

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, September 2, 2020 7:00 P.M.
Remote Zoom.us meeting**

Roberts introduced Alex Stchekine, the newest member of the Historic District Commission.

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, via Remote Zoom.us meeting at 7:05 P.M.

II. ROLL CALL

Present: Mike Brassfield, Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty

Absent: Alek Kokoszka, Alex Stchekine

Also Present: Bill Dinnan, Building Official; Eileen Pulker, Village Clerk; Roger Fraser, Village Administrator, Amanda Davis, Historic Preservation Consultant; Fred Gallasch, Village Council

III. ADOPTION OF AGENDA

Roberts requested to add under **VII. Discussion Items, B. Correspondence.**

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

Roll Call Vote

Witty	Aye
Brassfield	Aye
Wilke	Aye
Timmis	Aye
Roberts	Aye
Kokoszka	Aye
Stchekine	Aye

Motion carried.

Roberts reminded everyone that this Zoom meeting would be complying with the Open Meeting Act, which would include the Public Comments section, as well as the opportunity for the public to speak who wanted to speak on a specific agenda item.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of July 1, 2020

Motion by Timmis, seconded by Witty to approve the minutes of the Regular Meeting of July 1, 2020, as presented.

Roll Call Vote

Witty	Aye
Brassfield	Aye
Wilke	Aye
Timmis	Aye
Roberts	Aye
Kokoszka	Aye
Stchekine	Aye

Motion carried.

V. PUBLIC COMMENTS

None

VI. NEW BUSINESS

A. Consider an Application for a new Driveway and Pillars (fence) at 26041 Carol Avenue.

Lynn Sabbagh, owner of the property, proposed a semi-circular driveway made of crushed limestone from Carol Ave. to the existing driveway. For symmetry, she also proposed to add a new stone pillar to the left of the new drive, which would match the existing five (5) pillars. Responding to Roberts' inquiry about the stones, the contractor had told her that he would be able to find stones matching the original ones. The pillar would have the same cement cap on top and be the same dimensions.

Dinnan advised that according to Ordinance 1268.28 FENCES, a fence permit would be necessary. Sabbagh said that on Monday she had submitted a Fence Application with a check to the Village Office. Dinnan would get back to her the next time he is in the Office.

Motion by Witty, seconded by Wilke to approve the application, which was received on August 17, 2020 for a new semi-circular driveway and stone pillar at 26041 Carol Avenue. The project plan was in accordance with the Secretary of the Interior's Standards for Rehabilitation #2 and #9.

Roll Call Vote

Witty	Aye
Brassfield	Aye
Wilke	Aye
Timmis	Aye
Roberts	Aye
Kokoszka	Aye
Stchekine	Aye

Motion carried.

B. Consider an Application for a Window Sign at 32652 Franklin Road.

The owner was not present. There was a discussion of whether the entire sign was a sheet of vinyl or individual vinyl letters. Roberts stated that typically they were letters applied on the inside of the window.

Dinnan would be calculating the covered window area because the Ordinance had a limitation. He would also ask what the “THX” sign was and why it was in the window. A sign was a sign if it could be read from the interior of the building. He would deal with this matter administratively.

Motion by Timmis, seconded by Kokoszka to approve the Sign Application for a window sign at 32652 Franklin Road received on August 19, 2020 subject to final review by the building official and approval of the sizes and other Ordinance items related to Signs and subject to these being white vinyl letters placed on the inside of glass windows, per the Secretary of the Interior’s Standards for Rehabilitation #10.

Kokoszka raised the question of whether the “THX” sign was part of this motion. Dinnan stated he believed it was not part of the application and he would deal with it separately.

Roll Call Vote

Witty	Aye
Brassfield	Aye
Wilke	Aye
Timmis	Aye
Roberts	Aye
Kokoszka	Aye
Stchekine	Aye

Motion carried.

C. Consider an Application for a Ground and Wall Sign at 32611 Franklin Road (Loyal Paws).

Roberts explained this application was for a replacement sign for a new business, Loyal Paws, which was going into the old location of Jacqueline Drake Gallery sign. The change was only for the graphics and not the actual sign itself.

Jason Dickman, represented the owner, Ben Riggan, a Franklin resident living on Irving. The main facility of Loyal Paws is in the Clarkston area. The sign company would be the same as the one the Drakes used, the exact materials, the exact size of the freestanding sign with white posts, and the exact size of the sign next to the front door. The only change would be the graphics for “Loyal Paws Pet Memorial Center”.

Dinnan, being familiar with Riggins’ other location which was actually in Brandon Township, explained the nature of the business, including the grieving support for a pet. Dickman gave additional details that pertain to the Franklin location. It was hoped that the opening would be the weekend of September 13, 2020.

Responding to Roberts, Dickman did not anticipate any changes to the outside of the building.

Timmis inquired about the colors of the signs and Dickman replied they would be similar to the Drake Gallery with a brown background and the five (5) color Loyal Paws logo. He would forward the color copy of the proposed signs to the Commissioners. The sign at the door would have the colors reversed with a dark green for contrast.

Kokoszka's question concerned the lighting of the sign. The lights, which had been there before, were extremely bright and broken and, in fact, were the brightest ones in Franklin. He inquired as to the plan for lighting. Dickman said the broken lights had been replaced about a month ago with LED's and were on a timer. He, personally, had not seen them on at night but suggested Kokoszka look tonight and let him know, if they remained to be too bright. Kokoszka hoped they were dull, as previously they had shown into one of his bedrooms. Kokoszka's second concern related to the purple red line, which ran through the sign location indicating the possible location of a sidewalk and the removal of the tree. What was the status of that?

Fraser stated that the property was zoned commercial and, in accordance with the approved plan, the sidewalk would go around the tree with a landing. A sidewalk would be at that corner going to the west and to the north. He, Dickman, and the property owner would have to talk about the location of the sign.

Dickman had no problem of "tabling" a decision on his application until the exact location of the sign could be determined. However, he was unsure about the condition of the business' "temporary" sign. The sign itself was not going to change, only the location.

Dinnan reminded the Commissioners there were two (2) sign applications to be considered: one (1) on the building and one (1) freestanding ground sign. Due to COVID-19, the production company was running behind, therefore, Dickman preferred that both signs be approved and the location of the freestanding ground sign could be approved later. Roberts has requested that the Village review and resubmit a design showing how the new walk will terminate and the Kokoszka property so as to appear planned beyond just a "missing" section to the north.

Motion by Stchekine, seconded by Kokoszka to approve the two (2) signs at 32611 Franklin Road, as submitted, with the understanding that a new application would be submitted for a new relocation of the ground sign in the event it became necessary. The use was in accordance with the Secretary of the Interior's Standard for Rehabilitation #1.

Roll Call Vote

Witty	Aye
Brassfield	Aye
Wilke	Aye
Timmis	Aye
Roberts	Aye
Kokoszka	Aye
Stchekine	Aye

Motion carried.

VII. DISCUSSION ITEMS

A. Report on Historic Study Committee Progress.

Davis outlined and updated the Commissioners on the report. Her goal was to have a draft of the entire report finished by the end of September. Roberts explained that the draft of the report needed to be approved by the Study Committee and then made available to the Historic District Commission and the Village Council. According to Davis, the report would go to SHPO, (Historic Preservation Office) and she anticipated that it would be sent back with many items they would like to be added or removed.

B. Correspondence

Roberts acknowledged the Commissioners' receipt of correspondence and stated he was not interested in having a detailed debate because 100% of it was in accordance with the plan that was already approved, with the exception of the deletion of the sidewalk in front of the four (4) residences. This matter had already been considered.

Lamott stated he did not have first-hand knowledge due to the lack of public communication; however, to his knowledge the light poles had been changed. Roberts disagreed and described the poles according to the communication he had received today. Additionally, Lamott found a discrepancy with the location of curbing and material, which the Historic Commission had approved. Roberts explained the plan and gave details. Lamott's concern was that with all the small changes, the Village would end up with an uncoordinated Streetscape plan that no one liked and the HDC was the ultimate "experts" on historic preservation. HDC should be involved in this and he sensed that it was not.

Roberts stated that the only thing that had changed was the sidewalks in front of the four (4) houses, which was due to the Court ruling, and any change to the approved plan would require resubmission to the HDC.

Lamott wondered why bother having a sidewalk on the west side to the gallery? Roberts stated the Commission had agreed it would review the plan in total and not "piecemeal" it. There was a discussion about the bollards and Gallasch informed Roberts and the Commissioners that Hansen had taken them out of the plan. Such information was an example of the lack of communication to which Lamott had referred. Roberts reiterated that he did not believe that was true and the only deletion was the court ordered walkway section and components associated therewith. Lamott further acknowledged that the Commission needed to know if the bollards were to be included or not and if the sidewalk at Wellington was going to change. Those revisions would not be in accordance with the plan and would need to come back to the HDC to do that. Roberts agreed.

With respect to the bollards, Fraser would check the plans and email the Commission and Lamott.

Roberts acknowledged the receipt of the letter to the HDC from Betty-lee Hepworth. In it, she was opposed to some of the components of the Streetscape.

Motion by Roberts, seconded by Timmis to receive and file the correspondences from Lamott (9/1/2020 email) and Hepworth (9/2/2020 letter).

Roll Call Vote

Witty	Aye
Brassfield	Aye
Wilke	Aye
Timmis	Aye
Roberts	Aye
Kokoszka	Aye
Stchekine	Aye

Motion carried.

Fraser shared that an old base for a street lamp had been found near the hair studio on Franklin Rd. The base was steel or iron with wires inside and was sitting on a concrete base. He will take pictures of it and share with the Commission. Stchekine saw it today and noted it was a cast-iron base from early last century. It had original wiring and modern wiring tangled up inside of it. Lamott said the Museum had a picture of that when it was functioning in front of the Van Every Hotel at the SW corner of the property.

VII. ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

The meeting was adjourned at 8:06 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk