

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING**

WEDNESDAY, July 14, 2021, 7:02 P.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 Special Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, via Remote Zoom at 7:02 P.M.

II. ROLL CALL

Present: Gayle Timmis (Franklin), Mike Brassfield (Franklin), Jill Wilke (Franklin),
Laura Witty (Franklin) and Gary Roberts (Franklin)

Absent: Alek Kokoszka and Alex Stehekine

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

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

III. ADOPTION OF AGENDA

Roberts proposed one (1) addition to the agenda. The addition would be, **VI. NEW BUSINESS, D. Concerns of the Icehouse located at 32731 Franklin Rd.**

Motion by Timmis, seconded by Witty to adopt the agenda, as amended.

Ayes: Timmis, Brassfield, Wilke, Witty and Roberts

Nays: None

Absent: Kokoszka and Stehekine

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of May 5, 2021

Motion by Witty, seconded by Wilke to approve the minutes of the Regular Meeting of May 5, 2021, as received.

Ayes: Timmis, Brassfield, Wilke, Witty and Roberts

Nays: None

Absent: Kokoszka and Stchekine

Motion carried.

V. PUBLIC COMMENTS

No Public Comments

VI. UNFINISHED BUSINESS

A. Tangerine Square - 32731 Franklin Rd., Ste. 100-color tab submission

Roberts stated the Tangerine Square is the wine shop located at 32731 Franklin Rd., Ste. 100 which was tabled at the last meeting due to time restraints.

Roberts confirmed with Heather that there have been no other correspondences from the applicant. Heather confirmed no other correspondences have been received.

Roberts stated that the request be denied since the applicant never completed the application nor did the applicant come back to the Historic District Commission with the design and color based on what the applicant was going to do.

Motion by Roberts, seconded by Wilke to deny the sign located at 32731 Franklin Rd., Ste. 100 with the understanding that the applicant can reapply at any time when the applicant is ready.

Ayes: Timmis, Brassfield, Wilke, Witty and Roberts

Nays: None

Absent: Kokoszka and Stchekine

Motion carried

VII. NEW BUSINESS

A. Consider 32751 Franklin Rd., Salon & Shoppe Sign Application

Roberts stated the multi-tenant sign 32751 Franklin Rd., that had been known so well as the rotating sign actually looks like the Salon & Shoppe panel is fine and the color is correct based on the other individual signs that are currently there.

Roberts would like to have the spacing between the signs equal and to ask the applicant to restoring the sign and sign posts.

Timmis stated the sign should be painted white with the lettering be painted black.

Wilke agreed with Roberts suggestion on proper spacing and to have the sign sanded and painted.

Brassfield stated the application was not completed and the sign aesthetically needs to be cleaned up.

Motion by Timmis, seconded by Wilke to approve the application for the sign at 32751 Franklin Road for the Salon & Shoppe as submitted with the recommendation that the tenant discuss with the applicant the possibility of improving the overall sign including the spacing between the slat signs and painting on the top.

Ayes: Timmis, Brassfield, Wilke, Witty and Roberts

Nays: None

Absent: Kokoszka and Stchekine

Motion carried

B. Consider 27281 Ovid Ct. Demolition Application

Roberts stated there was detailed photography in the package. Roberts stated that this is a mid-60's ranch style home in the village. Roberts reminded the Historic District Commission that the commission is recommending the demolition and the Village Council will approve the demolition finding no intrinsic historical value to the property.

Timmis stated that when demolition occurs there should be an emphasis on inherence to the Village of Franklin Tree Preservation Ordinance.

Roberts stated as part of the demolition the applicant should protect any viable tree(s) in good condition.

~~**Motion by Witty, seconded by Wilke that the application of demolition at 27281 Ovid Ct. be recommended by the Historic District Commission to the Village Council to be approved with the recommendation that the applicant adhere to the Village of Franklin Tree Preservation Ordinance and to protect any viable tree(s) in good condition finding no intrinsic historical value.**~~

Motion by Witty, seconded by Wilke for the Historic District Commission, finding no intrinsic historic value, recommend approval of the demolition application at 27281 Ovid Ct. to the Village Council for their consideration; with a recommendation that the applicant adhere to the Village of Franklin Tree Preservation Ordinance and protect any viable tree(s.)

Ayes: Timmis, Brassfield, Wilke, Witty and Roberts

Nays: None

Absent: Kokoszka and Stchekine

Motion carried

C. Consider 25800 Meadowdale Fence Application

Roberts stated that the property has been before the Historical District Commission before for improvements to their property since it happens to be in the historical district.

Dinnan stated that the fencing would acts as a security for the pool as well meets the fence ordinance requirement.

Motion by Timmis, seconded by Wilke to approve the application for a pool fence in the rear yard of 25800 Meadowdale as presented in accordance with the Secretary of Interior Standards.

Ayes: Timmis, Brassfield, Wilke, Witty and Roberts

Nays: None

Absent: Kokoszka and Stchekine

Motion carried

D. Concerns of the Icehouse located at 32731 Franklin Rd.

Roberts stated the Historic Commission was prepared to take action on the Icehouse at a prior meeting but the gentlemen from the wine shop stated that the Historic District Commission did not have to do anything because he was going to step in and lease the building and fix up the Icehouse. The Historic District Commission decided to take no further action after his comments he made.

Roberts stated that the property owner is running the risk of demolition by neglect. Roberts stated he would like to see the Historic District Commission direct the building official to send a letter to the property owner that the Historic District Commission is very concern about the Icehouse structure and the whole notion of demotion by neglect and the owner take immediate action to secure the property.

Roberts stated that if the property owner did not do anything it would revert to a Village Council action which would have the village step in make the repairs and the repairs to the property owner's tax bill.

~~Roberts stated that no one wants to go down that path, but if the Historic District Commission at least find out where the path is there could be trouble later.~~

Dinnan spoke with Gorback the morning of July 14, 2021, at 10:30 A.M. who is the owner and when Gorback left he had a building permit application to repair the structure and also an application to demolish the Icehouse.

Dinnan informed Gorback that he needs to take some action, or the village will have to take action.

Dinnan informed Gorback has the responsibility to maintain the Icehouse and it has not been maintained and now the structure is in disrepair, but he still must make corrections.

~~Gorback's comment to Dinnan was if he puts money into the Icehouse, he will not be able to make any money back out of it.~~

Dinnan said with his prospective as the building official his obligation is to see that the Icehouse either gets fixed or taken down. Dinnan told Gorback that there are processes for either way Gorback will have to come back to the Historic District Commission for approval according to the ordinances.

Roberts stated that Historic District Commission cannot approve the demolition of the Icehouse which is a contributed attribute to the village and is a considered contributing structure that can't be demolished.

Dinnan stated the elements of westside the roof on the Icehouse has to be replaced because it has deteriorated and need to be replaced.

Roberts stated that the Historic District Commission could work with Gorback on possibly securing a CLG grant which then would allow for the village to park their historical fire truck on the site which is another avenue.

Davis stated that the Icehouse should not go into demolition by neglect, and it definitely does not need to be an Icehouse or anything even remotely close to an Icehouse. The structure just must retain the exterior appearance that the structure did over the significant time in its history, which it's a pretty rustic building so that should not be all that difficult.

Davis stated that the uses that have been discussed in the past would be fantastic. Davis stated she will be attending the GLC workshop and can report back the Historic District Commission at the August meeting on her findings for possible grant funding.

Motion by Roberts, seconded by Witty to direct the building official to correspond in writing with the owner of the Icehouse located behind 32731 Franklin Rd. expressing the Historical District Commission concern about the possibility of demolishing by neglect and requesting the owner take immediate steps to secure the building and prevent any further degradation pursuant to the village ordinance 1230.07 which is the section that deals with by demolition by neglect.

Ayes: Timmis, Brassfield, Wilke, Witty and Roberts

Nays: None

Absent: Kokoszka and Stchekine

Motion carried

VIII. Discussion Items

A. Report on Historic Study Committee Progress.

Davis stated the draft report has been updated and will be finalized. The draft report 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 with possible changes and sending the draft report to various cities and other organizations.

Roberts stated a draft report will be presented to the Village Council for review only.

IX. ADJOURNAMENT

Roberts stated the next meeting of August 04, 2021, would be in person at the Village Hall.

Motion by Roberts to adjourn the meeting.

The Meeting was adjourned at 7:47 P.M.

Submitted,

Connie Folk, Recording Secretary

Heather Mydloski, Village Clerk