

**Village of Franklin
Historic District Study Committee Meeting
Wednesday, September 01, 2021, 6:00 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, MI**

I. MEETING CALLED TO ORDER

The Meeting of the Historic District Study Committee was called to order by Gary Roberts, Chairman, at 6:03 PM.

II. ROLL CALL

Present: Nena Downing, Planning Commission, Fred Gallasch, former Village Council Trustee, Eileen Harryvan, former Franklin Resident, Gary Roberts, Historic District Commission Chairperson and Amanda Davis, Historic Preservation Consultant
Also Present: Heather Mydloski, Village Clerk

III. ADOPTION OF AGENDA

Motion by Gallasch, seconded by Harryvan to approve the agenda, as presented.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of March 24, 2021

Motion by Harryvan, seconded by Downing to receive and file the minutes of the Regular Meeting of March 24, 2021, as presented.

Motion was approved unanimously.

V. UNFINISHED BUSINESS

A. REVIEW DRAFT REPORT FORM

Roberts discussed with the Board his intent to come before the Village Council at the next meeting on September 13, 2021, and to the Historic District Study Report and answer any questions they or the public may have.

Roberts defined the Historic District Study Report Process he will conduct a formal presentation to the Village Council to outline the substance of the report:

- Submission to State Historic Preservation Office (SHPO), and various required entities.
- Adjustments SHPO may suggest will be submitted to the HDC within 60-75days.
- Submission of the HDSC Report to the Village Council for review.
- Submission of the HDSC Report to the Village Attorney for review.
- Submission of the HDSC Report to the Planning Commission for review.
- Draft ordinance amendment to be created.
- Village Council to publish and conduct a Public Hearing.
- Council to render a final decision based on all the above.

Davis submitted a formal timeline directly from the ordinance:

E. Transmit copies of the preliminary report for review to the Village Council, the Village Planning Commission, the Franklin Historic District Commission, the Michigan Department of History, Arts and Libraries, the Michigan Historical Commission and the State Historic Preservation Review Board; and

F. Make copies of the preliminary report available to the public.

(2) The Village Council may prescribe the time for preparation and transmittal of the preliminary report if the Council deems it in the public interest to do so.

(3) Not less than 60 nor more than 75 calendar days after the transmittal of the preliminary report, the Committee shall hold a public hearing. Notice will be published of the time, date and place of the hearing. Written notice shall be mailed by first class mail not less than 14 calendar days before the hearing to the owners of properties within the proposed Historic District, as listed on the tax rolls of the Village of Franklin.

(4) The Committee shall have no other powers, express or implied, beyond those listed in this section, except as may be otherwise expressly authorized by ordinance or resolution of Council.

(c) Actions to be Taken by the Historic District Study Committee and Village Council. After the date of the public hearing, the Historic District Study Committee and the Village Council shall, within the time prescribed by the Village Council, which shall not be more than one year, unless otherwise authorized by the Village Council, take the following actions:

(1) The Committee shall prepare and submit a final report with its recommendation and the recommendation, if any, of the Village Planning Commission to the Village Council. If the recommendation is to establish, modify or eliminate a Historic District or Districts, the final report shall include a draft of a proposed ordinance or ordinances.

(2) After receiving a final report that recommends the establishment, modification or elimination of a Historic District or Districts, the Village Council, at its discretion, may introduce and pass or reject an ordinance or ordinances establishing, modifying or eliminating one or more Historic Districts. If the Village Council passes an ordinance or ordinances establishing, modifying or eliminating one or more Historic Districts, the Village Council shall file a copy of that ordinance or ordinances, including a legal description of the property or properties located within the Historic District or Districts, with the Register of Deeds. The Village Council shall not pass an ordinance establishing a contiguous Historic District less than 60 days after a majority of the property owners within the proposed Historic District, as listed on the Village tax rolls, have approved the establishment of the Historic District pursuant to a written petition.

(3) At any time after expiration of the time limits set or prescribed by the Village Council pursuant to this section for the Historic District Study Committee to act, the Village Council may, in its discretion, proceed to introduce and pass or reject an ordinance as described in division (c)(2) hereof.

(d) Elimination of Districts. If considering elimination of a Historic District, the Committee shall follow the procedures set forth above for issuing a preliminary report, holding a public hearing and issuing a final report, but with the intent of showing one or more of the following:

(1) The Historic District has lost those physical characteristics that enabled establishment of the District.

(2) The Historic District was not significant in the way previously defined.

(3) The Historic District was established pursuant to defective procedures.

(e) Availability of Records. All writings prepared, owned, used, in possession of or retained by the Committee in the performance of any official function shall be made available to the public. (Ord. 2000-65. Passed 7-10-00; Ord. 2003-01. Passed 4-14-03.)

Roberts asked Davis to clarify if the report was stating that the Franklin Community Association (FCA) was non-contributing. Davis responded yes, because that the FCA is a landscape and not a historic design, so it has no real historic significance.

Roberts and Gallasch disagreed. Gallasch reminded the Board of the rich equestrian history of the FCA hosting horse shows in the Village for many years. The Board felt that the FCA would push back.

Roberts wanted to be armed with enough information for the Council to make an informed decision. His desire to add it was to keep it protected.

Davis stated that not one supporting document was submitted to her for the FCA, nor could she find a formal information on it either. She mentioned that it was prudent for the properties to give their consent for adoption into the Historic District. Harryvan stated that she thought their consent was not mandatory. Davis stated although it was not mandatory, it was prudent.

The Board reviewed typographical errors and minor content corrections.

There was a brief discussion on including the Franklin-Bingham Farms Police Department and the consensus was no.

Harryvan asked if the Franklin Cider Mill could ever be added. Davis clarified that the FCM cannot be added to the Franklin Historic District as it is part of another municipality.

B. PUBLIC COMMENTS

None

ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 6:45 PM.

Respectfully submitted,

Heather Mydloski, Village Clerk