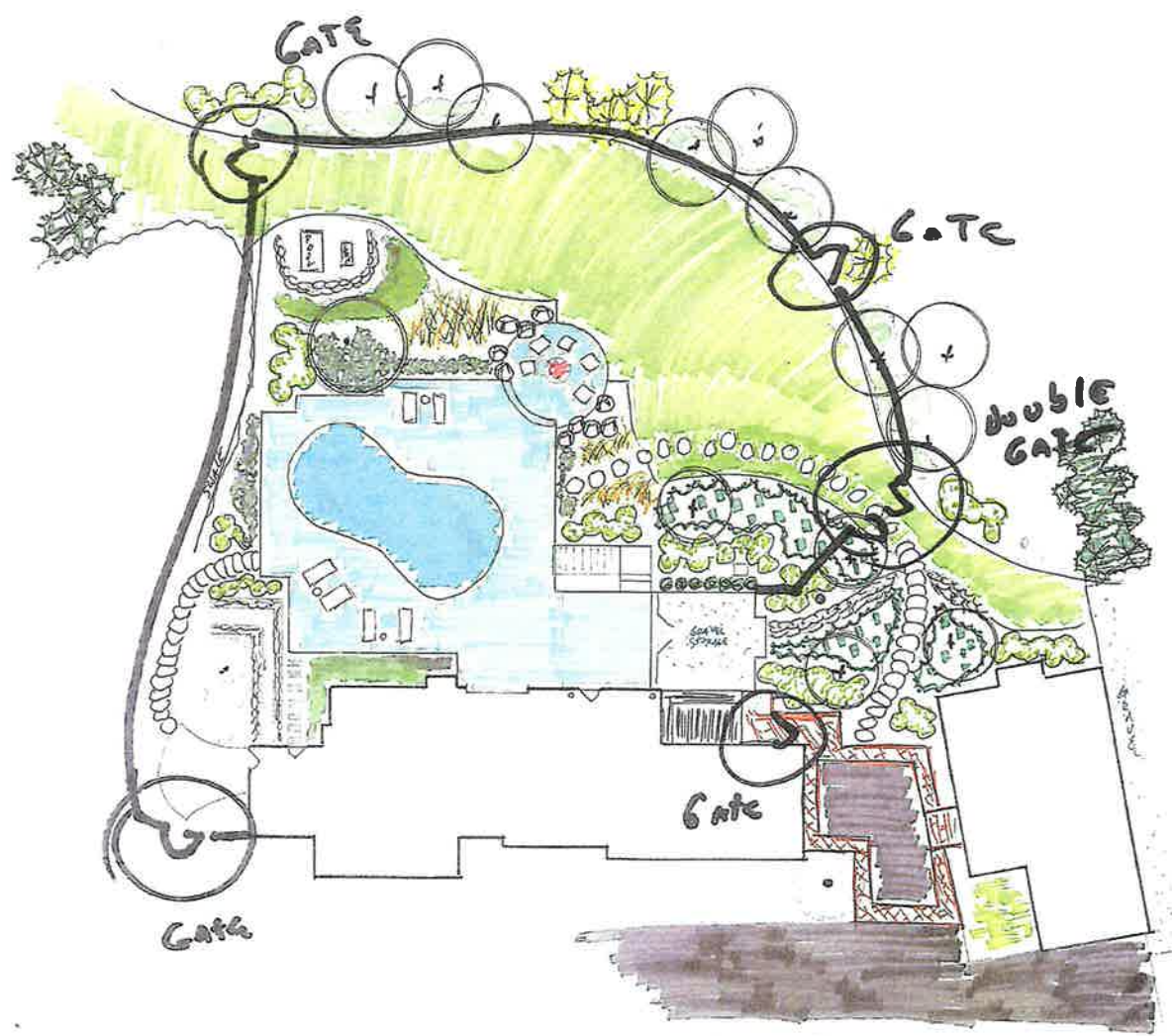
Project: Hovs Residence
2500 Maplewood
Fenton, MI

Date:	1/10	Sheet 1 of 1
Drawn by:	JD	Sheet 1 of 1
Checked by:	JD	Sheet 1 of 1
Date:	2/15/20	Sheet 1 of 1
Job No:	2003	Sheet 1 of 1



2224
Beechmont
Kings Harbor
Michigan
48320

Tel: 248-408-6000
Fax: 248-408-5050



FENCE

This plan is a landscape concept and is intended to be used as a guide only. It is not a contract. The client and contractor must agree on the scope of work and the price of the project before any work is begun. The client is responsible for obtaining all necessary permits and for the safety of the project. The contractor is responsible for the quality of the work and for the safety of the project.

6-15-20
7-13-20

Project
Hove Residence
2500 Hove Avenue
Beverly Hills, CA

Design By	
Client By	
Date	7-15-20
Job No.	2003



32325 Franklin Road, Franklin, Michigan 48025

FAX: (248) 626-0538

(248) 626-9666

PLAN REVIEW AND PERMIT CONDITION SHEET

June 20, 2021

#F 2021-057

Len DiGrande
American Fence and Supply Co. Inc.
21200 Schoenherr
Warrant, MI. 48089

Re: 25800 Meadowdale
Fence for pool

Owner: Mr. and Mrs. Hove

Builder: Same as applicant

Architect: NA

Status: It meets the zoning requirements however it requires **Historic District Commission** review and approval

Permit fee:

Permit minimum fee: \$100.00

Review fee minimum: \$100.00

NOTICE TO APPLICANT:

Statement of understanding and agreement:

I have read and understand the above remarks. I further acknowledge that the above remarks are conditions to and a part of the permit for this project.

Signature of Applicant

Date

Sincerely,
William Dinnan, Building Official



FENCE APPLICATION

INSPECTIONS 248-626-1601

PERMIT # F19-_____

DATE STAMP

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

NOTE: Some subdivisions have deed restrictions regarding fences. It is the applicant's responsibility to verify compliance.

The undersigned hereby applies for a permit to (describe project) Install Pool Fence

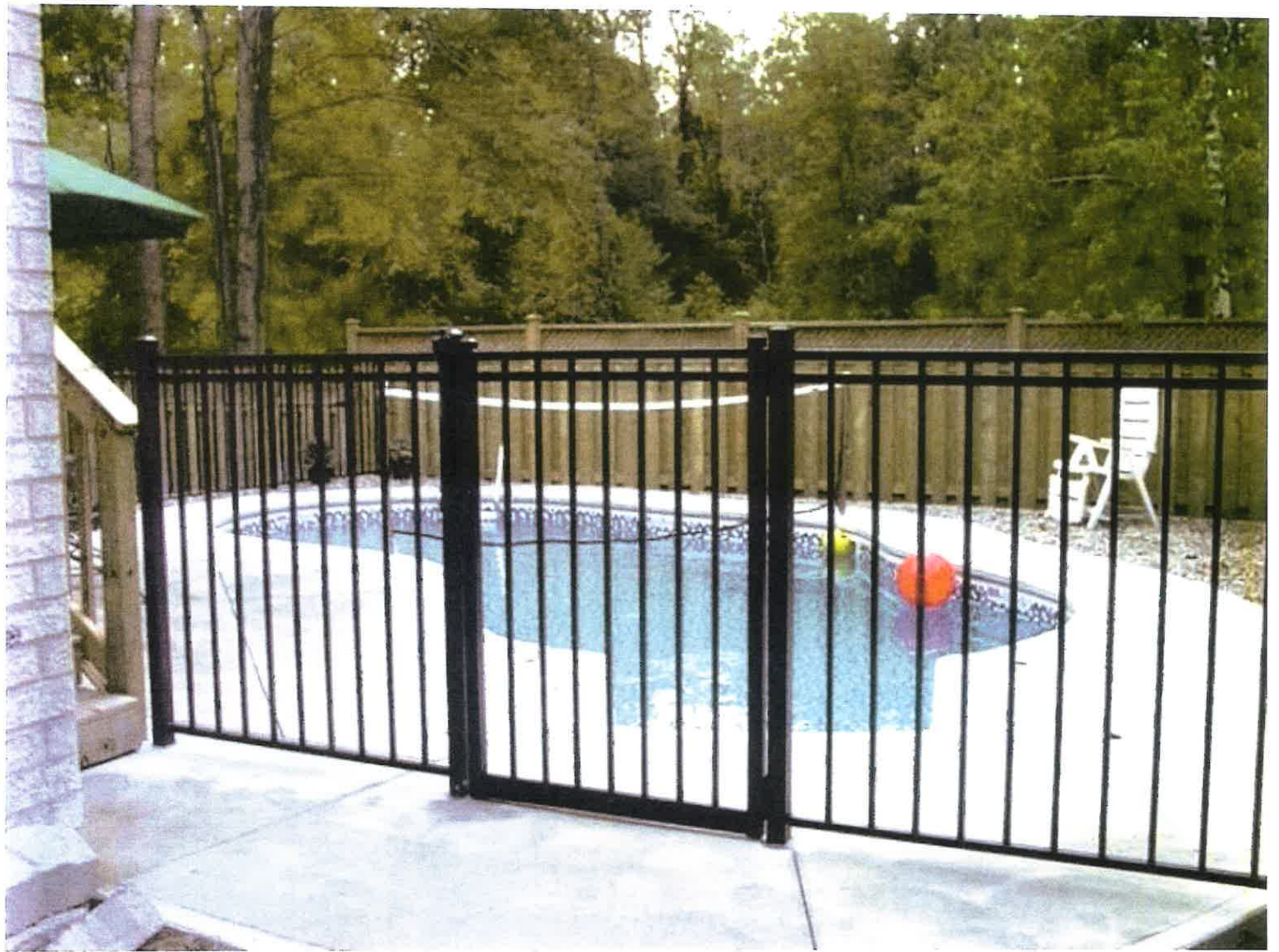
Current market value of project \$ 9000.00

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Zoning District
Address: <u>25800 Meadowdale</u>			
City/Village: <u>Franklin</u>	Township: <u>Southfield</u>	County: <u>Oakland</u>	Zip Code: <u>48025</u>
Between _____		And _____	
II. PARCEL IDENTIFICATION #			
A. OWNER OR LESSEE			
Name: <u>Mr. and Mrs. Hove</u>		Telephone No:	
Address: <u>25800 Meadowdale</u>	City: <u>Franklin</u>	State: <u>MI</u>	Zip Code: <u>48025</u>
B. ARCHITECT OR ENGINEER			
Name: <u>None</u>		Telephone No:	
Address:	City:	State:	Zip Code:
License No:	Expiration Date:		
C. CONTRACTOR			
Name: <u>American Fence and Supply Co., Inc.</u>		Telephone No: <u>(248) 545-7070</u>	
Address: <u>21200 Schoenherr</u>	City: <u>Warren</u>	State: <u>MI</u>	Zip Code: <u>48089</u>
License No:	Expiration Date:		
Federal Employer Number or Reason for Exemption: <u>383033669</u>			
Worker's Comp Insurance Carrier or Reason for Exemption: <u>ABC Self Insured Fund</u>			
MESC Employer Number or Reason for Exemption:			

Fence Material and Size Detail

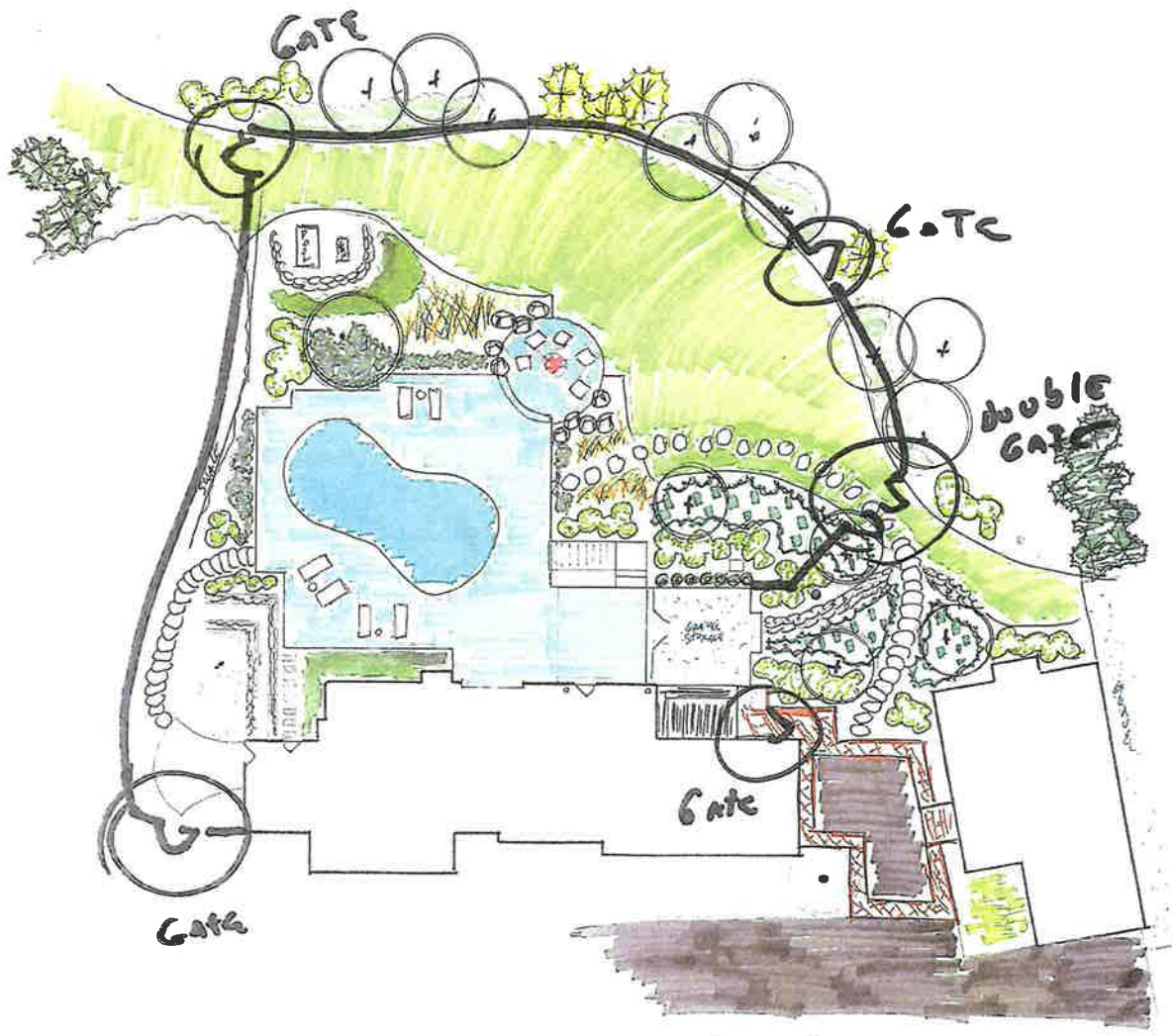
Type of Fence: Perimeter Feature: _____ Privacy _____ Electric Fence: _____ Other: <u>X</u> Pool _____	
Height of Proposed Fence: <u>48"</u>	Material of Proposed Fence: <u>Aluminum Picket</u>





2224
Beechmont
Keego Harbor
Michigan
48320

Tel: 248-408-5000
Fax: 248-408-5050



FENCE

This plan is a landscape concept and is intended to be used as a guide only. It is not a contract. The client is responsible for obtaining all necessary permits and approvals. The plan and specifications herein are the property of Shepherd Landscaping Inc. and are not to be reproduced without written permission.

Have Residence
1501 Alameda
Eden, MI 48421

Scale	1" = 10'
Designed By	JD
Checked By	JD
Date	2/25/04
Job No.	200402



32325 Franklin Road, Franklin, Michigan 48025

F: (248) 626-0538

T: (248) 626-9666

www.franklin.mi.us

NOTICE

VILLAGE OF FRANKLIN HISTORIC DISTRICT COMMISSION

**THE MEETING SCHEDULED FOR
WEDNESDAY, JUNE 2, 2021
IS CANCELED**

Posted: May 25, 2021

William Dinnan, Building Official and
Historic District Commission Facilitator