



32325 Franklin Road, Franklin, Michigan 48025

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**PLANNING COMMISSION
SPECIAL MEETING
Wednesday, September 08, 2021, 7:00 PM
AGENDA**

The Village Planning 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/82011081259?pwd=STltblVFO1pxUDBzSHIVQzBhdXBtOT09>

WEBINAR ID: 820 1108 1259 PASSCODE: 357537 TELEPHONE: +1-646-558-8656

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of Minutes
 - A. Special Meeting, August 11, 2021
- V. Council Liaison Report
- VI. Budget and Expenses Report
- VII. Public Comments
- VIII. Unfinished Business
 - A. Sign Ordinance-Temporary and Personal Expression Signs
 - B. Master Plan Implementation
 - 1. Safety Pathways/Safe Walking Zones
 - a. Village Owned Land Inventory and Analysis
 - b. Safety Pathway Plan
 - c. Village of Franklin Connectivity Pathways
 - C. Master Plan Review
- IX. General Communication
 - A. Upcoming Meeting Dates: Next Regularly Scheduled Regular Meeting, October 20, 2021, 7:00 PM.
- X. Adjournment

Posted: September 02, 2021

Heather Mydloski, Village Clerk

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 in writing at 32325 Franklin Road, Franklin, MI 48025 or by calling the Clerk’s Office, at 248-626-9666.

Village of Franklin, Michigan

**Public Notice for Virtual Meeting of the Planning Commission via “Zoom.us©”
Scheduled for 7:00 p.m. on Wednesday, September 08, 2021, 7:00 PM**

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 Planning Commission Meeting** will be held via “Zoom.us©” 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 ways:

LINK: <https://us02web.zoom.us/j/82011081259?pwd=STltblVFQ1pxUDBzSHlVQzBhdXBtQT09>
WEBINAR ID: 820 1108 1259 **PASSCODE:** 357537 **TELEPHONE:** +1-646-558-8656

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. Public comments are limited to 2 minutes per speaker unless an extension of time is approved by the chairperson.
 - 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
PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY, August 11, 2021, 7:00 P.M.
32325 Franklin Road. Franklin, Michigan
48025**

The Village Planning 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 Planning Commission was called to order by David Goldberg, Chairman, via Remote Zoom at 7:00 P.M.

II. ROLL CALL

Present: Paul Brakeman, Franklin, MI; Nena Downing, Franklin, MI; David Goldberg, Franklin, MI; Pete Halick, Franklin, MI; Linda Hiller Novak, Franklin, MI; and Stuart Wooters, Franklin, MI (called in @ 7:05 PM)

Absent: Raj Abbass

Also Present: Heather Mydloski, Village Clerk and Chris Doozan, Planning Consultant, McKenna & Associates

III. ADOPTION OF AGENDA

Motion by Brakeman, seconded by Downing to adopt the Agenda, as presented.

Ayes: Brakeman, Downing, Goldberg, Halick and Novak

Nays: None

Absent: Abbass and Wooters

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of July 21, 2021

Suggested Amendments:

1. Downing stated she did not recall Bill Dinnan being at the meeting but was as listed as present. She asked that the minutes be corrected as such.
2. Downing on page five (5), second paragraph it should say, Chief Roberts not Rogers.

Motion by Novak, seconded by Brakeman to approve the minutes of the Regular Meeting of July 21, 2021, as amended.

Ayes: Brakeman, Downing, Goldberg, Halick and Novak

Nays: None

Absent: Abbass and Wooters

Motion carried.

V. COUNCIL LIAISON REPORT

Goldberg stated that the Village of Franklin attorney modified the Garden Fence Ordinance that was adopted as it was incomplete. Council also approved several Civic Event Permits. Goldberg stated there was a discussion on water and that moving forward prior to the council meeting between 6pm-7pm accept when there is a sewer meeting there will be water meeting scheduled to discuss various options for municipal water.

VI. BUDGET AND EXPENSES REPORT

No Budget/Expense Report was presented.

No action was taken.

VII. PUBLIC COMMENTS

No Public Comments.

Downing stated she contacted Michigan Association of Planners (MPI) and spoke to Cheryl in the office. Cheryl conveyed they are on summer break and will not resume conversations about the topic until September. Downing was advised it is possible that any community with a Short Term Rental (STR) Ordinance in place; whether it is for or against, may have the possibly of being grandfathered in.

Cheryl further stated MPI is urging communities to consider establishing an STR ordinance; in the event such an ordinance may be grandfathered. If so, this may allow the ordinance to supersede any state mandates that permit STR's in the Village.

Downing further stated Cheryl was adamant and suggested the Planning Board pursue and complete any ordinance prior to when MPI meets next to decide on STR's.

Goldberg will present MPI's suggestion for an STR ordinance to the Village Council at their September 13, 2021, meeting. He will also apprise the Village Attorney, requesting his opinion on the matter so Council may have a well-rounded understanding of the topic.

Halick asked Mydloski is she was aware of a petition regarding Short Term Rentals that was submitted to the Village by residents around Hersheyvale. Mydloski stated she was not aware of any such petition but would investigate.

VIII. NEW BUSINESS

A. Introduction of the Village of Franklin Connectivity Pathways

Goldberg stated that Hubbell, Roth, and Clark (HRC); Roger Fraser, Village Administrator; and Bill Lamott, Village President; worked alongside Michigan State Representative Andy Levin in hopes to obtain a community block funding grant for the enhancement of connectivity pathways within the Village.

Goldberg stated that in the PC meeting packet there is information on eight (8) proposed cross sections that have been identified with potential for pathway connectivity.

Responding to Novak, Goldberg clarified that the Commissioners thoroughly review and analyze the proposed areas to make sure they make sense before any action is taken.

Brakeman asked if the recommendation of a 10 ft. wide pathway was too wide?

Goldberg stated there is nothing in the village that is 10 ft. wide, and the size would be half that size. He commended Brakeman for his astute observation.

Brakeman also asked if there would be solar lighting on the pathways and or alleyways?

Wooters stated he would like to know what the actual proposed widths of these paths. He further stated a 10 ft. path would be an absorbent cost and therefore prove to be dead in the water.

Wooters suggested letters should be sent to the homeowners requesting approval to install the pathways on their property lines.

Goldberg stated that unfortunately, the Village did not receive the grant and now it must be determined where and how these pathways may be installed.

Mydloski stated that she looked at previous Village Council minutes of July 19th, 2021, stated that HRC's proposed total of \$765,000.00 for the construction of the pathways was an all-inclusive pricing structure with normal built-in contingencies.

Downing stated that in the Master Plan that is in effect states a connectivity pathway would be included. Downing inquired as to whom would be maintaining these pathways?

Doozan suggested HRC do some work on the proposed connectivity pathway design, prior to distributing a letter to residents. Doozan stated that a 10 ft. wide paved pathway was inconsistent to what Fraser and Lamott put forth in the grant request regarding the rural aesthetic of Franklin. He further stated that he believed the pathway should be no more than 4-5ft. wide in width and other surface options should be considered, not only pavement. Doozan pointed out that limestone trails have a rural aesthetic.

Novak stated it would be prudent to step back, review the proposed plan, and prioritize the locations of the pathways.

Goldberg suggested a decision should be made on how wide the pathways be, material that should be used and what proposed areas should be developed.

No Action Was Taken

IX. UNFINISHED BUSINESS

A. Review of Sign Ordinance-Temporary and Personal Expression Signs

Doozan stated the Planning Commission needs to decide the number of temporary signs to be allowed per residence and the total duration of time they will be permitted.

Doozan stated that after last month's meeting he came up with the following provision:

- One temporary sign up to 4 ft. in height shall be permitted on each parcel for a duration of up to one year. And then on corner parcels one such sign should be permitted per street frontage.
- In addition, x number of temporary signs not knowing how many the Planning Commission wanted to permit, x number of temporary signs up to 2 ft. in height shall be permitted on each parcel for duration of up to ninety (90) days.

Doozan stated what that provision does is that it allows for real estate signs that are particularly 4 ft. in height for up to one year, with all other temporary signs which are 2 ft. in height for only a duration of ninety (90) days.

Goldberg reviewed temporary sign regulations with the Planning Board.

Goldberg stated that someone receives three (3) signs and the categories at one (1) month, three (3) months and deferred to Novak if it should be six (6) months to one (1) year.

Downing would support three (3) signs per standard lawn and four (4) signs for a corner parcel. Downing suggested that a sign permit be required but at no cost to the applicant. The permit would allow the Village to have a record of temporary sign placement so that consistency could be maintained with code enforcement.

Halick would support three (3) signs and would support the one (1) year, ninety (90) day and thirty (30) day installation option.

Goldberg reviewed neighboring communities temporary sign regulations. Goldberg continued discussion.

Brakeman stated that he likes the temporary sign regulations status quo.

Wooters stated he agrees to one (1) real estate sign per parcel and likes the temporary sign regulations status quo.

Goldberg pointed out that if the ordinance is passed, how will code enforcement enforce the sign regulations, as the Village doesn't need an unenforced ordinance.

No Action Was Taken

B. Consider Proposal for Wetland Boundary and Tree Survey

Goldberg stated survey sought to identify where the wetland and protective trees are located. He further stated the public input was a vital component.

Goldberg stated that hiring Save-A-Tree for the tree survey and HRC to perform the wetland boundary survey was a possibility to remain consistent. However, both Save-A-Tree and HRC had stated that Marx Wetlands LLC came highly recommended both for ability and affordability.

Doozan stated that the proposals need to include an actual map of a tree survey.

Motioned by Halick, seconded by Downing to recommend to council to approve the Proposal for Professional Services for the Village of Franklin for the four (4) parcels as identified and not to exceed \$8,000 to perform the work as described in the proposal as

amended by the Planning Board Commission, that will include in task 2 a table and map of a tree survey.

Ayes: Brakeman, Downing, Goldberg, Halick, Novak and Wooters

Nays: None

Absent: Abbass

Motion carried.

C. Master Plan Implementation

~~1. Safety Pathways/Safe Walking Zones~~

~~a. Village Owned Land Inventory and Analysis~~

~~b. Jen Stan~~

~~c. Safety Pathway Plan~~

~~d. —~~

D. Master Plan Review

Downing asked if the changes could be red lined throughout the document.

IX. GENERAL COMMUNICATION

A. Upcoming Meeting Dates: Next Regularly Scheduled Special Meeting, September 08, 2021, 7:00 PM.

Motion by Wooters, seconded by Novack that the Next Regularly Scheduled Meeting on September 8, 2021, 7:00 PM will continue as zoom.

Ayes: Brakeman, Downing, Goldberg, Halick, Novak and Wooters

Nays: None

Absent: Abbass

Motion carried.

X. ADJOURNAMENT

Motion by Brakeman, seconded by Downing to adjourn the meeting.

The Meeting was adjourned at 10:30 P.M.

Respectfully Submitted,
Connie Folk, Recording Secretary

Heather Mydloski, Village Clerk

**VILLAGE OF FRANKLIN
PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 21, 2021, 6:00 P.M.
32325 Franklin Road. Franklin, Michigan 48025**

The Village Planning 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 Planning Commission was called to order by David Goldberg, Chairman, via Remote Zoom at 6:05 P.M.

II. ROLL CALL

Present: Nena Downing, Franklin, MI; David Goldberg, Franklin, MI; Pete Halick Franklin, MI; Linda Hiller Novak Franklin, MI; and Stuart Wooters, Franklin, MI.

Absent: Raj Abbass, Franklin, MI; Paul Brakeman Franklin, MI.

Also Present: Kathy Erlich, Village Council Liaison; ~~Bill Dinman, Building Official~~, Heather Mydloski, Village Clerk; Roger Fraser, Village Administrator; Chris Doozan, Planning Consultant, McKenna & Associates.

III. ADOPTION OF AGENDA

Goldberg proposed one (1) addition to the agenda. The addition would be, VII. NEW BUSINESS, B. Election of Officers.

Motion by Downing, seconded by Novak to adopt the agenda, as amended.

Ayes: Downing, Goldberg, Halick, Novak, Wooters

Nays: None

Absent: Abbass and Brakeman

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of June 16, 2021

Mydloski stated that Sarah Traxler, Planning Consultant, McKenna & Associates was listed as present but was not at the meeting, so she will be removed.

Downing stated although it is not a change in the minutes, she did not receive a copy of the Temporary Sign Application that was promised to the Commissioners as stated in the minutes.

Downing stated on page 4, under General Communication Regular Meeting, the date was incorrectly listed as July 7, 2021. The meeting was to be scheduled for July 21, 2021, and should be corrected accordingly for the record.

Motion by Wooters, seconded by Novak to approve the minutes of the Regular Meeting of June 16, 2021, as amended.

Ayes: Downing, Goldberg, Halick, Novak, Wooters

Nays: None

Absent: Abbass and Brakeman

Motion carried.

V. COUNCIL LIAISON REPORT

Goldberg stated that both ordinances that were suggested by the Planning Commission were adopted by the Village Council on July 19, 2021:

1. Ordinance 1268.28; Creating Standards for Garden Enclosures amendments are proposed to Section 1268.28.
2. Ordinance 1240.08; and Ordinances 1250 and 1256; Creating a Public / Institutional Zoning District.

Erlich stated the Village Planning Commission will be reviewing the Village Connectivity Pathways Plan. Goldberg stated the engineering consultant put together eight (8) areas in Franklin Village where pathway connections could be done through private property easements to connect subdivision and the information will be provided to the Village Planning Commission for review and to determine the practical routes.

Goldberg stated that the Village Planning Commission meeting date may be changed understanding commissioners would like to attend happenings that are occurring in Franklin Village.

VI. BUDGET AND EXPENSES REPORT

Goldberg stated that the final budget for the year came in under \$500.00.

Downing inquired about the "Signs for Council" item in the amount of \$11.99 listed as miscellaneous on the June Planning Commission Budget Report that was submitted in the meeting packet. She pointed out the entry was inconsistent.

Mydloski stated that she would verify what the invoice was for and will inform the Village Planning Commission of her findings.

VII. PUBLIC COMMENTS

No Public Comments

VII. NEW BUSINESS

A. Election of Officers for 2021-2022

- 1. Nominated by Downing, seconded by Wooters to nominate Goldberg as the Chairperson Village Planning Commission. Goldberg accepted the nomination**

Ayes: Downing, Goldberg, Halick, Novak, Wooters

Nays: None

Absent: Abbass and Brakeman

Motion passes.

- 2. Nominated by Goldberg, seconded by Novak to nominate Downing as the Vice-Chairperson Village Planning Commission. Downing accepted the nomination**

Ayes: Downing, Goldberg, Halick, Novak, Wooters

Nays: None

Absent: Abbass and Brakeman

Motion passes.

- 3. Nominated by Goldberg, seconded by Downing to nominate Halick as the Secretary Village Planning Commission. Halick accepted the nomination**

Ayes: Downing, Goldberg, Halick, Novak, Wooters

Nays: None

Absent: Abbass and Brakeman

Motion passes.

B. Consider Proposal for Wetland Boundary and Tree Survey

Goldberg reviewed the proposal to analyze the four (4) parcels where the wetlands are, to complete a tree analysis which includes tagging the tree, approximately ten (10) of property not to exceed the amount which would need to be approved by the Village Council.

Goldberg stated that there are site surveys for each parcel by Hubbell, Roth, and Clark (HRC). Doozan stated there will be a list of trees but there is an extra charge for a mapping of trees which would be recommended and the consultant will be also flagging the wetlands.

Goldberg stated that for future planning of pathways a wetland survey would be a requirement to proceed on future trail systems.

Halick stated that the information collected from the proposed study would be good information that would be inserted into the Village of Franklin Master Plan.

Goldberg will ask the consultant for a quote for a wetland mapping, tree inventory and a natural inventory for the four (4) parcels which would include invasive species as well.

Goldberg will ask for examples on what the four (4) parcels maybe used for, for future planning.

Goldberg will also ask HRC and see what costs would be incurred for the same service and any other changes that HRC might suggest.

No Action Was Taken.

IX. UNFINISHED BUSINESS

A. Review of Sign Ordinance-Temporary and Personal Expression Signs

Doozan reviewed his submitted report.

Commissioners discussion of temporary sign regulations at the June 16, 2021, meeting.

Doozan collected information from nearby communities regarding their regulations. Particular interest was the length of time that other communities allowed temporary signs to be displayed.

Doozan stated the Village of Franklin currently allows most temporary signs to be displayed for a duration of 90 days. Information from five communities, the four that abut Franklin plus the City of Birmingham was collected information not only about duration of display, but also about other relevant temporary sign regulations.

Goldberg stated that he wants the Village Commission to thoroughly review Doozan's memorandum and at a future meeting to have ideas that maybe discussed on how to address the temporary and personal signs.

Novak agreed to discuss this item at a future Village of Franklin Planning Commission.

Goldberg stated that the Village Commission needs a standard sign ordinance for temporary and personal expression signs for the number of signs that are allowed and the criteria to determine that and length of time that the temporary signs maybe placed out.

Erlich asked about linking the duration and the number of temporary signs allowed. Goldberg liked the idea from Erlich.

Goldberg stated that the Village Commission will assist with the easement issues when placing the temporary signs.

Wooters stated the temporary signs could be event driven. Wooters asked that Chief ~~Rogers~~ Roberts be at the next Village of Franklin Planning Commission meeting. Goldberg stated that Code Enforcement would be the individual to invite to a future meeting.

No Action Was Taken.

B. Short Term Rentals

Goldberg asked that Short Term Rentals be removed from the Agenda.

C. Master Plan Implementation

- 1. Safety Pathways/Safe Walking Zones**
 - a. Village Owned Land Inventory and Analysis**
No discussion.
 - b. Jen Stan**
No discussion.
 - c. Safety Pathway Plan**
No discussion.

D. Master Plan Review

Items were previously discussed.

X. GENERAL COMMUNICATION

- A. Upcoming Meeting Dates: Next Regularly Scheduled Meeting: August 18, 2021, 7:00 PM**

Motion by Goldberg, seconded by Wooters to move the Village Planning Commission Regular Meeting from August 18, 2021 to August 11, 2021 which will be the last Zoom meeting at 7:00 PM.

Ayes: Downing, Goldberg, Halick, Novak, Wooters

Nays: None

Absent: Abbass and Brakeman

Motion carried.

Motion by Goldberg, seconded by Novak to move the Village Planning Commission Regular Meeting from September 15, 2021 to September 8, 2021 at 7:00 PM in person.

Ayes: Downing, Goldberg, Halick, Novak, Wooters

Nays: None

Absent: Abbass and Brakeman

Motion carried.

XI. ADJOURNAMENT

Motion by Downing, seconded by Wooters to adjourn the meeting.

The Meeting was adjourned at 7:42 P.M.

Respectfully Submitted,
Connie Folk, Recording Secretary

Heather Mydloski, Village Clerk

Amended

PLANNING COMMISSION BUDGET
FY2021/2022

VENDOR	YTD 8/31/2021	CURRENT %	ESTIMATED Available	TOTALS Budget
MCKENNA	\$ 2,996.25	18.05%	\$ 13,603.75	\$ 16,600.00
MASTER PLAN		0.00%	\$ 2,000.00	\$ 2,000.00
MINUTES	\$ 180.00	12.00%	\$ 1,320.00	\$ 1,500.00
ENGINEERING		0.00%	\$ 3,570.00	\$ 3,570.00
PH NOTICES		0.00%	\$ 200.00	\$ 200.00
Membership	\$ 675.00	84.38%	\$ 125.00	\$ 800.00
MISC				
TOTAL	\$ 3,851.25		\$ 20,818.75	\$ 24,670.00

PLANNING COMMISSION DETAIL FOR BUDGET - ACTUAL PER MONTH-FISCAL 2021-22															YTD	TOTAL
VENDOR	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22				
MCKENNA		\$ 2,996.25												\$ 2,996.25	\$ 16,600.00	
MASTER PLAN														\$ -	\$ 2,000.00	
MINUTES	\$ 75.00	\$ 105.00												\$ 180.00	\$ 1,500.00	
ENGINEERING														\$ -	\$ 3,570.00	
PH NOTICES														\$ -	\$ 200.00	
Membership	\$ 675.00													\$ 675.00	\$ 800.00	
TOTALS	\$ 750.00	\$ 3,101.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,851.25	\$ 24,670.00	

PLANNING COMMISSION DETAIL FOR BUDGET - ACTUAL PER MONTH-FISCAL 2020-21															YTD	TOTALS
VENDOR	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21				
MCKENNA	\$ 1,551.25		\$ 2,358.75	\$ 1,785.00		\$ 1,870.00	\$ 1,020.00		\$ 382.50	\$ 3,272.50	\$ 467.50	\$ 1,976.25		\$ 14,683.75	\$ 29,367.50	
MASTER PLAN	\$ 765.00	\$ 743.75					\$ 2,996.25	\$ 892.50	\$ 255.00					\$ 5,652.50	\$ 11,305.00	
MINUTES			\$ 217.50	\$ 506.25			\$ 198.75	\$ 365.00	\$ 248.55	\$ 240.00	\$ 168.75	\$ 112.50		\$ 2,241.05	\$ 4,482.10	
ENGINEERING		\$ 322.58				\$ 183.75								\$ 322.58	\$ 645.16	
PH NOTICES		\$ 665.09												\$ 947.45	\$ 1,894.90	
Membership	\$ 675.00					\$ 87		\$ 86.88						\$ 675.00	\$ 1,350.00	
TOTALS	\$ 2,991.25	\$ 1,731.42	\$ 2,576.25	\$ 2,291.25	\$ -	\$ 2,140.63	\$ 4,215.00	\$ 1,344.38	\$ 886.05	\$ 3,512.50	\$ 744.85	\$ 2,100.74	\$ 11.99	\$ 24,522.33	\$ 24,534.32	

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 101 GENERAL							
06/01/2021			101-721-818.000 PLANNING OPERATIONS		BEG. BALANCE		16,781.08
06/10/2021							
06/10/2021	AP	INV	MAY 2021	92046-54	1,976.25		18,757.33
06/24/2021	AP	INV	SIGNS FOR COUNCIL	91587509	11.99		18,769.32
06/30/2021	AP	INV	PC MEETING 6/16/21	MEETING 6/16/21 P	112.50		18,881.82
06/30/2021	AP	INV	JUNE 2021	92046-55	1,232.50		20,114.32
				Total for Jun	3,333.24		
07/01/2021							
07/01/2021			2021-22 Fiscal Year Begin				0.00
07/01/2021	AP	INV	MEMBERSHIP DUES	7/1/21-6/30/22	675.00		675.00
				Total for Jul	675.00		
08/12/2021							
08/12/2021	AP	INV	PROFESSIONAL SERVICES 7/1/21 - 7/31/	92046-56	2,996.25		3,671.25
08/12/2021	AP	INV	HDC AND PLANNING MINUTES	JULY 2021	75.00		3,746.25
				Total for Aug	3,071.25		
09/01/2021							
09/01/2021	AP	INV	MINUTES RECORDING AUGUST 2021	AUGUST 2021	105.00		3,851.25
				Total for Sep	105.00		
09/30/2021			101-721-818.000	END BALANCE			3,851.25
			Cumulative Net Debits and Credits:		7,184.49	0.00	7,184.49
TOTAL FOR FUND 101 GENERAL					7,184.49		3,851.25

PERIOD ENDING 08/31/2021

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 08/31/2021 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 08/31/2021 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BGD USED
Fund 101 - GENERAL						
Expenditures						
Dept 721 - BOARDS & COMMISSIONS						
101-721-818.000	PLANNING OPERATIONS	18,670.00	3,746.25	3,071.25	14,923.75	20.07
101-721-819.000	MASTER PLAN	6,000.00	0.00	0.00	6,000.00	0.00
101-721-820.000	HISTORIC STUDY COMMITTEE	2,000.00	0.00	0.00	2,000.00	0.00
101-721-823.000	ZONING BOARD OF APPEALS	2,300.00	0.00	0.00	2,300.00	0.00
101-721-824.000	HISTORIC DISTRICT COMMISSION	2,000.00	75.00	75.00	1,925.00	3.75
Total Dept 721 - BOARDS & COMMISSIONS		30,970.00	3,821.25	3,146.25	27,148.75	12.34
Dept 747 - COMMUNITY PROGRAMS						
101-747-830.000	CDBG EXPENSE	0.00	0.00	0.00	0.00	0.00
101-747-880.000	MAIN STREET EXPENSE	20,000.00	0.00	0.00	20,000.00	0.00
101-747-882.000	NEXT FUNDING	10,000.00	0.00	0.00	10,000.00	0.00
101-747-890.000	DIVERSITY, EQUITY, & INCLUSION	3,000.00	0.00	0.00	3,000.00	0.00
101-747-902.000	WEBSITE EXPENSES	0.00	20.99	20.99	(20.99)	100.00
Total Dept 747 - COMMUNITY PROGRAMS		33,000.00	20.99	20.99	32,979.01	0.06
TOTAL EXPENDITURES		63,970.00	3,842.24	3,167.24	60,127.76	6.01
Fund 101 - GENERAL:						
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		63,970.00	3,842.24	3,167.24	60,127.76	6.01
NET OF REVENUES & EXPENDITURES		(63,970.00)	(3,842.24)	(3,167.24)	(60,127.76)	6.01
TOTAL REVENUES - ALL FUNDS						
TOTAL EXPENDITURES - ALL FUNDS		63,970.00	3,842.24	3,167.24	60,127.76	6.01
NET OF REVENUES & EXPENDITURES		(63,970.00)	(3,842.24)	(3,167.24)	(60,127.76)	6.01



Memorandum

To: Planning Commission, Village of Franklin, MI
From: Christopher J. Doozan, AICP
Date: August 13, 2021
Subject: Revisions to Chapter 1474, Signs and Outdoor Display Structures
 Temporary Sign Regulations

INTRODUCTION

At the meeting on August 11, 2021, the Planning Commission discussed various revisions to the regulations governing temporary portable ground signs. This category of signs includes for sale signs, political signs, personal expression signs, and ideological signs. Currently, one temporary portable ground sign is permitted per parcel in all districts for up to 90 days in a calendar year. Maximum dimensions are four square feet and six feet in height.

It seems that Planning Commissioners are comfortable with the maximum dimensions for portable ground signs. However, after examining sign regulations in surrounding communities and observing how signs are actually used in Franklin, there is concern that the number of signs permitted and the permitted duration are insufficient.

On August 11th, the Planning Commission reach tentative agreement on portable ground sign revisions, which I was asked to put into regulatory language for consideration at the September 8th meeting. The revisions would affect two sections of Chapter 1474, **Signs and Outdoor Display Structures**.

PROPOSED REVISIONS

For the first set of revisions, I would like to direct your attention to the Temporary Sign Regulations table in the Appendix to Chapter 1474. To incorporate the revisions discussed by the Planning Commission, I recommend that item 1 be revised as noted in the table below (proposed text is underlined):

Temporary Sign Regulations (A permit is required for all temporary signs except when specifically noted.)					
	SIGN TYPE	PERMITTED ZONING DISTRICTS	NUMBER PERMITTED	MAXIMUM DIMENSIONS	PERMITTED DURATION
1	Portable Ground: Non-Commercial Message	All	<u>One (1) portable ground sign, up to four (4) square feet in area and six (6) feet in height, shall be permitted for a duration of up to one (1) year (on corner parcels, one (1) such sign shall be permitted per street frontage). A maximum of two (2) additional portable ground signs, measuring up to three (3) square feet in area and three (3) feet in height, shall be permitted for a duration of up to ninety (90) days.</u> ²		
2	Portable Ground: Off-Premise ³	All	One (1)	Maximum Size per Side: 3 sq. ft. Height: 3 ft.	Up to 4 non-consecutive days



Temporary Sign Regulations (A permit is required for all temporary signs except when specifically noted.)					
	SIGN TYPE	PERMITTED ZONING DISTRICTS	NUMBER PERMITTED	MAXIMUM DIMENSIONS	PERMITTED DURATION
					per month; must remove daily
3	Portable Ground: On-Premise	Commercial	One (1)	Size: 12 sq. ft. Height: 4 ft.	90 days in a calendar year; must remove daily by close of business
4	Portable Ground: On-Premise	Non-Residential Use in a Residential Zoned District	One (1)	Size: 12 sq. ft. Height: 4 ft.	90 days in a calendar year; must remove daily by close of business
5	Sandwich Board	Commercial	One (1)	Maximum Size per Side: 6 sq. ft. Height: 34 3 ft.	90 days with unlimited permit renewals in a calendar year; must remove daily by close of business
6	Banner	All Commercial	Two (2) ⁴	Size: 12 sq. ft. Height: 4 ft.	90 days in a calendar year; must remove daily by close of business
7	Special Displays Nonresidential	Nonresidential	One (1)	See Section 1474.12 for standards	
8	Special Displays Residential	Residential	One (1)	See Section 1474.12 for standards	
Footnotes: ¹ Registration required. ² Can apply for an additional 90 days or one year duration by contacting the Building Official; there is no limit to such extension provided that the sign remains in good condition and in compliance with <u>Ordinance requirements</u> . ³ No permit required. ⁴ Two (2) banner signs per establishment may be permitted, provided one is located on the premises and one is located off-premises.					

The second set of revisions involve Section 1474.04, **Plans, Specifications, and Permits**. This is the Section that should be revised to incorporate sign registration for temporary portable ground signs, as suggested by Chairman Goldberg. To accomplish this, the title of Section 1474.04 should be changed to **Plans, Specifications, Permits, and Registration**, and a new subsection (f) should be added as follows:



- (f) **Sign Registration.** Where required herein, registration shall occur prior to the erection of a temporary portable ground sign in accordance with the provisions set forth herein. Registration shall not require payment of a fee. When registration is required, obtaining a permit is not necessary.
- (1) **Registration Requirements.** Registration shall be made upon a form provided by the Building Department and shall contain or have attached thereto the following information:
- (i) The name, address, telephone number, email address, and signature of the applicant.
 - (ii) The location of the parcel on which the sign is too be erected.
 - (iii) A description, photograph, or drawing of the type of sign proposed.
 - (iv) Dimensions of the proposed sign (area and height).
 - (v) Date when sign will be erected.
 - (vi) Date when sign will be removed.
 - (vii) Other information required by the Building Official to make the determination that the sign complies with all applicable ordinances and regulations.
 - (viii) If more than one sign is proposed, separate registration shall be required for each sign.
- (2) **Review of Registration.** After receipt of a completed registration form, the Building Official shall review the form to determine compliance with the sign regulations. The Building Official shall notify the applicant of his/her determination in writing.



Franklin Village Green looking south.

Planning Goals for Franklin

Introduction

The Village of Franklin Master Plan 2021, otherwise known as “Plan 2021” provides Franklin Village residents with a means for successfully managing future change in the community. By following the goals and planning recommendations presented in this Plan, effective management of growth and change will be possible, and a high-quality environment ensured. The beauty and rural-like nature of the Village will be enhanced, the natural ~~and man-made~~ environments preserved, human-made surroundings enhanced, and historical character protected.

Planning Approach

The process of drafting the 2021 update to the Master Plan commenced in 2019 with review of the 2015 Master Plan, a task that was spearheaded by the Planning Commission.

Initially, a subcommittee composed of two Planning Commissioners and a Planner from McKenna reviewed the 2015 Plan in detail, chapter by chapter. The subcommittee's work was then brought to the full Planning Commission for review.

Various critical public engagement sessions and committee meetings influenced the update of Plan 2015, including:

The Planning Commission relied on public engagement sessions and committee meetings that influenced the update of Plan 2015, which were found to still be relevant. These included:

- A three-day design charrette held in August 2011, by Main Street Oakland County.
- A public forum held in December 2013, by McKenna Associates and the Planning Commission.

Regional Context

Franklin Village is centrally located in the southern portion of Oakland County and is part of the Detroit Metropolitan Area (see Map 1). Rapid urbanization has been common in Oakland County, and much of the urbanization has been coincident with the construction of freeways and major arteries. Regional access to and from Franklin Village is convenient given the location of Interstate 696 to the south of the Village and Telegraph Road (M-24) to the east. Access to areas adjacent to Franklin is also convenient due to the presence of Northwestern Highway, and Twelve, Thirteen and Fourteen Mile Roads.

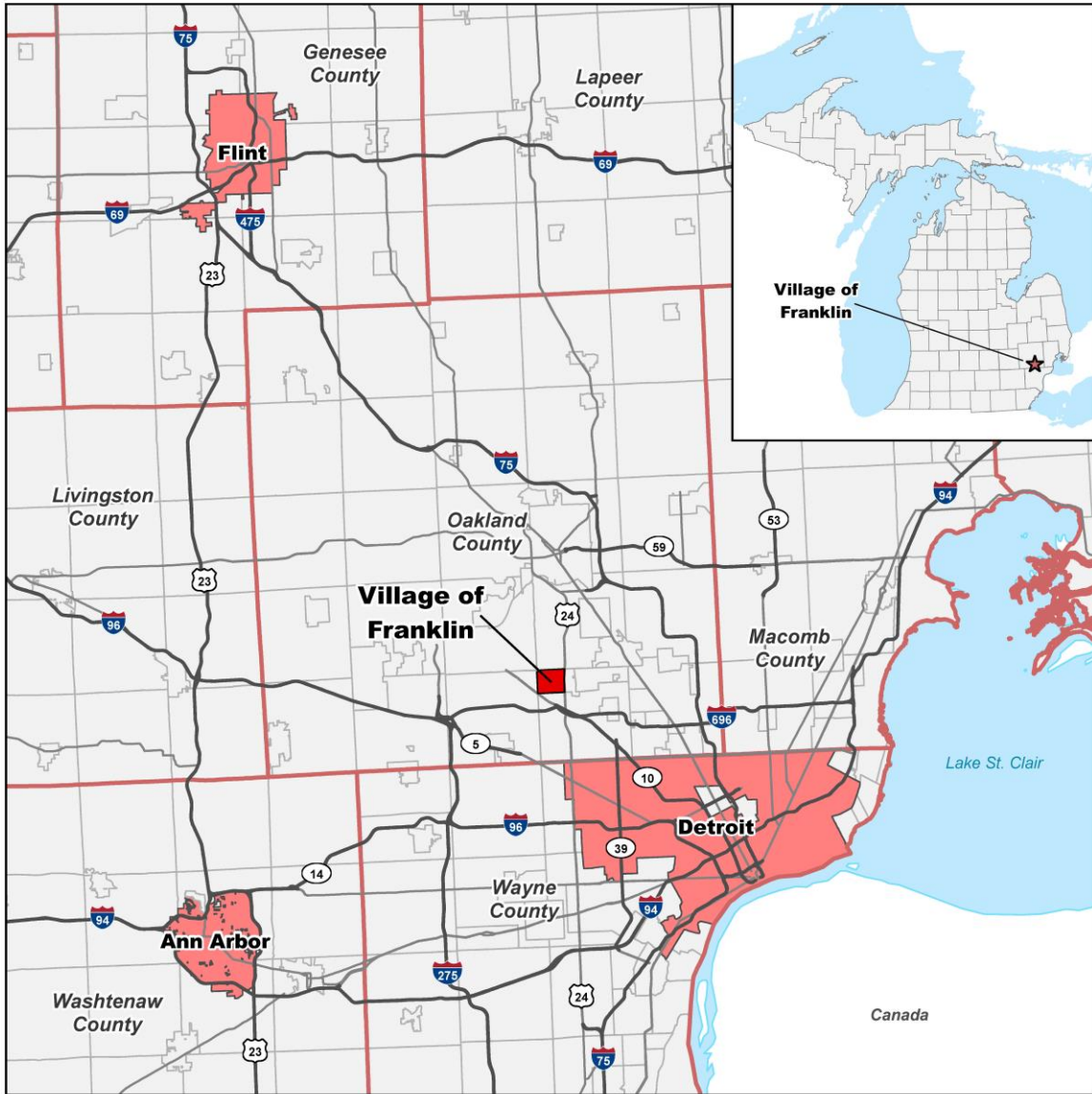
Since the 2007 Master Plan update During the late 2000s and early 2010s, the nation underwent major structural economic shifts, due largely to the subprime mortgage crisis and subsequent economic recession. While the Detroit Metropolitan Area (and entire state) was particularly hard-hit, Franklin did not experience the same proliferation of foreclosure, blight and vacancy. The character and social and economic strength of the Village – relative to the region – was maintained.

Since early in 2020, the Covid-19 pandemic has been the most significant event affecting people's lives and operation of the government, business, and planning, not only in Franklin but in the entire world. Perhaps the biggest impact has been on communications, with Zoom meetings and other virtual media substituting for face-to-face communication. From a planning perspective, there is a renewed interest in neighborhoods and the home, resulting from work-at-home and learn-from-home requirements.

Regional planning for the entire area is the responsibility of Oakland County Planning and Economic Development Services and the Southeast Michigan Council of Governments (SEMCOG), although other agencies have a role in some aspect of regional planning, such as the Road Commission for Oakland County, Michigan Department of Transportation, and the Oakland County Water Resource Commission.

Oakland County and other communities in the region are particularly important to the Village because they provide and maintain a number of regional services and employment centers which are important to the residents of the Village. Communities near to the Village provide the major portion of the daily needs of Village residents. Franklin residents commute to Auburn Hills, Birmingham, Detroit, Farmington Hills, Southfield, Troy and other places for employment, goods and services, such as professional services, entertainment, furniture, clothes and appliance purchases.

Franklin is a lush and wooded enclave surrounded by the more typical urban and suburban development prevalent in Oakland County. Increased urbanization in surrounding communities has caused development pressure in the Village for wider roads, sanitary sewers, storm sewers, and requests to rezone land for more intensive uses. Both the 1997 and 2007 Previous Master Plans recognized these pressures and suggested zoning ordinance changes to limit density, many of which have been implemented – and revisited – over the intervening years.



Map 1 Regional Location

Village of Franklin
Oakland County, Michigan

December 7, 2020



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2020, McKenna 2020.



Local Context

Between 1920 and 1950, recorded land planning efforts were limited to simple subdivision practices by George Wellington Smith, a Village “forefather.” Smith, though not born in Franklin, had “formed a deep conviction that the ‘charm and natural beauty of the area should be rigidly controlled by building restrictions and architectural standards.’” By acquiring and subdividing many properties in Franklin, Smith was able to lay the foundation for the Village’s current rich historical character – transforming what he had deemed “a little western ghost town” into the vital place it is today.¹

By 1954, formal incorporation of the Village was concluded and a zoning ordinance adopted which continued zoning controls then in effect in Southfield Township. Additional efforts to manage growth included the completion of Master Plans in 1969, 1977, 1997 and 2007.²

The planning efforts of the 1950s and 1960s were largely in response to major shifts of population that occurred in the Metropolitan Region. At the time of incorporation, less than 1,000 persons resided in the Village. During the next 15 years, the Metropolitan area sought the amenities of the Village, and Franklin’s population grew to over 3,300. During the 1970s, though, the pace of population growth slowed appreciably. In the 1970s through the ~~1990s~~ 2010s, planning efforts were largely in response to pressures to use undeveloped land within the Village, install public sewers and stem perceived degradation of Village character.

The same kinds of pressures have also been experienced by adjacent communities that responded somewhat differently. Development in Southfield and Bingham Farms in particular, was rapid and emphasized commercial, as well as residential, growth. These developments placed pressure on the Village to rezone certain properties to more intensive land uses, especially those properties along Telegraph Road.

Additional housing growth pressures were placed on the Village by the installation of pressure sanitary sewers that

made previously undevelopable property more suitable for development.

Future pressure to develop may be placed on the Village by regional highway construction, though nearby roads are unlikely to be improved in the short-term (i.e. Telegraph Road and Northwestern Highway, which were improved in recent years).

Development pressures like these have tremendous implications for the Village relative to future land use, as well as for the maintenance of its existing character. Presently, the distinctive character of the Village is rooted in its history and in the early Nineteenth Century architecture of the Village Center, in the quality of the Village’s large, treed residential lots, in quiet residential neighborhoods and along the river. Development and redevelopment, particularly as it has occurred by replacing smaller houses with much larger ones, has threatened the Village’s existing character. The Village responded to this threat by implementing a contextual zoning ordinance in 2005 to preserve neighborhood character and visual open space.

Evidence remains in the Village Center area of the historic or essential character of early settlement. Reflecting this early settlement character is a mix of residential and commercial uses which are in proximity to each other. The residential lots have landscaped, enclosed lawns and mature trees that make major desirable contributions to the environment of the Village Center.

Main Street Franklin, a nationally accredited non-profit organization with the primary focus of improving the quality of place in the Village Center, has also contributed to the Center’s desirable character. Since the program’s inception in 2008, Village Center properties have been noticeably improved with respect to signage, occupancy, and site and building quality and design. Not unlike many retail districts, the Village Center business corridor faced challenging conditions during the Covid-19 pandemic.

Because Village residents prize the rural, historic and open qualities so highly, it is essential that their basic nature remain unchanged. Recommendations regarding future planning efforts reflect this inherent pride and

1 Cannon, Bettie Waddell. All About Franklin, From Pioneers to Preservation. Franklin Historical Society, 1979. Print.

2 Comprehensive Development Plan, August, 1969, General Development Plan, 1977, Master Plans, 1997 and 2007.

serve to protect and enhance the Village's existing character as much as possible.

Vision

Plan ~~2015-2020~~ is based upon a vision and a set of 13 goals. These reflect the desires and attitudes of the Village residents, as discerned and stated by the Planning Commission and as adopted by both the Planning Commission and the Village Council.

The Planning Commission, with the assistance of the citizens of Franklin Village, the Village Council, and other citizen committees, will develop strategies to bring the goals and objectives of this Plan to realization.

Visioning Process

Much of the work completed in preparation for previous Master Plans to define a vision for the Village of Franklin remains valid in ~~2015-2021~~. The visioning process first began with statements made by Franklin Village residents at a town meeting in January of 1996. Residents were asked to imagine themselves living in Franklin Village twenty years into the future. Residents then talked about what they imagined would make Franklin an ideal place to live. Their statements were recorded and compiled into a draft vision, which was reviewed and refined by the Planning Commission. As part of the current Master Plan update, this vision was largely reaffirmed by ~~Village residents and~~ the Planning Commission.



Private home in Franklin.

Vision Statement

Despite the impacts of massive suburbanization in Southeast Michigan, the Village of Franklin has moved into the 21st century as one of the most desirable places to live within Michigan. Residents and businesses in Franklin Village enjoy a rich quality of life and are reaping the benefits of commitments made years ago. The visual, social and economic characteristics that initially attracted residents to the Village have not only been maintained over time, but enhanced.

The Village of Franklin is comprised of widely spaced houses with large lawns, thickly planted tree lined streets, extensive naturally vegetated ravines and protected wetlands, curvilinear streets without curbs, and a small, compact commercial center with buildings no taller than three stories, in part comprised of and surrounded by historic structures. The Village appears to be a small rural town that stands out as an oasis in the suburbs of Southeast Michigan. It is locally known with pride as "The town that time forgot."

There is a sense of entry to the Village due to unique signs that reflect the historic flavor of Franklin Village and its character. Franklin Village is more peaceful and has less stressful traffic conditions than surrounding communities. There is also more wildlife. Some horses remain on larger lots with paddocks and barns, some of which are more than one hundred years old. Historic barns are also part of the Village's future as they possess unique potential for adaptive rehabilitation and reuse as a means for preservation.

Many homes reflect a period of prior centuries, while others are contemporary to the early, middle or late twentieth century. All homes sit comfortably on their lots among a mix of bright flowering ornamental trees and shrubs and plants with a more naturally occurring appearance than most communities in Southeast Michigan.

Residents appreciate and take care of the natural environment, protecting wetlands and floodplains from encroachment and from siltation or dumping. Villagers plant and maintain buffer vegetation that helps increase water quality by filtering runoff and cooling flowing water. The extensive ravines and creeks are protected and flourish with natural vegetation and clean flowing water. A wide range of species contribute to both plant and animal diversity. As a result, Franklin is a model of residential resource protection, a haven for wildlife and a

lush view for the eye. Each generation learns about being stewards of their community from spending time with the previous generation via walks along the streets, trails and natural areas of the Village.

The Village has a small, thriving, historic commercial area of various types of businesses. Residents of the Village can shop, bank, put gas in their cars, stop for coffee, or to go to a restaurant in the Village Center. Parking is largely out of view and pedestrians are delighted by architectural and landscape beauty. There are spring flowers, brick walks and attractive buildings of scale, colors and architectural detailing that remind people of the nineteenth century. Traffic is slow through the Village Center.

People are comfortable and secure while shopping or participating in seasonal community events steeped in tradition, such as the Labor Day Round-Up (since 1944). Parents enjoy watching their children play on the Village Green and adjacent open space.

The Village Center is connected to all the residential areas by open spaces, pedestrian and bike paths and narrow, winding two-lane streets. Open spaces and paths follow natural features such as woods and the Franklin River. The Village Center includes several public and community facilities including the Village Green, the Village Hall, the Franklin Public Library, the Franklin Community Center (Kreger House), the Franklin/Bingham Farms Police Station and the Franklin Community Church, and provides a center for residents to participate in a diverse spectrum of activities.

The Historic District lies within the Village Center and has many authentic period homes, public and commercial buildings with special lights, street pavement, signs and plantings that contribute to an attractive, unified appearance.

Franklin Village continues to be a modern, efficiently-run community with a Village Administrator and administrative staff complemented by volunteers and elected and appointed officials. Its public services are housed in buildings that fit with the Village character.

Goals, Objectives, and Policies

In the context of Plan ~~2015~~ 2021, goals are high level aspirations that provide general guidance and direction. Their scope can be very large, but they can be very specific. Goals are descriptive, not wordy, with a clear intention.

An objective is an action statement related to achieving the goal. An objective may or may not be a task, depending on the scope of the objective. An objective will have implementation steps tied to it.

A policy is a statement of belief, a principle that will guide behavior. A policy describes an action that Village officials will take to maintain integrity of the master plan goals. Policies set limits or define the scope of action that can be taken.

Goal 1: Village Character

Preserve, promote and enhance the rural-like character of the Village through open space and predominance of large lot, single-family residences, with a single downtown Village Center that serves as a gathering place and includes a commercial district, residences and public facilities.

Objectives:

Maintain zoning elements that reflect standards and techniques to protect Village character.

Incorporate ~~additional~~ appropriate contextual

zoning regulations into the Zoning Ordinance to preserve neighborhood character and open space.

Encourage the use of underground utilities where feasible.

Encourage deed restrictions that aid in preserving



Downtown Franklin offers picturesque and historic building styles.

character.

Strengthen ordinance enforcement provisions.

Monitor improvements to wireless communications so that improved services can be offered to residents when new technology is available.

~~Promote new wireless communication facilities and technologies to enhance wireless voice and data transmission in a manner that is compatible with the aesthetic character and environment of the Village.~~

Policies:

- A. Preserve natural resources. See Goal #3.
- B. Encourage creative design and planning for both housing structures and land development that produces visual harmony without monotony, preserves special physiographic features, and protects vital natural resources.
- C. Preserve the simple rural atmosphere of Franklin by maintaining and enhancing the rural scenic nature of roadways.
- D. Maintain large residential lots except in the Village Center.
- E. Encourage the establishment of land conservancies and the donation of land to the Village as a means to augment open space within Franklin.
- F. Encourage the creation and use of special designations of roadways or properties that further maintains its rural character.
- G. With new residential development, show preference to detached single-family housing.

Goal 2: Historic Identity

Preserve, promote and enhance the historic identity of the Village in terms of its heritage and the physical appearance of its Historic District as a Nineteenth Century Michigan Village.

Objectives:

Maintain zoning elements pertaining to the Historic District to protect historic character.

Maintain Historic District designation.

Ensure the continuation of an effective Historic District Commission.

Build Franklin officials' and residents' awareness of both the requirements and the benefits of historic designation.

Policies:

- H. Encourage the preservation of historic structures and spaces in the Village Center and Historic District.
- I. Promote use of architectural materials, trees and shrubbery in the Village Center to emulate and improve the Village's Nineteenth Century rural and historic character.
- J. Ensure that site development in the Village Center relates to and is compatible with nearby buildings, land uses and the rural and historic character of the Village.
- K. Provide residents with information on assistance programs for preserving and rehabilitating historic properties.
- L. Maintain the historic pedestrian orientation of the Village Center while ensuring the safety of the pedestrian environment.
- M. Encourage the creation and use of special designations of roadways or properties that further the Village's historic context.
- N. Ensure Franklin officials have knowledge of preservation techniques and zoning procedures.

Goal 3: Natural Resource Preservation

Preserve the natural resources of the Village, including its open spaces, woodlands, wetlands, the Rouge River Valley and floodplain, and visual resources along thoroughfares to prevent damage to the environment or harm to these resources.

Objectives:

Define and implement a vegetation management plan for Franklin Village that provides direction for Franklin Village residents in protecting and perpetuating its tree canopy and other vegetation that contributes to rural character.

Acquire conservation easements, where possible, to the banks of the Franklin Branch of the Rouge River and to wetlands, including buffers along edges of wetlands.

Develop guidelines that promote and regulate land acquisition for use as public space and as a means to preserve environmentally sensitive lands.

Develop design guidelines for use by private property owners in managing their properties to protect sensitive natural resources.

Policies:

- O. To the extent possible, develop, maintain and enforce ordinances to ensure residential development that provides a harmonious relationship between the natural landscape and waterscape and people's use of the land and water. A harmonious relationship is one in which residential development and recreational use fosters the continued biological and physical health of water, plant and animal communities and appreciation of the beauty people derive from natural landscapes.
- P. Protect sensitive environmental lands and open spaces by directing development to the more buildable portions of a parcel.
- Q. Preserve the natural water bodies and drainage ways, flora and fauna, and unique physiographic and geologic landforms.
- R. Prohibit development of floodplains and wetlands and avoid disrupting or infringing upon environmentally sensitive slopes and woodlands.
- S. Preserve environmentally sensitive lands to the extent possible and consider public acquisition of environmentally sensitive lands for open space and passive recreational purposes.
- T. Use natural drainage systems along streets and roads.
- U. Encourage best management practices for stormwater runoff, including non-structural and structural methods, to reduce flow into streams, rivers and wetlands.

Goal 4: Balancing Property-Owner Rights

Preserve and promote the rights of the individual property-owner. Balance the rights of the individual landowner and the need to enhance property values with actions necessary to preserve the public good.

Objectives:

Encourage individuality in the design of new construction and renovation that both complements and helps protect the rural character of the Village.

Adopt zoning requirements to protect Village character, neighborhoods and incumbent property-owners.

Policies:

- V. Strongly support the interests of the homeowners when considering land use and environmental preservation regulations to ensure the preservation of the rural-like character of the Village.
- W. Enforce Village ordinances and regulations to promote and preserve individual property-owner rights as well as public interests inherent in preservation of the rural character of the Village.

Goal 5: Village Center

Enhance and support the economic vitality and attractive appearance of the Village Center.

Objectives:

Support the vision for the Village Center, including the cohesive image for Village Commercial District put forth by Main Street Franklin, and develop and implement recommendations to achieve the vision. Potential recommendations include Village adoption of the Village Center brand manual developed by Main Street Franklin and commercial structure façade and signage redesign programs.

Provide design guidelines that protect and enhance the historic visual character.

Improve auto and pedestrian circulation within the Village Center.

Maximize commercial use of property, as opposed to office use, for example, in the Village Center.

Policies:

- X. Participate whenever possible in Federal, State, and County initiatives to maintain and improve the Village Center.
- Y. Require property owners to maintain structures and grounds attractive condition, consistent with the Village Center objectives and Historic District design guidelines.
- Z. Encourage property and business owners to proactively define and participate in efforts to improve the commercial vitality of the Village Center and attract small business.
- AA. Effectively capitalize on the proximity of the Franklin Cider Mill, located just outside the Village, by developing wayfinding signage to and from the Village Center.
- BB. Develop cooperative activities for the Franklin Cider Mill and Village Center businesses to promote economic vitality and improve placemaking.

Goal 6: Village Periphery

Maintain the integrity of the periphery of the Village as a residential area and prevent intrusion or encroachment of intense development, such as commercial, office, multi-family residential or highway development into the Village.

Objectives:

Use zoning regulations to preserve low intensity residential development at the Village periphery.

Periodically evaluate the public acquisition of property along the Village periphery, including environmentally sensitive properties, such as wetlands, ravines, and floodplains.

Policies:

- CC. Encourage the maintenance and updating of private deed restrictions and plat restrictions on minimum lot size and area.
- DD. Encourage the construction of land and vegetative buffers to shield residential properties from adjacent non-residential development.
- EE. Consider converting existing commercial properties along the periphery to residential in order to preserve the residential intensity of the Village periphery.

Goal 7: Unique Identity

Enhance and maintain a unique, coherent Village visual, social and jurisdictional identity, distinct and separate from surrounding communities.

Objectives:

Develop a unified street and public facility sign system that reflects the character of the Village.

Maintain distinctive entry signs for major road entries into the Village.

Develop and maintain a tree management program that ensures a continuous tree canopy throughout the Village and especially along public streets.

Policies:

- FF. Encourage the design of residential development that will contribute to the character, identity, diversity, and individuality of the Village.
- GG. Protect the safety and security of Village residents and assist surrounding communities in protecting their residents.
- HH. Support actions that will secure the economic vitality of the Village Center commercial district.
- II. Maintain and, if appropriate, seek opportunities to enhance joint operating agreements with Bingham Farms.
- JJ. Encourage citizens to participate in volunteer organizations

Goal 8: Regional Development

Protect the Village and the community against development that endangers the essential services and security of Franklin residents.

Objectives:

Encourage lands that abut the Village to be developed in ways that either buffer properties in the Village or are compatible with Village land uses.

Develop cooperative relationships with adjacent communities so that Franklin Village will be a partner in adjacent municipalities' planning efforts affecting lands adjacent to the Village.

Policies:

- KK. Participate in planning and development activities with adjacent communities and regional planning bodies.
- LL. Through the Village Council and Planning Commission, monitor and present to the appropriate bodies the Village's position for proposals for development by private and public organizations in lands adjacent to the Village.
- MM. Encourage adjacent communities to minimize the expansion of development that places burdens on Franklin Village services.

Goal 9: Village Business

Conduct day-to-day Village business through a small, professional staff while relying on volunteer and elected officials for policy decisions.

Objectives:

Continue to employ a professional Village Administrator and small support staff to manage Village operations.

~~Upgrade~~ Maintain the Village website as a means to communicate timely Village information to residents and other interested parties.

Use the Village website to convey answers to frequently asked questions regarding property development, building improvements, frequently abused codes (e.g., fences, lot coverage) and so forth.

Policies:

- NN. Utilize citizen committees to assist Village officials in carrying out their responsibilities.
- OO. Encourage open communication and discussion of Village policies and proposed actions between Village officials, employees and citizens.
- PP. Encourage volunteer citizen participation in Village activities.
- QQ. Ensure that Village officials have training in zoning, land use planning and historic preservation.

Goal 10: Pathways

Accommodate non-motorized travelers throughout the Village, for both safety and ease.

Objectives:

- Create a network of safe routes for pedestrians and cyclists to move around the Village.
- Develop pedestrian and bicycle links between the residential neighborhoods and the Village Center.
- Improve roads to be “complete streets” where possible within existing rights-of-way, and when financially feasible.

Policies:

- RR. Encourage the development of pedestrian ways and bicycle paths connecting major activity points in the Village, utilizing open areas, floodplains or road rights-of-way.
- SS. Maintain the Village Center as a destination point for community activities.

Goal 11: Traffic

Encourage measures to improve traffic safety and reduce congestion, including traffic and parking regulation and enforcement. Discourage and oppose projects that have as their primary benefit the enhancement of traffic flow or parking at the expense of the environment or quality of life in Franklin.

Objectives:

- Develop scenic road corridor plans for the major roads in the Village, taking into account traffic calming methods, pedestrian and bicycle safety and scenic qualities.
- Approve site plans that provide for planting and other site design elements that contribute to Village character but that do not block sightlines.
- If possible, develop an access loop through the parking areas behind buildings in the Village Center.
- Develop and implement traffic calming strategies to minimize the effects of traffic on the Village.

Policies:

- TT. Enforce existing traffic regulations.
- UU. Encourage the continued design of local roadways as country lanes in order to preserve the rural character of the Village and to protect existing roadside vegetation.
- VV. Encourage the efficient use of existing roadways and parking areas before changes are made for increased capacity.
- WW. Encourage roadside and open space buffer strips of vegetation, both to enhance the visual appeal of the Village and to protect land uses adjacent to the roadway from traffic noise, dirt and glare.
- XX. Maintain a circulation and parking system that encourages the maintenance of the rural character of the Village.
- YY. Limit the installation of curbs and storm sewer drains to areas where such improvements are essential for public safety and to reduce the impediment to groundwater recharge.

Goal 12: Signage

Limit signs within the Village to those that are informative, contribute to safety, enhance the businesses of the Village Center and contribute to and reinforce rural character.

Objectives:

Evaluate the volume and design of Franklin's traffic signs and implement a process that will eliminate the cluttered appearance while contributing to safety and a consistent, rural character.

Develop and communicate illustrated design guidelines for signs in the Village Center that help business owners attract business while protecting Franklin's rural character and individual expression.

Develop street signs that project and reinforce Franklin's rural character consistently throughout the Village.

Policies:

- ZZ. Limit traffic signs to the minimum necessary for the safe travel on Village streets.
- AAA. Enforce regulations, such as speed limits and weight limits represented by traffic signs.
- BBB. Encourage business to use creative, but understated, signs to identify and advertise.
- CCC. Maintain a sign ordinance based on best practices to ensure signs in Franklin Village reflect a rural character and the high level of achievement of Franklin residents.
- DDD. Consider the redesign and installation of street signs within the Franklin Historic District to enhance visibility and readability, and to contribute to the established historical character.

Goal 13: Technology

Allow for residents' access to up-to-date technology networks.

Objective:

Because of Village residents' increasing reliance on wireless devices as a means of voice communication and of accessing information, develop plans that allow the Village to access the latest in technological advances while still maintaining the rural character of the Village.

Policies:

- EEE. Encourage the use of unobtrusive means of expanding and improving cellular telephone reception.
- FFF. Encourage the use of unobtrusive means of expanding and improving Internet access.
- GGG. Develop, if possible, a system of free wireless Internet access within the Village Center.
- HHH. Recognize the inherent public safety concerns created by an inability to make or receive wireless telephone calls in the Village.
- III. Discourage the installation of towers or other obtrusive structures or devices to achieve the above goals, unless to do so would result in a danger to the public health, safety or welfare.

Future Land Use

The intent of the Future Land Use Map is to maintain the Village of Franklin as a predominantly large lot, single family community in a rural setting, with a single vibrant, historic, mixed use Village Center.

Consistent with the Goals and Objectives, which call for protecting the periphery of the Village from nonresidential encroachment, nonresidential development is reserved for two areas only: the Village Center and the single parcel currently ~~used as a bank~~ occupied by an office located at the southwest corner of Thirteen Mile and Telegraph Roads. The desire is to concentrate commercial, governmental, and civic functions in the Village Center so as to enhance its economic vitality, attractive appearance, and sense of place. Map 3 highlights the amount of periphery property that contains landscaping and buffering to protect and maintain the natural character of Franklin’s boundaries.

In terms of the pattern of development in the Village Center, most of the commercial development is planned for the east side of Franklin Road, with parking located to the rear. Farther east off of Franklin Road, Medium High Density Residential (the Village’s highest density residential classification) is planned, consistent with existing condominium development in the area.

Continuing south in the vicinity of German Mill, Carol, and Bowden Roads, Medium Density Residential is planned,

respecting the historic settlement pattern and density of the nineteenth century. The Huda School, a private school that is planned as Public & Quasi-Public, anchors the Village Center at the south, at the corner of Romany Way and Franklin Road. Across from the Huda School is the Franklin Cemetery.

The most prominent feature on the west side of Franklin Road in the Village Center is the large swath of Public & Quasi-Public land that encompasses the Broughton House, the cemetery, the community church, the Village Green, and the FCA grounds. The Village Center is truly the center of village activity and the main place that residents gather when they come together in the Village of Franklin.

North of Wellington on the west side of Franklin Road there is a block of historic homes that are classified as Medium Density Residential. Between Evelyn and Vincennes Roads, with the exception of the Fire Station at the corner of Vincennes and Franklin Roads, older homes on shallow lots have been converted into commercial. Some of these buildings have historic value. This block frontage is designated Office or Commercial on the Future Land Use Map, except for the Fire Station, which is designated Public & Quasi-Public.

The residential land use classifications on the Future Land Use Map correspond closely to similarly named zoning classifications, as noted in the following chart:

Table 1.1: Zoning Plan

Future Land Use Classification	Corresponding Zoning Classification	Minimum Lot Size (sq. ft. and acreage)
Estate Residential	R-E, Estate Residential	130,000 sq. ft. (2.98 ac.)
Large Lot Residential	R-L, Large Lot Residential	65,000 sq. ft. (1.49 ac.)
Modified Low Density Residential	R-M, Modified Low Density Residential	42,000 sq. ft. (0.96 ac.)
Low Density Residential	R-1, Low Density Residential	30,000 sq. ft. (0.69 ac.)
Medium Low Density Residential	R-2, Medium Low Density Residential	22,500 sq. ft. (0.52 ac.)
Medium Density Residential	R-3, Medium Density Residential	15,000 sq. ft. (0.34 ac.)
Medium High Density Residential	R-4, Medium High Density Residential	12,000 sq. ft. (0.28 ac.)
Office or Commercial	R-O, Restricted Office C-1, Local Business	None Specified None Specified
Parking	P, Vehicular Parking	None Specified
Public & Quasi-Public	R-1, Low Density Residential R-2, Medium Density Residential	30,000 sq. ft. (0.69 ac.) 15,000 sq. ft. (0.34 ac.)

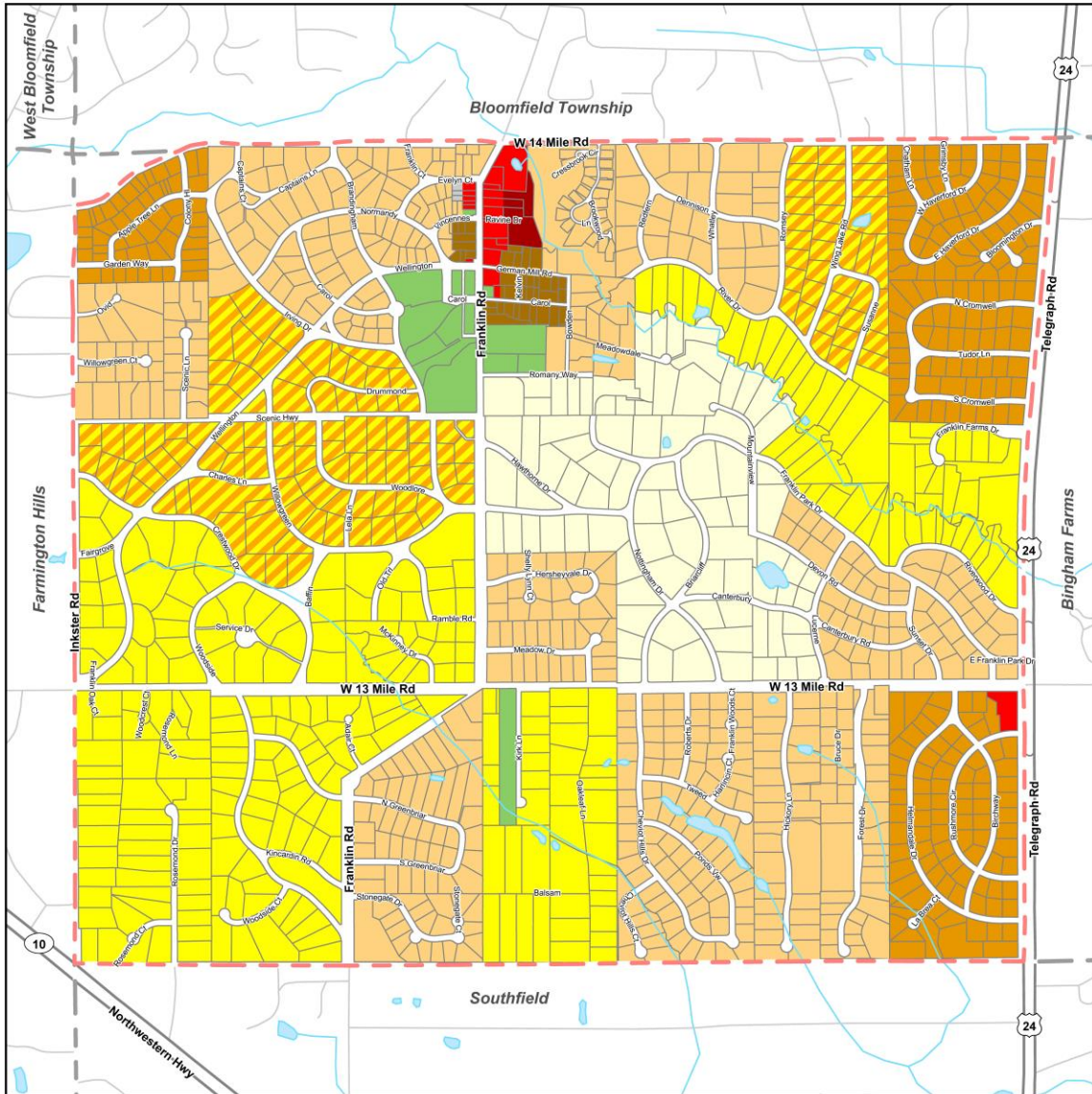
There is a single large area of Estate Residential in the center of the Village, east of Franklin Road and north of Thirteen Mile Road, extending as far north as the Franklin Branch of the Rouge River. Along most of the Franklin Branch of the Rouge River, the land is designated Large Lot Residential, which is appropriate from an environmental perspective. Two other areas are designated Large Lot Residential, one in the southwest corner and another in the vicinity of Oak Leaf Lane and Kirk Lane.

Most of the remainder of the Village’s residential areas are designated Low Density Residential, with the exception of Medium Low Density Residential areas designated at the northwest, northeast, and southeast corners of the Village.

Over ninety-seven percent of the Village’s land use is planned as residential, with Low Density Residential being the predominant land use in the Village, as noted in the following chart:

Table 1.2: Future Land Use Percentages

Future Land Use Classification	Acreage	Percent
Estate Residential	161.4	11.3
Large Lot Residential	421.0	29.6
Modified Low Density Residential	164.0	11.5
Low Density Residential	460.8	32.3
Medium Low Density Residential	163.4	11.5
Medium Density Residential	11.6	0.8
Medium High Density Residential	4.2	0.3
Office or Commercial	10.5	0.7
Parking	0.4	0.0
Public & Quasi-Public	27.1	1.9



Map 2 Future Land Use

Village of Franklin
Oakland County, Michigan

July 27, 2021

LEGEND

- | | |
|--|---|
|  Estate Residential |  Medium Density Residential |
|  Large Lot Residential |  Medium High Density Residential |
|  Modified Low Density Residential |  Office or Commercial |
|  Low Density Residential |  Parking |
|  Medium Low Density Residential |  Public & Quasi-Public |



0 500 1,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021. McKenna 2021.










Map 3 Periphery Properties

Village of Franklin
Oakland County, Michigan

July 12, 2021

LEGEND

-  Franklin Boundary
-  Other Municipal Boundaries
- Periphery Conditions
-  With Structure
-  With Structure and Buffer
-  Vacant/Wooded



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021. McKenna 2021.





Franklin Village Green looking south.
Private home in Franklin Historic District.

Inventory & Analysis

Effective planning for Franklin Village must be based upon a thorough understanding of the unique resources and characteristics of the Village. Therefore, an information base composed of those relevant facts describing the resources and characteristics of the Village has been established. This information base is the cornerstone of the Master Plan and, consequently, should be referred to as adjustments to the Plan should it become necessary.

History of the Village of Franklin and Environs

With the gradual recession of the glaciers 12,000 years ago came the first appearance of nomadic man in the Franklin area following the trails of mammoths and mastodons. As the ice receded northward, the mammals and the hunters followed. The fertile lands did not remain vacant long, for they soon became the home of a resourceful people - the Paleo Indian. A skillful hunter, he lived on the elk, deer, and bear that flourished in the wake of the larger animals. Streams and lakes were fished and traversed in dugout canoes.

It was around 100 B.C. that the Hopewell Indians moved into this area of Southeastern Michigan. Named for an Ohio farmer on whose land their remains were first found, this group is known for extensive earthworks and burial mounds. Their society was the most complex to date and diversified for effectiveness.

They raised corn, squash, beans, and possibly tobacco, developing and perfecting agricultural methods and implements. Extensive burial mounds were erected to commemorate the dead. To provide a variety of exotic materials to produce tomb gifts, the Hopewells established far ranging trade routes. They obtained conch shells from the Gulf Coast, obsidian from the Rocky Mountains, copper from the Upper Peninsula, and mica from the Appalachians. Highly skilled artisans, their talents are seen in carved pipe bowls, which take the form of humans and animals, and in cloth woven from the inner fibers of bark.

Around 700 A.D., the Hopewells vanished for unknown reasons. Archaeologists speculate that their social system may have broken down under increased population, or perhaps that their affluence and wealth were overly tempting to less skilled, aggressive neighbors.

The Hopewells' disappearance opened the way for many diverse groups, with the dominance of no single band. Tools were further developed, lands tilled, and hunting, fishing, and pottery skills perfected. The tribes recognized no boundaries and frequent warfare broke out over lands or possessions.

By the time of the arrival of the French explorers and missionaries, Oakland County provided a home to many established tribes united only by the various dialects of the common Algonquin tongue. Although there were frequent skirmishes, the founding of Fort Pontchartrain in Detroit in 1701 united the Indians in fur trading. With the opening of the fort, Indian trails became major arteries. The best known, the Saginaw Trail, became Woodward Avenue.

Formalized treaties with the territorial and state government pushed Indians slowly north and westward. For a time there were three reservations in Oakland County: two on the south bank of the River Rouge in what is now Southfield, and the third on 145 acres on the shore of Orchard Lake, including Apple Island. The last of these was sold at government auction in 1827.

By 1824, all the Indian tribes that had once lived in Oakland County had been dispersed. Speaking some fifty years after settlement, but with a remembrance for the awe the first white settlers felt when they discovered that their fields had been tilled centuries previously, O. Poppleton gave an address before the Oakland County Pioneer Society:

“Oakland County is not barren of tradition and legendary events of deep interest to the historian and to her people. When the Jesuit fathers and French fur traders first visited this region of the county, and following them the very early pioneers, they found many evidences of a prior occupation in the tillage of the soil by unknown and extinct agriculturists of a very remote period. Many crude agricultural implements have been found in the clearing and tillage of the land and by excavations. Traditions were that corn, beans and other vegetables and grains were raised on aboriginal fields - that they sustained a numerous population, who were proficient in the arts of silver and copper ornaments, stone axes, hammers,

mortars and pestles, flint arrow heads, graining and skinning knives, many of which have been found during early explorations of the missionaries and traders and since by the first settlements of the pioneers of the county.”

Early Settlement

Although Detroit had been a growing center for over a century, Oakland County and the area north were not rapidly settled. The surveyors ventured little past the southern swamps and bogs, who took them as indicative of the entire territory. Their reports of Michigan and Oakland County characterized the land as:

“...low, wet, intermittent with bad marshes - uniformly covered from six inches to three feet (and more at times) with water ... Taking the county altogether so far as has been explored, it is so bad there would not be more than one acre out of a hundred, if there would be one out of a thousand, that would in any case admit of cultivation.”

As can be readily seen, this report, which was the only information available to prospective settlers in the east, would not particularly be encouraging.

Another important factor in settlement was the availability of transportation. Although steam vessels were known on Lake Erie since 1818, the trip overland from New York City to Buffalo was both lengthy and expensive. The main route west for settlers was the easily navigable Ohio River, approximately 200 miles south of Michigan. Oakland County's settlers, largely New Yorkers and the New Englanders, came with the completion of the Erie Canal in 1826. By the 1830s, thousands of hearty settlers would use this route to speed their journey westward.

Once begun, Oakland County's settlement continued at a phenomenal rate. The county was organized in 1820 with fewer than twenty families, but by the 1830 Federal census, there were 4,910 people, and by 1840, 23,646 people.

Following county organization, townships were platted. Southfield Township was among the earliest. Transactions in 1821 linked the Township with the educator John Monteith and the French merchant Peter Desnoyer. It is doubtful if either ever saw the property. Each purchased the land for speculation or investment.

The first settler in Southfield Township was John Daniels, who in 1824 purchased property in Section 4. Franklin Village, which lies in Sections 5 through 8 of Southfield Township, was settled later that same year

In 1824, Dillucena Stoughton purchased the east half of the northeast quarter of Section 6 (the area roughly bounded by the present Fourteen Mile Road, Franklin Road and Scenic Highway) and built a house the following year. Elijah Bullock joined Stoughton in 1825, purchasing the 240 acres west of Franklin Road between Fourteen Mile Road and the Cemetery.

The clearing and establishing of a settlement took great effort, usually achieved through the cooperation of neighbors and family. Bullock arrived with four sons, and his son-in-law, George Gage. Stoughton was soon joined by his father, Amaziah Stoughton, Sr., and four brothers, William, Amaziah, Jr., Charles, and James, who settled in the southwest corner of Section 6 (present Thirteen Mile and Inkster Roads).

Dr. Ebenezer Raynale arrived in the Stoughton and Bullock Settlement (as it was then known) and established his medical practice early in 1828. He was the only physician among widely scattered homesteads. Raynale obtained the establishment of a Franklin Village post office in the winter of 1828, having himself named postmaster. Mail was distributed along with his calls on the sick.

The fledging community of 1828-29 contained nine families with skills including the doctor, Raynale; a blacksmith, Henry S. Smith; a carpenter joiner, Richard Bignall; a mason and bricklayer, Dorus Morton; and a shoemaker, Harvey Lee. Within a decade of the settlement of the Village, the roster of businesses included flour and feed mills, lumber mill, brick and tile yard, wagon shop and sleigh maker, cooperage, distillery, and small factories or shops that produced soap, harnesses, shoes and boots.

Growth of the Village

An important moment in Franklin's development was the prospect of a railroad. In 1830 a charter was granted to the Pontiac and Detroit Railroad Company, granting the right to build a line between those cities. This was the first charter in not only Michigan, but also the entire Northwest Territory.

Methods of construction and materials were not perfected, the terrain was difficult, and the tools primitive. The track from Detroit to Royal Oak took four years to lay. From there to Pontiac, two routes were proposed. One paralleled the Saginaw Trail northward through Birmingham, contending with the lowland and hills. An alternate route, it is thought, was proposed to go through Franklin to Orchard Lake and on to the county seat. In Franklin, a lot was set aside for the proposed depot. Although Birmingham was much smaller than Franklin, the commissioner decided to construct the Birmingham route.

With the completion of the line, Birmingham prospered and grew at a tremendous rate. Franklin, bypassed by the rail line and removed from any major road, settled back into a contented, quiet existence.

1828 saw the erection of the first frame house in the village, that of Henry Smith, and the establishment of a school under the charge of Miss Sophia Gotie. In 1829, Dillucena Stoughton built a brick house, which was not only the first of its kind in the Township, but is reputed to be so for the county. The bricks made of Franklin River Clay came from Bigelow's kiln, less than a mile west in Farmington. Dorus Morton built the house in exchange for property on which to build his own house. This bartering or trading of goods and services was characteristic of early settlements and settlers.

Improvements continued in the settlement, keeping pace with the increasing settlement. In about 1840 Dr. Raynale, now with an established practice, returned to Pennsylvania for a wife. Although his absence was only for 25 days, he found upon his return that forty families had come in and settled within four miles of Franklin.

Elijah Bullock built the first public house, a log structure, in 1830. The same year William Houston of New York opened the first Village store. Bullock countered with a store of his own the next year above his tavern.

Peter Van Every moved to Franklin from Detroit in 1837, purchasing Dorus Morton's property. Van Every

constructed a grist mill on the river north of town. For a number of years, attempts at milling further upstream had failed, but Van Every's venture proved successful.

For a time Van Every's was the only grist mill in Oakland County where a farmer could sell wheat for money. Water was delivered by a long millrace from the upstream dam to a wooden undershot wheel. Along the south bank a wooden spillway was constructed. The wheel was replaced in the 1920's by James Flynn who installed a giant overshot waterwheel, which is still in seasonal use to grind and press apples for cider.

By 1877, the size and composition of the Village had undergone very little change. At that time a church, schoolhouse, post office, temperance hotel, two flour mills, three general stores, a drug store, a hardware, tin shop, four blacksmiths and two wagon makers were located in the Village. These businesses served the scattered farms around the Township. For other items, farmers and settlers journeyed to Pontiac, two hours away by horse and wagon.



The Automobile Age

Life in the Village had no reason to change until the advent of the automobile and the subsequent construction of improved highways. By 1920, both cars and roads were improved to the point that it was possible to work in Detroit and live as far away as Southern Oakland County.

In the 1920's, a local developer laid out a plan calling for curving roads and large single-family lots. Building restrictions were established to maintain a high quality of construction.

Steady growth continued to occur. Many residents moved into older homes in the Village, often rebuilding or constructing additions along the lines of the homes that already existed. Gradually, however, the character of the village, and especially the Village Center, began to change. Residences were converted into offices or stores. Older buildings were demolished and replaced, with no guidelines in place to regulate their outward appearance. The Village Center became in danger of losing its traditional historic character.

Recognizing the desirability of historic preservation, the Franklin Historical Society was founded in 1962. The Village adopted a Master Plan in 1968 and, in 1969, the Franklin Historic District was established and listed on the National Register of Historic Places (it was updated and re-nominated in 2005). In 1970, the Michigan's first laws regarding historic districts and their preservation were enacted. In 1971, the Franklin Historic District Ordinance was passed by Council in an effort to implement some methods of preserving the Historic District's early character. Clearly, the Village was now well aware of and protective of its place in history.

In 1990 and again in 2003, initiatives to permit the Village to link to water supplied by the City of Detroit (replacing individual wells currently used by all residents) failed by substantial margins. However, in the mid-1990's, pressure sewers were installed throughout the Village after a Village-wide vote, with some homeowners being

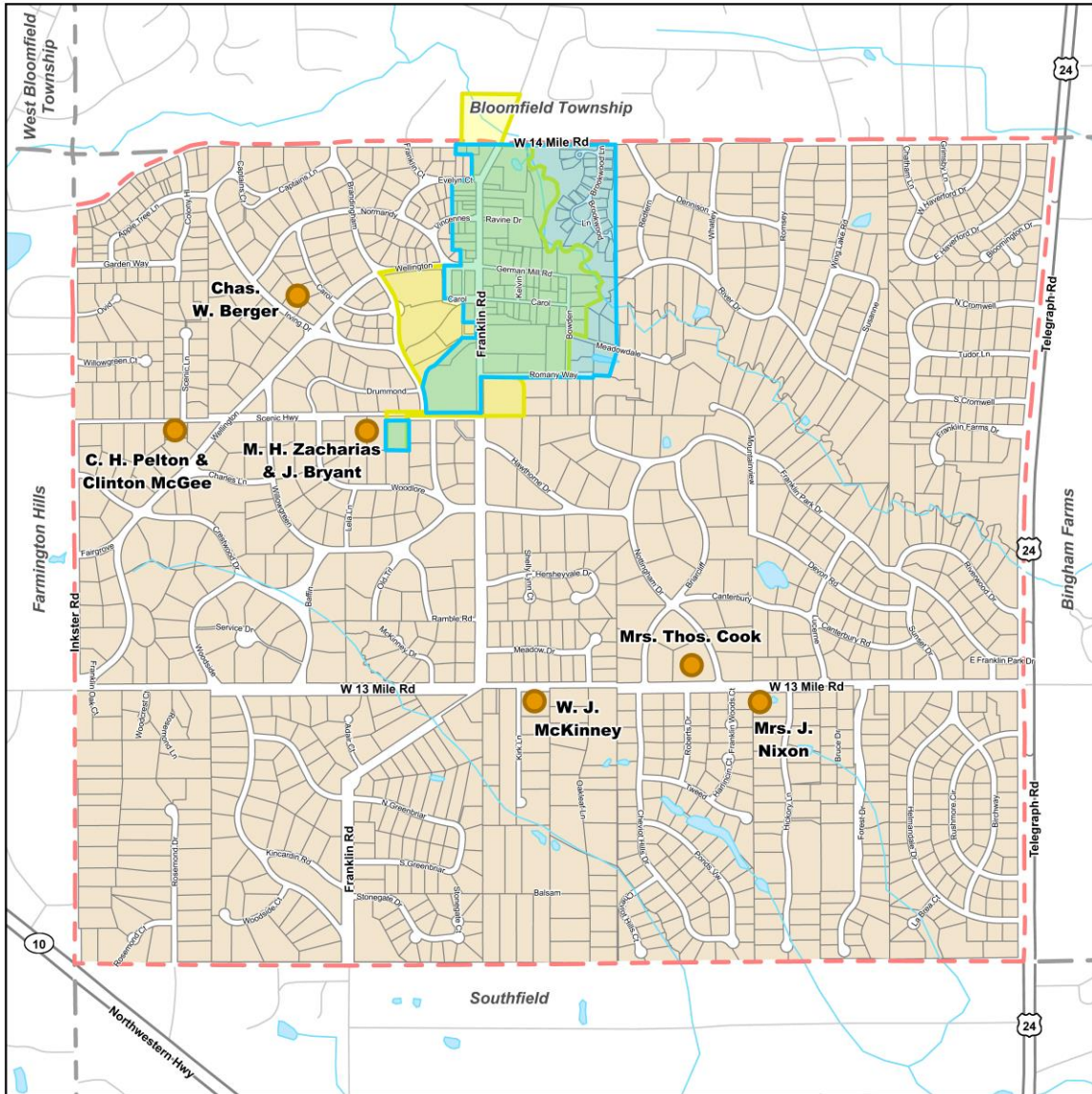
required to connect to them for reasons of sanitation and others being allowed to "opt in." In 2002, Village Historic District Guidelines were produced to guide homeowners in the appropriate maintenance of their property. In approximately 2003, Village Council voted to bypass installation of a cell tower in favor of a distributed antennae system.

~~The foregoing should not be taken as signs that all progress within the Village has halted.~~ In 1995, a professional Village Administrator was hired. A new Police Station was constructed in 2000 on property that was removed from its designation as a portion of the Historic District to allow its construction, but was designed and built in consultation with the Historic District Commission to assure it would be consistent with the surrounding area. 2005 saw the construction, following much public debate, of the Cressbrook Condominium Development, on the property formerly known as the Kahn Estate, on the south side of 14 Mile Road, east of Franklin Road.

In 2008, mirroring the recommendations in the 2007 Master Plan, Franklin joined the Main Street Oakland County program. The goal of Main Street Franklin, or "MSF," as it has become known, is to preserve Franklin's historic business district while creating an attractive commercial area that houses an appropriate business mix and offers a welcoming streetscape that complements its natural feel and historic architecture.

In 2008, the historic Kreger Farm buildings were physically moved from their original location on Scenic Drive to a site just west of the Franklin Village Offices where they now are known as the Franklin Community Center.

In 2020-2021, the Village completed a major streetscape upgrade in the Village Center, costing approximately \$2 million. Franklin Road was repaved, curbs and gutters were added, street lights were installed, street trees and other landscaping was planted, and sidewalks were constructed.



Map 4 Historic Properties

Village of Franklin
Oakland County, Michigan

July 12, 2021

LEGEND

- Franklin Boundary
- Other Municipal Boundaries
- Lakes and Rivers
- Believed to be First Settlers
- Local Historic District
- National Historic District



0 500 1,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021. McKenna 2021.



Environmental Profile

The natural context refers to those ecological systems that describe the physical and biological character of an area. Geology, physiography, soil characteristics, hydrology, and vegetation are all important factors in Franklin Village, and each plays an important role in both the visual character of the Village and the quality of life. It is important to understand that these factors exist in relation to each other and, in combination, affect the overall capacity of the environment to accommodate development and change.

A variety of local ordinances have been adopted to protect these resources and natural features, including floodplains, wetlands, and wooded areas.

Geology

The surface geology of the Franklin Village area is entirely of Wisconsin glacial origin. Glacial ice covered the region as recently as 13,000 years ago and waters of the Maumee and Whittlesey glacial lakes occupied parts of the region even more recently. Franklin Village straddles the boundary zone between the Inner Defiance morainic upland and the Maumee Whittlesey lake plain.

Within the morainic zone, large blocks of ice that broke off from the glacier, became buried, and eventually melted formed small depressions, or kettles. These kettles tend to be poorly drained and often intercept the groundwater table, creating small lakes.

The lake plain consists of well-sorted sandy and clayey sediments 150 to 200 feet thick. Most of the lake plain has a veneer of clay and sandy clays. As the lakes receded, bars and beach ridges remained to mark former shorelines. These features provide relief in the otherwise gentle plain, but more importantly, they consist of well-drained sands and gravels.

Before the glacial lakes inundated the area to the southeast, extensive deposits of till were laid down by the glacial ice. These deposits were then covered by a clay veneer of lacustrine origin. It is this mantling of clay deposits which is responsible for the poor soil percolation characteristics of the southeast area.

Three bedrock formations underlie the extensive glacial deposits of Franklin Village.

These bedrock formations are not known to be near the surface anywhere in Franklin Village. Therefore, they do not present any significant environmental problems or opportunities for the Village.

Coldwater and Sunbury shale underlie the northwest portion of the Village. Both of these groups are members of the Marshall formation, which is the most consistently reliable source of water among the formations in the region.

Most of the Village is underlain by the 140-foot thick Berea formation. This sandstone has low permeability and is not a good source for large water supplies, although in many places it will yield sufficient water for small domestic supplies

Physiography

Franklin Village is characterized by a sharply contrasting topography that reflects the effects of the Wisconsin glacial period. The western and northern portion of the Village is a rolling, often rugged morainic upland, while the eastern and southern portion is predominantly a level lake and till plain (see Map 5: General Relief).

Elevations range from over 850 feet above sea level in the morainic zone to about 700 feet above sea level on the plain. Except for some subtle rises associated with former beach lines, relief on the plain is virtually unnoticeable. Within the upland, however, relief of as much as 100 feet is common, resulting in numerous steep slopes generally ranging from twenty to forty percent. Considerable relief also exists where the Franklin River abuts morainic ridges.

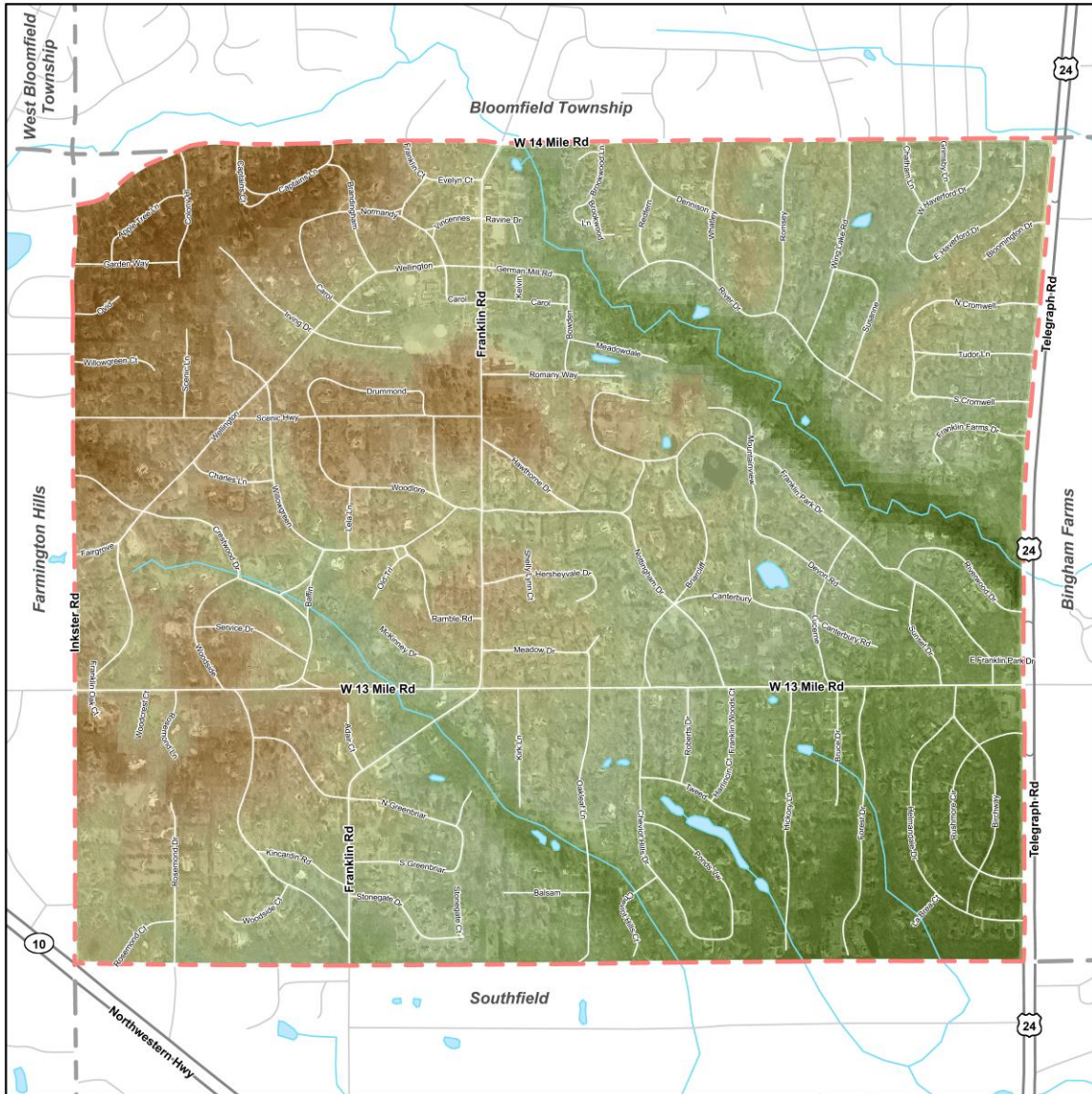
Soils

Most soils in the Franklin Village area are derived from the parent glacial deposits and from the lacustrine sediments of the glacial lakes. Sands and loamy sands predominate in the morainic northwest portion of the Village, whereas silts and silt loams predominate in the southeast lake plain. Muck soils are found in poorly drained lowlands. The floodplain of the Franklin River is generally comprised of alluvial soils, which are compositionally diverse.

A soil survey of the Village was conducted by the US Department of Agriculture, Soil Conservation Service. The Soils map (Map 6) is based on this survey. As shown, most of the Village, particularly to the north and west, is dominated by the Arkport loamy fine sand. Except on steep slopes, this soil has few to no limitations for septic fields or building development. Some of the loamy sands in the northwest pose septic limitations because of excessively rapid percolation.

The Blount and Lenawee silt loams predominate in the east and southeast areas. These soils tend to be poorly drained, having slow percolation rates and high groundwater tables and posing severe limitations for conventional septic tank systems. Other silt loams in the southeast area have no serious limitations for development.

Since steep slopes, often up to forty percent, characterize an appreciable area of Franklin Village, the potential exists for serious soil erosion. Although the sandy soils of the morainic area tend to be the most erodible, all soil types in steep slopes may undergo serious erosion if devegetated. Moreover, soils that are inclined in slopes of twenty-four percent or more have limited utility as private septic drain field sites.







Map 5 General Relief

Village of Franklin
Oakland County, Michigan

July 12, 2021

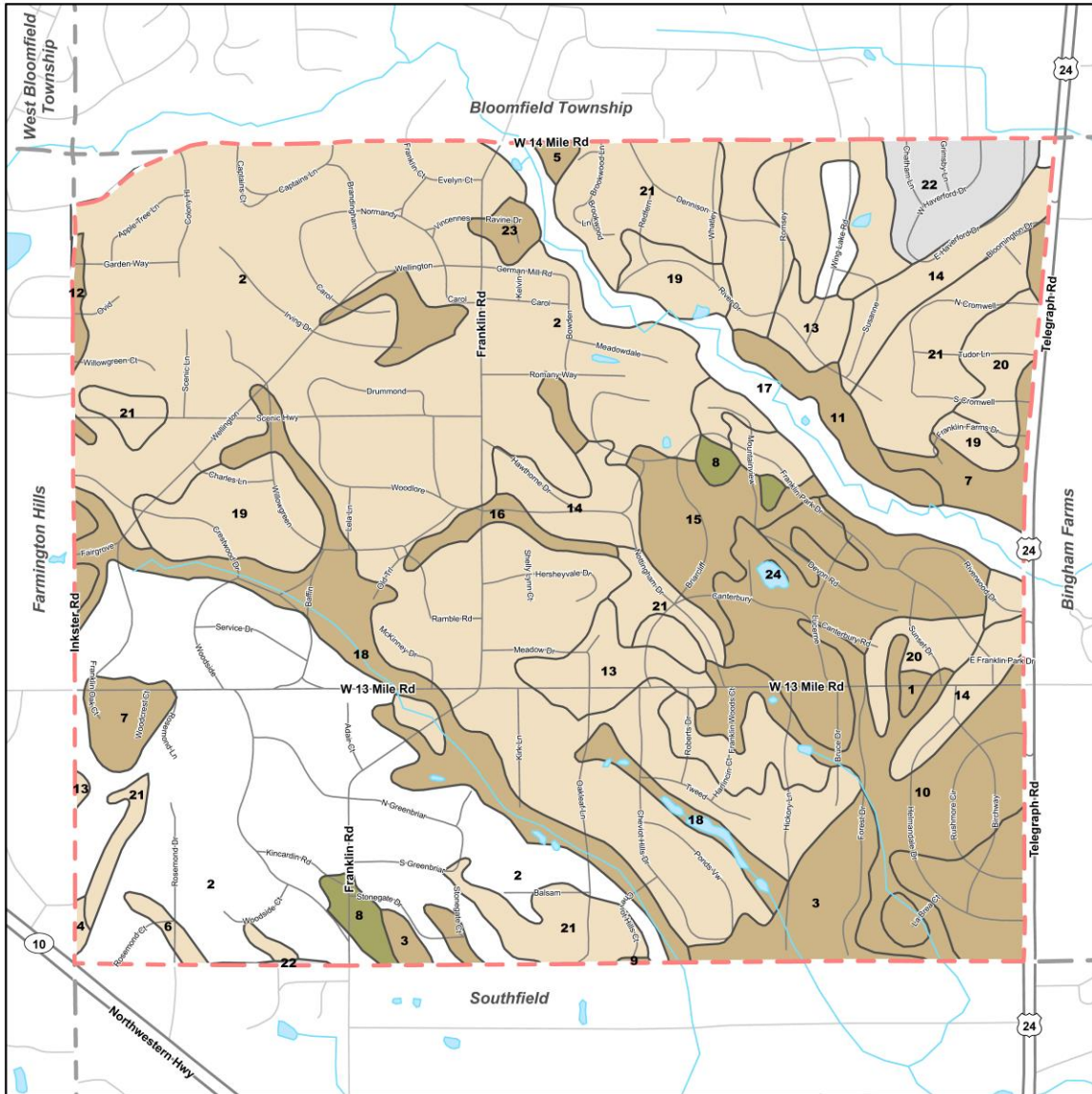
LEGEND

-  Franklin Boundary
-  Other Municipal Boundaries
- Elevation (ft)
-  High: 871
-  Low: 703



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021, McKenna 2021.





Map 6 Soil Types

Village of Franklin
Oakland County, Michigan

July 12, 2021

General Soil Types

 Sand	 Muck
 Loam	 Other

Label Soil Type

- | | |
|-----------------------------|-----------------------------|
| 1 Aqents | 11 Marlette loam |
| 2 Arkport loamy fine sand | 12 Marlette sandy loam |
| 3 Blount loam | 13 Oakville fine sand |
| 4 Dixboro loamy fine sand | 14 Oshtemo-Boyer loamy sand |
| 5 Gilford sandy loam | 15 Owosso sandy loam |
| 6 Granby sandy loam | 16 Sebewa loam |
| 7 Gynwood loam | 17 Sloan-Marlette |
| 8 Houghton and Adrian mucks | 18 Sloan silt loam |
| 9 Kibbie fine sandy loams | 19 Spinks loamy sand |
| 10 Lenawee silty clay loam | 20 Tedrow loamy sand |
| | 21 Thetford loamy fine sand |
| | 22 Urban land |
| | 23 Wasepi sandy loam |
| | 24 Water |



0 500 1,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021, McKenna 2021.



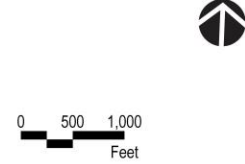


Map 7 Environmental Features

Village of Franklin
Oakland County, Michigan

July 12, 2021

LEGEND	
Slope Gradient (%)	Scrub-Shrub
0-10	Flood Plains
11-20	100 Year
21-30	500 Year
Wetland Type	Streams and Drains
Emergent	Lakes and Rivers
Forested	



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021, McKenna 2021.



Hydrology

The major surface hydrologic feature of Franklin Village is the Franklin River branch of the River Rouge. Most of the drainage basin of the stream is in Bloomfield and West Bloomfield Townships, and its headwaters are near the community of Orchard Lake Village. The stream enters the River Rouge about two miles south of the Village limits Franklin boundary.

Although most of the Franklin River watershed is urban or urbanizing, the River and its floodplain retain a highly natural character. Three factors - the absence of sewage treatment plants, the close relationship of wetland and lakes to the River, and the basically undisturbed nature of the floodplain - are largely responsible for this natural condition. Within the Village itself, the River and its floodplain constitute a locally unsurpassed natural system.

The Franklin River floodplain is shown on Map 7, Environmental Features. The floods used to delimit the floodplain boundary have approximate recurrence intervals of 100 and 500 years, or about 1 and 0.2 percent chances, respectively, of occurring in any given year.

The Franklin River floodplain through the Village is generally topographically confined by steep valley walls.

Floods of a much larger magnitude than that of the mapped flood would be contained within these valley walls. Development has encroached on the floodplain in only one area within the Village.

Field evidence suggests that minor-to-moderate flooding with a rise in the River of about five feet occurs frequently, and that such flooding is more common now than in the past. With further urbanization and structuring of county drains, such as the Edwards Drain, these flood peaks will continue to increase. In addition, climate change has increased the frequency and intensity of large storm events. These large flows will accelerate the erosion of the valley walls and as sediment loads are reduced following development, the stream will entrench its channel.

Several stream systems also drain Franklin Village. Most are small and several have been impounded to create ponds. Others flow through Village wetlands. All of the streams have the capacity to flood, but floodplains on such small streams are difficult to determine. Additional development will increase the flows of these streams and the importance of their floodplains. Their environmental quality also depends on the maintenance of natural channels and floodplains.

One method to evaluate and rank the importance of stream and creek systems is to rank them by the number of tributaries or the drainage area for each stream segment. Streams are ranked according to the following measures:

- Flow Characteristics - Steady or not - perennial.
- Status of Water Quality based on a visual evaluation.
- Quality of Vegetation along channel banks and floodplain.
- Overall Natural Character or quality of the stream channel.

The hydrology indicates a rough dimension on either side of the thread (or center) of the stream to approximate a rough floodplain.

The various wetlands of Franklin Village are also delineated on the Environmental Features Map. In addition to the impoundments on the small creeks, some of the kettle depressions contain sloughs (an area of soft, muddy ground). Other areas in the lake plain zone have groundwater tables at or near the surface through most of the year and could be classified as swamps.

In many parts of the lake plain section of the Village, poor drainage results from impermeable clay lenses. The high groundwater situation can be serious because it leads to failing septic tanks, contamination of groundwater, basement problems, and excessive frost cracking. Soil conditions or percolation tests which seem suitable for septic installation in some years or seasons are unsuitable in other years or seasons as the groundwater table varies to reflect antecedent precipitation. Thus, very careful site and near-site investigations need to be undertaken before any development is permitted in these high groundwater areas.

Private individual wells provide the domestic water supply in the Village. Most of the wells in the northwest sector of the Village tap the till deposits of the Inner Defiance moraine at a median depth of 120 feet. Production from these wells averages 30 gallons per minute, which is adequate for domestic purposes. However, the yields are variable given the highly diverse sand-clay-gravel character of glacial till.

In the lake plain section of the Village, wells are generally less than 100 feet deep and yield an average 20 gallons per minute, although the yield may vary considerably. The lower yields of this section are largely attributable to the



Franklin's lush wooded roadways.

silt and clay deposits of the lake plain. These deposits have very low permeability and, as such, are incapable of providing large quantities of water.

The mineral content of the groundwater tends to be high. High iron and chloride levels make the water hard to very hard. This condition does not vary significantly with depth or geologic material. The high chloride levels are due to natural conditions rather than groundwater pollution.

Vegetation

Most of the natural vegetation of Franklin Village has been severely disturbed by residential development. Clearing in the mid-1900s removed large stands of mature trees. Scattered areas of significant natural vegetation remain. They have been mapped according to major structural units and community vegetation types as of 1976.

The structural units of natural vegetation include mature woods, plantations, brush, and wetland groups. The mature, secondary growth woods are concentrated in three zones, all of which reflect severe development constraints. The first zone consists of the floodplain areas of the Franklin River and several major drainages. The very steep slopes of the morainic western part of the Village make up the second zone, while the high groundwater table areas of the southeast lake plain constitute the third zone. Brush and wetland groups are scattered throughout the Village.

Community-type delineations have been based on species composition where sufficient information was available. Typically, two types dominate: oak-hickory communities, in the upland morainic areas and floodplain communities, alternately dominated by basswood, elm, red maple and green ash in stream valleys and lowland areas.

Since soil moisture variations largely determine species dominance, some wooded zones vary markedly in their composition over very short distances. A community type determination in these areas is difficult to make, so they have been mapped as mixed communities.

The brush cover types typically consist of invasions of old fields by seedlings from nearby woodlots or legacies from previous agricultural use. Depending on drainage characteristics, their species dominance ranges from hawthorn and cherry on drier sites to willow and cottonwood on wetter sites. Variations within the wetland vegetation types reflect the depth and duration

of standing water. The cattail and reed marshes have the greatest depth and duration of standing water. Swampy areas covered by dogwood, willow, cottonwood, and alder are typically covered by water in the spring but have a relatively high groundwater table throughout the year.

Much of the natural vegetation in the Village was in areas that should have been reserved from development for floodplain or wetland preservation and to protect Franklin's rural character. Efforts should be made to protect remaining existing vegetation.

While much of the vegetation that plays an important role in Franklin's rural character is natural, much is also ornamental, planted in yards following home construction. This urban forest stand is reaching maturity and needs to be inter-planted with new trees.

Community Profile

Population

At the time of its incorporation in 1954, the Village had an estimated population of 959 persons. Growth during the remainder of the 1950's was steady as the Village attracted substantial numbers of new residents. By 1960, more than 2,200 people resided in Franklin Village. An additional forty-six percent increase in population occurred between 1960 and 1970.

After 1970, the rapid population growth experienced during the previous two decades ceased. Lower birth rates and an increasing scarcity of developable land in the Village helped account for the decline in the area's rate of population growth (see Table 2.1).

Franklin's population declined to 2,626 by 1990, but increased to 2,937 in 2000. From 2000 to 2010, the population of Franklin experienced a seven percent increase in growth to 3,150 individuals. The 2020 U.S. Census indicated the population of the Village decreased 0.3% to 3,139.

~~The Southeast Michigan Council of Governments (SEMCOG) estimates that the 2020 population of Franklin at 3,200, a slight increase over 2010, and projects it to increase steadily to approximately 3,400 persons by 2040.~~

Table 2.1: Franklin Village Population Growth

Year	Population	Percent Change
1954	959	
1960	2,262	136%
1970	3,311	46%
1980	2,864	-14%
1990	2,626	-8%
2000	2,937	12%
2010	3,150	7%
2020	3,139	-0.3%
2030 (projected)	2,873	-8.5%

Source: U.S. Census Bureau, SEMCOG (2030)

The number of households (consists of the number of people occupying one household unit) increased slightly between 2000 and 2010, from 1,073 to 1,118 and is

projected to increase slightly to ~~1,171 by 2040~~ 1,179 by 2045. There were 1,177 housing units in 2010, according to the U.S. Census, an increase of 59 units since 2000. According to the Oakland County Assessing Department, there were approximately 25 vacant residential lots in the Village in 2013, though the vacant lots may not be buildable.

The average number of persons per household was 2.94 in 1980, 2.69 in 1990, 2.73 in 2000 and 2.82 in 2010. ~~SEMCOG projects the average number of persons per household in 2040 to slightly increase to 2.91 individuals.~~ SEMCOG estimates that household size decreased to 2.61 person in 2020, and projects the average number of persons per households in 2045 to decrease further to 2.59 persons. The limited amount of developable land, the small increase in the number of new homes, and the decrease in household size are responsible for the projected decrease in the population in the coming decades.

~~Franklin's population is older than many neighboring communities-Franklin's population is older than that of Oakland County as a whole~~ (see Table 2.2). The Village has proportionately more middle-aged and senior individuals (45-65 plus years) than Oakland County. As a result, the median age in 2019 in Franklin Village (45.7 years) was higher than that of the County (40.9 years), according to American Community Survey (ACS) data. *

~~Although the median age for the Village of Franklin and Oakland County have both increased since 2000, these comparisons indicate that families in the Village still tend to be older than the average median age in surrounding communities.~~

The median age in Franklin is comparable to the median age in neighboring communities, such as Beverly Hills (47.9 years), West Bloomfield Township (46.3 years), Bloomfield Township (48.7 years), and Southfield (42.9 years). Bingham Farms is an outlier, with a median age of 64.5 years.

Additional stability and maturity in the Village is evident when length of residence statistics are reviewed. For example, approximately 63% percent of Franklin residents

moved into their home before 1994.¹ Historically, those families have elected to reside in suburbs.²

While providing public services for an increase in population in Franklin would not be an issue, maintaining the character and quality of life of the Village may be a challenge. High demand for new, upper end housing in Oakland County has resulted in the expansion of the number of subdivisions in Franklin. Some of these developments were made possible by the construction of pressure sanitary sewers, while others became available when families that held the land for many years sold. In addition, many existing homes have been enlarged and others razed with new, larger homes built in their place.

With increased development, communities tend to experience a loss of tree cover and open space, and increased traffic. To preserve the rural character of Franklin, future development and redevelopment should be designed to mitigate the loss of tree cover and preserve open space with an emphasis on protecting mature trees and native vegetation. Franklin has developed several policies to maintain the natural character of the Village which are discussed further in Chapter 4: Village Character and Neighborhoods.

Other indicators that are important in describing Franklin Village’s social composition are race, education, occupational status, and income.

Racial Composition

Most of the population, ~~86.2%~~ 73.4% is considered White with the next two highest categories being African American (~~6.6%~~ 11.1%) and Asian (~~4.0%~~ 6.7%).

Table 2.3: Franklin Village Racial Composition, 2019

Race	Number	Percent
White	2,428	73.3%
African American	366	11.1%
Asian	222	6.7%
Some Other Race	9	0.3%
Two or More Races	173	5.2%
Hispanic	112	3.4%
Total	3,310	98.7%

Source: American Community Survey, 2019

Table 2.2: Population by Age Groups in 2010 and 2019

Age Group	2010		2019		Positive or Negative Change (2010 – 2019)	
	Franklin Village	Oakland County	Franklin Village	Oakland County	Franklin Village	Oakland County
65 +	16.19%	13.23%	21.1%	16.4%	+	+
55 – 64	14.41%	13.16%	14.0%	14.3%	-	+
45 – 54	19.97%	16.49%	17.5%	14.4%	-	-
35 – 44	12.16%	14.12%	9.4%	12.5%	-	-
25 – 34	4.32%	11.93%	3.7%	13.0%	-	-
20 – 24	2.79%	5.27%	3.8%	6.0%	+	+
15 – 19	8.57%	6.74%	8.0%	6.2%	-	-
5 – 14	16.92%	13.36%	17.9%	11.8%	+	-
Under 5	4.67%	5.70%	4.5%	5.4%	-	-

Source: U.S. Census Bureau; American Community Survey

¹ Census 2000

² The American Community Survey (ACS) is a demographics survey program conducted by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers. The Census Bureau aggregates individual ACS responses into estimates at many geographic summary levels, including villages such as Franklin.

Education

Franklin is a highly educated community. The Village surpassed the County and State of Michigan in the percent of persons over 25 years of age who earned a high school degree or higher, a bachelor's degree and a graduate or professional degree in ~~2010~~ 2019 (see Table 2.4).

Table 2.4: Educational Attainment of Persons 25 Years or Older, 2019

	PERCENTAGE		
	High School Degree or Higher	Bachelor's Degree or Higher	Graduate or Professional Degree
Franklin Village	98.6 %	75.9%	46.6 %
Oakland County	94.1 %	47.2 %	20.4 %

Source: American Community Survey, 2019

Employment and Income

The educational achievements of Franklin's residents have allowed them to assume an unusually high number of professional and managerial positions.

According to 2019 ACS data, 66.7% of the Franklin work force was employed in management, professional, and related occupations, an increase over the amount in 2010 (see Table 2.5). There was also an increase in the percentage occupied in service occupations. Although there was a slight decrease in the percentage occupied in sales and office occupations, this category still accounted for one fifth of all employment in 2019.

The 2010 data shows that Franklin Village still had a high percentage of professional and management workers despite this occupational sector experiencing a slight decrease during the period of 2000-2010. Conversely, the service occupation and natural resources, construction and maintenance occupation sectors experienced a slight increase since 2000 (see Table 2.5).

The educational and occupational status held by many individuals in the Village is reflected in the median family income for Franklin. By way of comparison, Franklin's median family income in ~~2000 was \$139,339~~ 2019 was \$161,607, roughly two times greater than Oakland County's ~~\$75,540~~ \$79,698. Per capita income statistics for ~~2010~~ 2019 show roughly comparable results with Franklin at ~~\$74,776~~ \$91,122 and Oakland County at ~~\$36,138~~ \$44,629.

Table 2.5: Labor Force Characteristics for Franklin Village, 2010 - 2019

Occupation for Employed Population 16 Years and Over	2010		2019	
	Total	% of Total	Total	% of Total
Management, professional, and related occupations	838	65.6%	1,010	66.7%
Service occupations	70	5.5%	149	9.8%
Sales and office occupations	280	21.9%	302	19.9%
Natural resources, construction, and maintenance occupations	49	3.9%	14	0.9%
Production, transportation, and material moving occupations	40	3.1%	39	2.6%
Total	1,277	100 %	1,314	99.9%

Source: U.S. Census 2010, American Community Survey 2019

Economy

Commercial Development

Franklin Village's commercial sector is quite small, in part due to the limited supply of available commercial buildings within the community. There are approximately 31 commercial units in the Village Center (2021 count, includes retail, service, and office), of which at least nine are vacant. In terms of retail trade, approximately 20 establishments exist in the Village Center. Most of the establishments are sole proprietorships.³

Due to the availability of abundant commercial facilities surrounding the Village in surrounding communities, residents of Franklin do most of their shopping and entertaining-beyond the limits of the Village. Most businesses in Franklin's Village Center do not own the buildings in which they are located and many buildings are owned by nonresidents of Franklin. These businesses rely on nonresidents as well as Village residents for their clientele.

Tax Base

Cities and municipalities in Michigan rely primarily on taxes levied on real and personal property for revenue. Moneys that are collected as a result of taxing policies are then used to provide public services that are in demand by the communities' residents. Usually, the bulk of an area's tax dollars come from industrial and commercial enterprises. Residential taxes, by comparison, are generally substantial but tend to supplement the larger tax dollar received from business.

In the case of Franklin Village, these relationships do not hold. There is no industry in the Village; and commercial and office development is limited. Due largely to the lack of extensive suitable building sites, these land use conditions are not likely to change. The Village has relied and will continue to rely on a tax base founded on residential properties.

In order to maintain pace with increasing costs and greater demand for facilities in the Village, the rise in state equalized valuation (SEV) on real and personal property has been substantial over the years. Of course, homeowners have been called upon to absorb a high percentage of the increased valuations. From 1969 –

2005, state equalized valuation of real and personal property increased for Franklin (see Table 2.6).

Table 2.6: Franklin Village State Equalized Value of Real and Personal Property

Fiscal Year	S. E. V.
1969	\$18,007,215
1977	\$35,049,146
1984	\$73,682,400
1996	\$155,596,270
2005	\$389,310,400
2013	\$299,100,140
2021	\$460,050,800

However, during the period from 2005 – 2013, Franklin experienced a significant loss in the SEV of real and personal property due to the collapse of the subprime mortgage market and subsequent economic recession.

The figures in Table 2.6 show that property values rebounded as the economy grew following the Great Recession, so that by 2021 the State Equalized Value had increased to \$460 million. Even with the decrease in real and personal property It is not likely that Franklin Village will undergo a major land use transition, regardless of the ups and downs of the S.E.V. for many years; property values in both Franklin and surrounding communities are beginning to rebound. Additionally, The stability of the households, the general maturity of the families that are attracted to the Village, and correspondingly high incomes all suggest that a major change is unlikely.

Although Franklin Village can expect to rely on residential land uses for the bulk of its tax dollars, the Village's tax rate compares favorably with neighboring municipalities (see Table 2.7). Among the eight municipalities surveyed, Franklin's millage rate is the lowest. Although funding for improvements discussed in this Plan will be sought from outside sources, it is expected that Franklin residents will bear most of the financial responsibility.

³ Oakland County Planning Commission, Economic Development Division, November 1974.

Table 2.7: 2020 Tax Rates, In Mills

Municipality	Mills per \$1,000 / SEV	Homestead Mills per \$1,000 / SEV**	Non-Homestead Mills per \$1,000 / SEV**
Village of Bingham Farms	9.0000*	36.9615 – 44.3105	47.1997 – 47.9997
City of Bloomfield Hills	10.9750	36.9553 – 37.3514	48.0462 – 48.3896
West Bloomfield Township	11.7840	31.2537 – 40.4494	49.2537 – 53.1734
Village of Franklin	8.0807*	36.0422	47.0804
City of Farmington Hills	18.5326	40.2277 – 45.5774	56.3323 – 58.2277
Bloomfield Township	12.3579	31.8276 – 39.7194	49.8276 – 55.0576
Village of Beverly Hills	12.8053*	40.7668	50.8050
City of Birmingham	14.1870	41.5485	52.5867
Average	12.2153	36.9479 – 40.7195	50.2415 – 51.5650

* Landowners of villages also pay Southfield Township taxes.

** Rates listed as a range are reflective of multiple school districts being present.

Source: Oakland County Equalization Department

Infrastructure Profile

Community Facilities

Since the original settlement of the Village in 1825, community facilities have been an important element in Franklin. A post office was the first facility to serve the Village and surrounding four townships at that time and has since been joined by schools, recreation areas, a library, and police and fire facilities.

Table 2.8 lists community facilities and quasi-public facilities owned by the Village.

Schools

Franklin Village is included within the Birmingham School District, which serves communities in the surrounding area. Public schools that are primarily used by children of Franklin residents include West Maple Elementary School located at Maple Road and Inkster Road, Berkshire Middle School located at Fourteen Mile Road and Lahser Road, and Wylie E. Groves Senior High School located on Thirteen Mile Road at Evergreen Road.

The adequacy of these facilities can best be evaluated when compared to the following general guidelines:

Elementary School

- 1 mile maximum walking distance
- 400-700 student capacity
- One acre/100 pupils; 5-acre minimum

Middle School

- 1.5 mile maximum walking distance
- 800-1,200 student capacity
- One acre/100 pupils; 15-acre minimum

Senior High School

- 1.5 mile maximum walking distance
- 2,000-2,100 optimum student capacity – maximum capacity 2,400
- One acre/100 pupils; 25-acre minimum



Private home in Franklin Historic District.

Table 2.8: Franklin Community Facilities and Open Spaces in 2014⁴ (Please Note: All sizes are rough estimates)

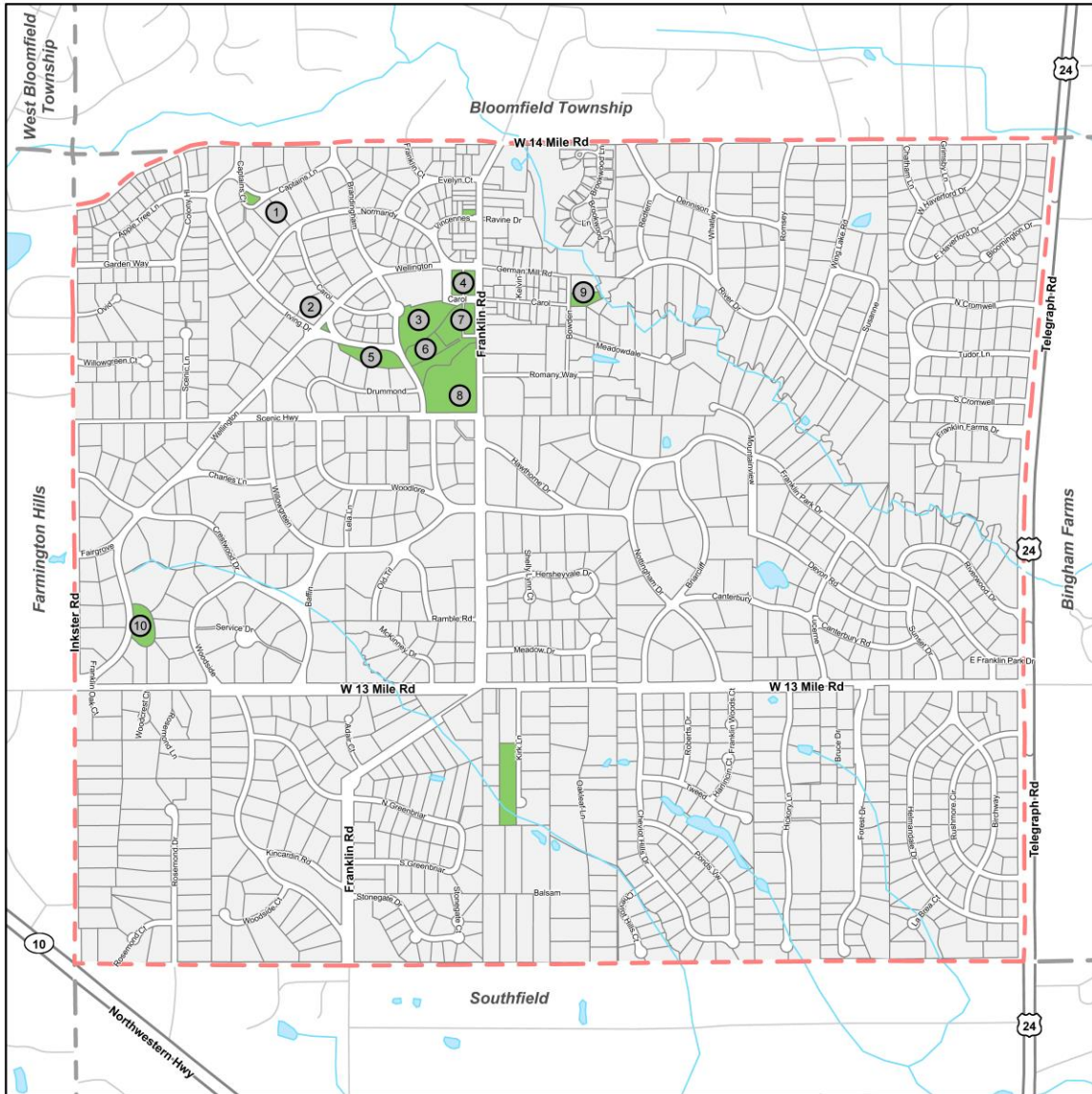
Publicly Owned Facilities	Location	Size
Village Office (Broughton House)	32325 Franklin Road	First Floor 1,700 sq. ft.
Franklin Library	32455 Franklin Road	1,600 sq. ft.
Franklin Police Station	32311 Franklin Road	4,600 sq. ft.
Franklin Community Center (Kreger House)	26225 Carol Avenue	2,645 sq. ft.
Publicly Owned and Quasi-Public Facilities*	Location	Size
Derwich Property/ <u>Historical Museum</u> ⁵	26165 13 Mile Road	5 acres
Village Green	32455 Franklin Road	240' by 225' (54,000 sq. ft.)
Broughton House Land	32455 Franklin Road	Irregular Shape 130' by 285'
Lot	On Bowden	81-Foot River Frontage
Traffic Island	On Wellington	Irregular Shape 250' by 210'
Traffic Island	On Irving	Irregular Shape 600' by 160'
Traffic Island	Circle On Service Dr. Between Crestwood & Woodside	140-Foot Diameter
Traffic Island	By Baffin	Triangle Shape 172' by 207' by 200'
Traffic Island	On Captain's Lane	Triangle Shape 150' by 125' by 125'
Traffic Island	On Irving	Triangle Shape 106' by 86' by 112'
Traffic Island	On Rosemond	Teardrop Shape 100' by 25'
Cemetery	Franklin At Scenic	442' by 366' Plus Land Purchased
	32707 Franklin Rd.	50' by 125' Lot

⁴ Excludes dedicated, undeveloped road rights-of-way and roads, existing or platted.

⁵ The Village owns the rear three acres of Derwich property, including the nature trail, (Sidwell # 24-07-226-006) while the Historical Society owns the northern two acres and the house. The deed specifies that should the house cease to act as a museum, it shall be torn down and property ownership transferred to the Village. The deed also specifies that the property is to remain as a nature preserve and cannot be developed.

Table 2.9 Properties Owned By The Village, As Identified By The Facilities And Open Space Committee

Properties Identified In Tax Records As Being Owned By The Village	
Traffic island on Captain's Lane	Sidwell # 24-06-128-001
Shown on plat maps as traffic island at the northeast corner of Wellington and Irving, but one part of road never developed.	Sidwell # 24-06-179-001
Franklin Community Association	Sidwell # 24-06-252-010
Village Green and Library	Sidwell # 24-06-253-024
Land on south side of Irving between ball fields and Wellington	Sidwell # 24-06-255-001
Land with Broughton House	Sidwell # 24-06-257-020
Land between Broughton House and the cemetery	Sidwell # 24-06-257-022
Cemetery	Sidwell # 24-06-257-023
Land on Bowden donated by Marion Green	Sidwell # 24-06-279-002
Identified on plat maps as 'Park.' Located on east side of Wellington north of 13 Mile	Sidwell # 24-06-352-006
Properties Not Listed In the Tax Rolls, Owned By Village	
Identified on plat maps as 'Park'	Sidwell # 24-06-376
Identified on plat maps as 'Park'	Sidwell # 24-06-378





Map 8 Village-Owned Property

Village of Franklin
Oakland County, Michigan

July 12, 2021

LEGEND

-  Franklin Boundary
-  Village-Owned Property

Sidwell

- | | |
|-----------------|-----------------|
| ① 24-06-128-001 | ⑥ 24-06-257-020 |
| ② 24-06-179-001 | ⑦ 24-06-257-022 |
| ③ 24-06-252-010 | ⑧ 24-06-257-023 |
| ④ 24-06-253-024 | ⑨ 24-06-279-002 |
| ⑤ 24-06-255-001 | ⑩ 24-06-352-006 |



0 500 1,000
Feet

Basemap Source: Michigan Center for
Geographic Information, v. 17a. Data
Source: Franklin 2021. McKenna 2021.



Based upon these guidelines and the standards of the Birmingham School District, the public schools serving Village residents have sufficient capacity to serve the Village needs and to meet the standards of the National Education Association, the American Public Health Association, and the National Council on Schoolhouse Construction. However, young children do not have the opportunity to walk to school from any location within the Village.

Recreation

Both local and regional recreation facilities are available for use by the residents of Franklin Village. Local recreation facilities include playfields, and the Village Green. Regional facilities that are convenient to the Village include Pontiac Lake Recreation Area, Highland Recreation Area, Marshbank Park, and Kensington Metropolitan Park. In addition to these public facilities, various private opportunities like the Franklin Racquet Club are available for use. The regional facilities within a 15-mile service radius of Franklin provide for the major recreation needs of the Village.

According to National Recreation and Parks Association Standards, approximately five acres of local recreation area, including playgrounds, neighborhood parks and playfields, should be provided for a population of 1,000 people. Based upon these standards, approximately 15 acres of local recreation area should be provided within the Village. However, approximately six acres are currently provided. Although the size of Franklin's local recreation area is smaller than national standards, this number is not indicative of the recreational opportunities within the Village. The Village Green provides a centralized location for both active and passive recreation



Franklin Village Green looking west toward Franklin Community Church.

and is considered the nucleus of community activity. Tree lined streets are often filled with residents walking and bicycling. Additionally, with lot sizes typically larger (one-acre average) than the national average, it is not uncommon for residents to have private recreational amenities such as swimming pools, playground equipment, and basketball and tennis courts.

~~During the past decade, Village residents have expressed that they~~ Residents cherish the existing open space and recreational area that the Village enjoys. While residents seem to understand that there are few large open spaces available within the Village to develop as recreational space, many residents have expressed that they want to have paths for biking and walking. On September 15, 2009, the decision whether to install a network of pathways was presented to voters. Although the proposal was defeated, residents continue to express an interest in pathway options. ~~Any future proposed pathway plan should be comprehensive in its phasing, financial feasibility, and design approach—elements the first proposal lacked.~~ One option currently being explored is strategic pathway connections between neighborhoods, which would allow access throughout the Village without having to travel on arterial roads.

Franklin Library

The Franklin Public Library is owned by the Village, supported by taxes, and administered by an elected Board to Trustees. According to its website, the library holds approximately 15,000 items, including books, audio books on CD, DVDs, magazines, and a large print collection. It is a member of The Library Network, the largest library co-operative in Michigan, which provides for inter-library loans and reciprocal borrowing with other member libraries. The library has four public access computers and free Wi-Fi access (inside, in the parking lot, and in the Reading Garden), a copy machine, and faxing service.



Franklin Village Public Library.

The Franklin Public Library is located on the west side of Franklin Road at Wellington Road in a building once occupied by the village offices. Five years ago, improvements were made, resulting in the addition of 300 sq. ft. on the south side of the building and a Reading Garden at the rear. The Reading Garden was designed by Spurlock's Natural Stone in conjunction with Goldner-Walsh Nursery. With the addition, the library is more functional.

The Franklin Library is owned by the public, supported by taxes, and administered by an elected Board of Trustees. It has approximately 14,400 volumes. The Library expanded into space formerly occupied by the Village offices, and has reference and study areas for students, children and adults.

Utilities (Water Supply and Wastewater Disposal)

Currently, potable water for residences and businesses in Franklin is supplied by private individual wells. Public pressure sanitary sewers serve many parts of the Village, but several homes still have individual septic systems. Franklin Village historically has relied on its natural resources to provide potable water supplies and disposal of its wastes. Private individual wells and public pressure sanitary sewers serve Village residents. Many homes are still on individual septic systems. As the Village experiences land use changes, two planning factors that affect natural resources have become important.

First, the ability of geologic aquifers to provide potable water supplies to the community is dependent upon the limitations of the aquifer and the existence of any land uses or activities that may affect the quality and quantity of groundwater. If groundwater supplies were depleted or rendered non-potable because of pollution, the introduction of a public system that treats and distributes potable water to residents may become a necessity.

In 2018, contamination of the groundwater was detected, affecting approximately 40 properties. The primary source of the contamination was a cleaners located in the Franklin Village Plaza, although other historic sources of contamination were found. The Michigan Department of Environment, Great Lakes, and Energy, conducted contamination investigation, including groundwater, soil, and vapor sampling. Contamination of drinking water wells was not detected, but EGLE is continuing the monitoring.

Presently, all Village residents rely on private individual wells to provide domestic water supplies. These groundwater supplies are adequate. However, the quality and quantity of groundwater supplies will vary with the location of the well and the source of groundwater. Sources of groundwater in Franklin include the geologic overburden, as well as the bedrock formations. The capabilities of these water supply sources are identified in the groundwater hydrology section.

If it ever became necessary, public supplies of domestic water may become available through the Southeastern Oakland County Water Authority (SOCWA). There is also the potential of working with the Oakland County Water Resources Commissioner's Office (OCWRC) for the construction and maintenance of the water system with the water supplied by the ~~Detroit Metropolitan~~ Great Lakes Water Authority (GLWA).

~~Previously, the Detroit metropolitan water authority~~ GLWA constructed a 60-inch main in Inkster Road between Eight Mile Road and Fourteen Mile Road, and the Southeastern Oakland County Water Authority extended a 30-inch main along Twelve Mile Road from Inkster Road to Telegraph Road and a main along Fourteen Mile Road through Franklin.

Franklin Village could easily be served by this water network. On November 17, 2003, the decision whether to install a public water system was put before voters, and the proposal was defeated by an almost 2 to 1 margin.

In the Fall of 2020 and Spring of 2021, Hubbell, Roth & Clark, Inc. (HRC) oversaw the design, preparation, and distribution of a Village-wide survey concerning property owners' general satisfaction with their well water. Slightly more than half of the respondents indicated they were satisfied with their existing well water system. Some residents reported concerns, though, such as small issues and low well capacity and volume.

Second, the ability of soil layers to treat and filter domestic wastewater is dependent upon the septic suitability of a given area and soil type. Whenever the soil characteristics of an area are incapable of accommodating septic wastes or whenever the proposed land use exceeds the septic capabilities of the land area, sewer systems are traditionally constructed to collect the wastes. They are then transported to a treatment plant. Because of failing septic systems in a few areas of the Village, Franklin connected to the Oakland County sewer system beginning in 1993 and the Oakland County Water

Resources Commissioner’s Office currently provides pressure sewer services.

Circulation

Franklin is served by a well-maintained network of regional and local roads, which represent both an asset and a liability to the Village and its historic character. For an analysis of the Village’s circulation network and traffic issues, please refer to Chapter 9, Traffic and Circulation.

Wireless Communication

There is a need to improve wireless voice and data transmission and communication service for residents, businesses, and government operations in the Village. At the same time, there is a recognition that conventional technology – antennas mounted on tall poles – would be out of character and aesthetically unacceptable in the Village.

In December 2003, Village Council President James Pikulus appointed a Cell Tower Advisory Committee to review and advise the Village Council on the “pros and cons of the ... proposed [cell] tower location and

alternative sites within the framework of the Village’s existing ordinances and legal commitments, the needs of the cell tower companies and available technology.”

The Committee met 11 times, compiling a substantial record of information, and producing a Draft Interim Report, dated June 11, 2004. The Committee found that technology was changing providing a broader range of wireless options suiting the Village’s demonstrated preference for minimal visual impact and the desire for efficient wireless communications. As noted in the conclusion to the Draft Interim Report, “Carriers and the Village have largely moved beyond the “cell tower” and are focusing on appropriate communications for Village residents within the existing legal structure.” One such carrier was Extenet Systems, which has successfully installed a distributed antenna cellular system in the Village without installing any poles.

As technology changes, the Village must be flexible enough to accommodate the change, which is consistent with the aesthetic and environmental goals of the Village. To position the Village with this flexibility, it may be necessary to create a Wireless Communications Master Plan and amend the Wireless Communications Ordinance.

Land Use Profile

~~The built environment in Franklin Village consists of existing land uses and circulation infrastructure in combination with the community facilities that serve Village residents. These features establish support for many functions within the Village. They are summarized on Map 9. The Existing Land Use Map, Map 9, identifies six classifications of land use in Franklin Village. Residential development is the predominant land use and comprises over 1,000 acres of land. Non-residential land uses primarily exist in the Village Center and include commercial and office uses and public, quasi-public, and recreation uses. The remaining classifications include woodland and water areas, which comprise 16 acres of lands; and transportation corridors, which comprise over 277 acres of land (see Table 2.10).~~

The characteristics of these land uses can be described as follows:

- Residential development is scattered throughout the Village Center and the various neighborhoods of the Village. Single family housing on spacious lots is the predominant form of development, although multi-family residential condominiums were built in the Village Center in the early 1970s.
- Non-residential land uses are located primarily in the Village Center. Commercial and office uses are clustered in older adapted residential buildings or in newer buildings. Office uses are predominant in the Village Center, according to a 2021 survey (see Table 2.11). ~~Specialty shops constitute the principal commercial uses in the Village Center (see Table 2.11).~~



- Outside of the Village Center, the only other non-residential land use is the office use located at the southwest corner of Thirteen Mile Road and Telegraph Road.
- Mixed uses are also present in the Village, including the Costello barn, which was approved as a mixed use in the C-1 District.
- Transportation corridors consist of dedicated rights-of-way within which roadways and utilities are constructed. These corridors are the second largest uses of land in the Village.
- Vacant land includes those parcels that are platted or assembled but not used for any specific purpose. Vacant lands are scattered throughout the Village, but the largest parcels exist along Telegraph Road and the southern boundary of the Village.

Surface water is the remaining land use category in Franklin and includes those areas that have significant environmental features but are not publicly owned. The Franklin Branch of the Rouge River is the major surface water area.

Table 2.10: Franklin Village Land Use, 1977 - 2012

Land Use	1977		2012	
	Acres	Percent	Acres	Percent
Residential	1,046	62.4 %	1,245	72.8 %
Commercial and Office	6	0.4 %	13	0.8 %
Public, Quasi-public and Recreation	10	0.6 %	62*	3.7 %
Woodland and Water	125	7.4 %	16**	0.9 %
Vacant	225	13.4 %	95	5.6 %
Transportation	265	15.8 %	277	16.2 %
Total	1,677	100.0 %	1,708***	100.0 %

Source: 1977: Johnson, Johnson & Roy; 2012: Oakland County

*The data for 2012 is divided into Public/Institutional = 22.8 acres; Recreation/Conservation = 39.6 acres land use categories.

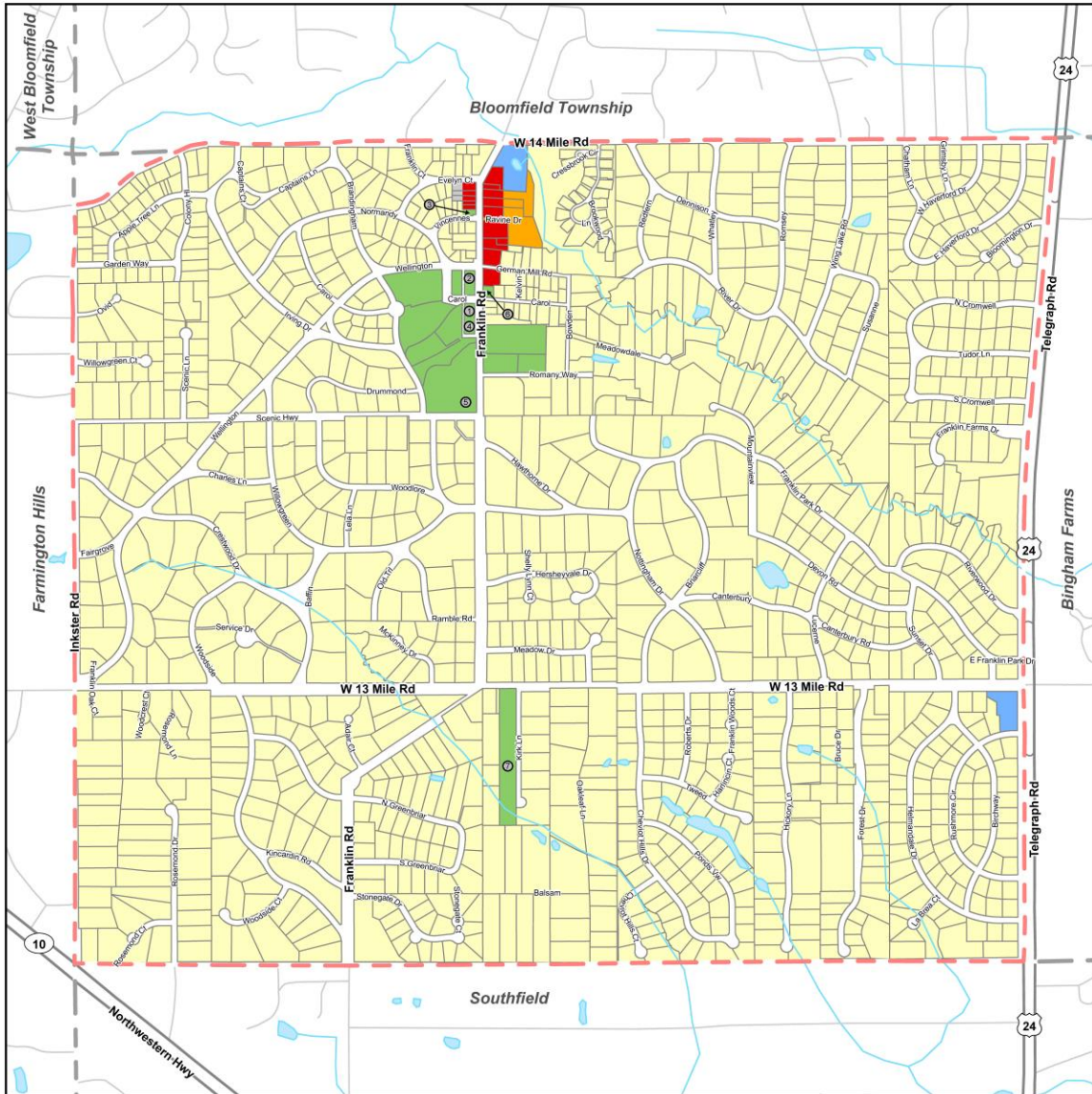
**The data for 2012 only includes water (woodlands are classified under the recreation category).

***The 2004 data show a different total acreage than the 1977 data. The Village has not expanded its borders; the discrepancy is due to different collection methods.

Table 2.11 Franklin Village Center Uses

Use	Percentage
Retail (incl. restaurants, gas stations)	15.6 %
Service	13.3 %
Office	20.0 %
Public & Quasi-Public	13.3 %
Single Family Residential	17.8 %
Vacant	20.0%

Source: McKenna Field Survey, 2021



Map 9 Existing Land Use

Village of Franklin
Oakland County, Michigan

July 13, 2021

LEGEND

	Single-Family and Vacant Single-Family Residential		Commercial
	Multi-Family Residential		Office
			Public & Quasi-Public
			Parking

Public Use Key:

- | | |
|-------------------------------------|-------------------------------|
| 1. Broughton House Village Hall | 4. Police Department |
| 2. Franklin Library | 5. Franklin Cemetery |
| 3. Franklin-Bingham Fire Department | 6. U.S. Post Office |
| | 7. Franklin Historical Museum |



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Franklin 2021. McKenna 2021.





Private home in Franklin Historic District.

Village Character & Neighborhoods

Vision

Franklin is possessed of a unique physical character, which is comprised of several distinct traits. Those traits are prized by its residents and admired by its visitors. Franklin is distinguishable from its neighboring communities because of its mature tree cover, large residential lots with well-maintained homes, and grounds located on narrow tree lined streets, and carefully preserved historic and natural resources. These traits contribute to the rural, small town atmosphere that has become a hallmark of Village of Franklin.

Community Character

There is a significant contrast between the physical appearance of Franklin and the communities that border it. The observation that Franklin is more “rural” than its neighboring suburbs is frequently made and is a characteristic that residents in general seem to wish to preserve.

A number of traits contribute to the rural-like atmosphere of Franklin Village. The Village’s historic background and resources constituent one important aspect of the Village’s rural character. These resources are discussed in detail in Chapter Four, Historic Areas, which includes a discussion of the Village Center, Franklin’s Historic District, and some of the other historical aspects of Franklin.

The Village Center is perhaps the most readily definable aspect of Franklin’s rural character. It is comprised of the Village Green, the FCA (Franklin Community Association) grounds and recreational facilities (baseball diamonds, tennis courts, and a playground), Franklin’s historic cemetery, numerous homes and small independent

businesses, and its government buildings (the Franklin Village offices, Police and Fire Stations, Franklin Public Library, and the U.S. Post Office).

The Village Center is arranged along a half-mile stretch of Franklin Road from Scenic Drive to Fourteen Mile Road. The Franklin Cider Mill, which is situated just north of Fourteen Mile and is actually outside the Village boundaries, nonetheless has a Franklin mailing address and is considered by most to be a part of the Village Center. The foregoing components of the Village Center project a small-town rural image, which is highly valued by most residents.

Franklin’s abundant trees and plant life, even in portions of the Village Center, give Franklin a woodland atmosphere. Mature and heritage trees line the streets and grace the lawns of most of the homes in Franklin. Additionally, heavily wooded areas, both on undeveloped lots and on empty portions of developed lots exist throughout the Village. Further, tree and plant-based natural barriers between properties are very common in Franklin, rather than fences. These wooded areas provide privacy and act as noise buffers. They also provide



Franklin Village Government Offices.

natural habitats for the bountiful wildlife that make Franklin their home.

Franklin's residential lots are larger, on average, than those of most, if not all, surrounding communities. The average residential lot in Franklin is slightly larger than one acre. Over 20 homes are situated on lots of three acres or more. These spacious and luxurious lots are one of Franklin's most treasured resources and cannot be found in such abundance in any of its adjacent communities.

Franklin's homes are, for the most part, located on narrow, winding, tree lined streets with little, if any signage to spoil the natural beauty. The homes are generally well maintained with lawns and grounds that are equally well tended. Landscaping styles vary from the extremely well-manicured to the more rustic. Housing styles include contemporary, classic, and historic.

While Franklin was once home to numerous horses, their declining numbers caused the framers of the 2007 Master Plan to relegate their discussion to Franklin's past legacy. A few remain but are no longer considered a significant part of Franklin's current culture. Additionally, a number of barns still remain, both on residential property and throughout the Village Center. Many of the barns are used for storage and would benefit from rehabilitation. The adaptive reuse of the barns – and acknowledgement of their role in the way the Village was enjoyed by residents and visitors in the past - could enhance the quaint character of the Village.

Each of these above-described traits is vulnerable to environmental and economic pressures, which necessitates active maintenance if they are to be preserved.

Some such preservation mechanisms have been established, such as the Franklin Historic District (FHD) and its corresponding limitations on changes to the character of the District. Other preservation mechanisms include Franklin's Tree Protection Management Ordinance, and the Zoning Ordinance, which has established setback requirements and height limitations on new construction that are designed to preserve the community's rural character. These preservation measures are discussed in greater detail below. ~~These measures, however, provide an example of the tradeoffs involved in preserving this desired rural character since they each create some limitations on an owner's ability to use or alter their property.~~

While these measures preserve rural character, they also may limit an owner's ability to use or alter their property.

Accomplishments

In the years since the last Master Plan review and revision was completed, numerous steps have been taken to further the letter and spirit of the Master Plan. Many of those efforts focus on maintaining the visual quality of the Village, which is so highly prized by both residents and visitors, while others focus on enhancement of the Village Center by expanding permitted uses, making better use of scarce parking resources, and alleviating sign clutter and enhancing the visual appeal of permitted signs.

Zoning Ordinance: Tree Cover

In addition to the implementation of the Contextual Zoning Ordinance (Ordinance No. 2008-01), and the Tree Management Ordinance (Ordinance No. 2010-04,) both of which were mentioned in the 2007 Master Plan, the Tree Management Ordinance was amended to provide greater clarity by delineating the varieties of trees which are and are not protected. Additionally, the new ordinance defined responsibility for the removal of dead or dying trees which endanger the public or adjoining properties.

In 2005, the Village planted approximately 200 trees paid for with a combination of Village funds and a DNR tree replacement grant. A DTE grant was secured in 2011 for the planting of 16 trees on public property. In 2013, Franklin undertook a Village wide hazardous tree removal and trimming program to reduce the number of dead and hazardous trees in the Village road rights-of-way. Due to budget pressures, grants are necessary for the continued funding of replacement trees.

As noted previously, as part of the 2020 – 2021 streetscape program, several street trees were planted along Franklin Road in the Village Center.

Franklin has been recognized as a Tree City since 2005. It is a designation by the National Arbor Day Foundation and Federal Forest Service that endorses the Village's commitment to maintaining a healthy tree canopy cover.

Zoning Ordinance: Parking in Residential Districts

Following a parking study in 2011, ordinances were adopted to regulate the use of off-street parking. Plans for off-street parking are now subject to site plan review

by the Planning Commission and approval by Village Council.

An effort was made to protect residential areas from visual clutter by restricting the numbers and types of vehicles which may be kept in driveways or parked on residential streets. For example, commercial vehicles may not be stored or parked in residential districts, other than for short periods of time, except in enclosed structures, as must any inoperable or unlicensed automobiles.

Zoning Ordinance: Fences

A comprehensive ordinance was enacted to regulate the location, permeability, dimensions, and materials of which fences may be constructed. Amendments to the fence regulations are proposed in 2021 to allow taller garden fences.

Zoning Ordinance: Signage

A thorough revision of Franklin's Sign Ordinance was accomplished by the Village Council, Planning Commission and Historic Commission in order, primarily, to enhance the visual appeal of the Village Center; the Ordinance also was reworked to have stricter provisions with respect to temporary signs in residentially zoned areas throughout the Village. Amendments to the sign regulations are being considered in 2021 to bring them into compliance with recent case law, and to adjust the temporary sign regulations.

Zoning Ordinance: Village Center

Permitted uses within the C-1, Local Business District (parcels zoned which are solely located in the Village Center) were expanded to allow for a mixture of uses – specifically, residential use of second floors of buildings that would have only allowed for single use in the past. Additionally, outdoor dining at Village restaurants is expressly permitted.

Site Plan Review Process

The site plan approval process was streamlined to eliminate initial submission to Village Council. Instead, site plans proceed directly to the Planning Commission for review after submission, making the process more efficient.

Huda School

The area surrounding the Huda School also saw significant improvement, which was enabled through the site plan review process. The Huda School applied for a site plan review to repave its parking lot, which evolved into an opportunity to rethink the layout of the parking lot and traffic flow. The efforts culminated in improved parking and a change in traffic flow patterns which benefited the surrounding area during peak use times. The building's exterior was also improved with new plantings, which not only created a visual enhancement of the property, but also served as a shield for neighboring homes from automobile lights that sometimes shined onto neighboring properties. Drainage concerns were also addressed during the process.

Public/Institutional Zoning District

Amendments to the Zoning Ordinance were enacted in 2021 to create a new Public/Institutional Zoning District. This district is intended to encompass lands that are designated Public and Quasi-Public on the Future Land Use Map but are currently zoned Single Family Residential. The purpose and use of these lands is different from what is considered appropriate in residential zoning districts, so they should have their own stand-alone zoning district.

Challenges to Character

Despite existing efforts to maintain Franklin's character, a number of challenges remain, while balancing individuals' ability to enjoy their own properties and continue to establish the Village's desirable presence.

Teardowns and Out-of-Scale Building

Residential construction across the country has been trending towards larger and larger homes, and Franklin has not been immune to this trend. While a few of Franklin's neighborhoods have large enough lots to support the largest contemporary homes, out-of-scale construction can dwarf older and smaller neighboring homes in many neighborhoods. This is a concern both on unbuilt lots and in cases where older homes are torn down and replaced with much larger homes.

Additionally, the Village's ability to prevent lot splits is limited by State legislation. Within the minimum lot size requirements of the Zoning Ordinance, lot splits may be possible that would allow new construction to crowd existing homes.

The Zoning Ordinance was revised to tie building height to setbacks, limiting the height of buildings that could be built close to lot lines. Further changes should be considered to limit this phenomenon. Out-of-scale construction must be monitored and addressed through additional zoning revisions, if necessary.

Non-Residential Encroachment on Village Borders

Platted lots that have not been built upon located on the edges of the Village present tempting opportunities to commercial developers. This is particularly the case along Telegraph Road and near Northwestern Highway, which are heavily developed outside of the Village. While Franklin's location on these major roads makes the Village particularly desirable to developers, allowing commercial or other non-residential development on Franklin's edges would erode the distinct boundaries of the community; entering the Village would no longer be such a notable visual transition. This and past Master Plans have found that the public benefit is maximized by preserving the periphery properties for residential use.

Apart from the development pressures on periphery properties, various neighborhoods around Franklin's

edges are disconnected from the Village Center due to a lack of access and the suburban-style road network, which is especially concerning for non-motorized travelers. Without a connected system of ~~passageways~~ pathways that lead to the Village Center, neighborhoods along the periphery face a sense of disconnect from the community, and have limited access opportunities.

Light and Noise Pollution

Some threats to Franklin's character are generally outside of the Village's control. Franklin's internal streets are low speed, and the Village's Outdoor Light Ordinance minimizes intrusive illumination, glare, or shadowing on adjacent properties. Light and noise from adjacent development outside the Village limits spills over into Franklin, given its proximity to such major thoroughfares as Telegraph Road, Northwestern Highway, and I-696. While these roads provide Franklin residents with excellent automobile access throughout the metropolitan area, this proximity also brings traffic noise and nighttime light pollution from street and parking lot traffic and lights. While these factors detract from the desired rural feel of living in Franklin, little if anything can be done to mitigate the sources.



Recommendations for Maintaining Character

Maintenance and enhancement of Franklin’s character is intertwined with other issues in the Village. Recommendations from other chapters in this Master Plan, such as creating walking paths along major roads, preparing a Landscape Master Plan, and preserving the Village Center’s small independent businesses, contribute to Franklin’s overall character ~~of its homes and properties~~. Both positive and negative factors should be considered when contemplating any such recommendations within the Master Plan. ~~Village character, a distinctive trait terminology should include all Village stakeholders’ participation in terms of maintenance and enhancement of the Village’s character. Maintaining certain character traits may result in limiting what may be done on certain properties. In summary,~~ All Village character-based decisions should be done with sensitivity to the concerns of the neighborhoods, individual residents, and business owners.

1. Maintain residential uses along boundaries.

One of the goals of previous Master Plans is to “Maintain the integrity of the periphery of the Village so as to prevent intrusion or encroachment of intense development”, which continues to be an important land use imperative. Franklin’s municipal borders are the clearest and most sensible point at which to draw a clear distinction and notable transition into the Village. From a developer’s standpoint, the Telegraph Road frontage, in particular, is a good place to consider commercial or other non-residential development.

Single-family homes already exist along the major roads within and around the periphery of Franklin, which demonstrates that unbuilt lots are well suited for development as currently zoned. Maintaining the perimeters of Franklin as single family homes, in addition to the occasional vacant woodlots, and encouraging reinvestment in existing structures, will provide a better buffer for sound and light than more intense development will.

2. Encourage permanent preservation of open space.

The Village should pursue the preservation of natural open space to maintain mature tree cover. The benefits of mature tree cover include: (a) buffers from noise and light pollution, (b) habitat for preservation of wildlife, and (c) natural stormwater filtration. ~~In a few locations this recommendation has been achieved, when considering multi-home development by setting aside some land to maintain natural space. However, it should be noted that multi-home developments are infrequent. More common development is individual vacant lots or single homes on double lots.~~

When appropriate, the Village could work with property owners to acquire or seek conservation easements on

individual lots where preservation efforts would provide important benefits. Owners may not wish to grant ~~probably cannot be expected to implement~~ conservation easements without compensation incentives. Compensation incentives may include a combination of funding sources which may include: (a) partial donation of development rights by the owner, (b) combined Village and neighborhood association contributions, and (c) outside funding sources. ~~Federal farmland preservation grants and donations of up to 10% of the value of by landowners represent an outside funding source.~~

The Village of Franklin’s fiscal capacity to purchase land and development rights alone is limited; however, the Village’s participation may be leverage for conservation easements efforts on strategic parcels. ~~These parcels may include lots along the river that could be used to~~ Easements on strategically-located parcels could be used for pathways that connect neighborhoods and provide safe pedestrian and bicycle paths from neighborhoods to the Village Center. ~~Including parcels that are significantly visible near the entrance to the Village.~~

3. Encourage a variety of housing styles.

Several homes have been built or undergone major renovations in the past two decades. The outcome is a broad variety of styles of architecture, from traditional to Avant Garde. Modern-day examples of building design coexist with older homes from every decade back to the mid-1800s. This mixture of housing styles, sizes, materials, and designs is a part of the Village’s character. Such variety ought to be encouraged, for it adds interest to the community, in contrast to the dull sameness of housing in so many suburbs. Notwithstanding the great variety of housing, the rural characteristics of the Village are the threads of commonality that holds the neighborhoods together.

4. Design pathways to blend in the rural landscape

A goal of this Plan is to develop pathways in strategic locations to connect neighborhoods throughout the Village. The purpose of pathways is to create a network of safe routes for pedestrians and bicyclists to move around the Village. Pathways should be designed to blend into the scenic rural landscape of the Village. Concrete is a suitable pathways material along major thoroughfares but not within neighborhoods.



5. Continue deed restriction updates.

Deed restrictions can be used to define and protect valued contributions to character at a more detailed level than the Zoning Code. They may be used to protect the Village's character with greater sensitivity to the concerns and property interests of neighborhood residents. The Village should continue to support neighborhoods in renewing and updating deed restrictions



The Snow House off Franklin Road in downtown Franklin.



Historic Areas: Appearance & Identity

Vision

The Village of Franklin is a peaceful, verdant enclave with safe, attractive neighborhoods, and a charming, historic downtown. The edges of Franklin are tree-lined and filled with native plants and grasses. Pathways provide easy access to the Village Center. The winding, tree-lined streets have well-kept homes in a variety of architectural styles spanning the early nineteenth century to the present. Homes with their outbuildings in the Historic District have been preserved by Ordinance and preservation easements.

The echo of Franklin’s rural past can be seen in remaining barns and paddocks. The landscape is soft with natural features such as wetlands, woodlands, ravines, streams, open spaces, and abundant wildlife. The vibrant Village Center has an attractive, unified look, with architecture and landscaping reminiscent of the nineteenth century and is filled with locally owned specialty shops, restaurants, and services. Government buildings, the library, the church, a private school, and the Village Green all contribute to the small town charm that is Franklin. Consistent efforts to preserve Franklin’s historic buildings and landscapes have made Franklin’s unique character and sense of place possible.¹

¹ While this Chapter primarily addresses the area commonly known as the “Village Center” or the historic downtown area, including both businesses and homes located in the Historic District, the general principles expressed are applicable to the Village as a whole and should be viewed and applied as such.

Present Appearance of the Village Center

The entrance to the Village Center from the north is sudden and formal because of the quick transition from tree-lined roads to the Village Center buildings. The entrance to the Village Center from the south is also subtle, but gradual, even though the Village Center arguably begins with the vast Village Green and its community buildings. Some of the more distinct elements of the Village Center include:

- Varying building sizes and side-yard setbacks, or separation between the buildings, contributes to the sense of intimate scale.
- A mixed-use development pattern that appears “organic” and authentic, which makes the district layout unexpected and not typical of other Southeast Michigan downtowns.
- “Village” atmosphere reinforced by varying front-yard setbacks and a relatively narrow main street (Franklin Road) and limited curbs.
- Wide array of architectural resources from the mid-nineteenth century to the mid- twentieth century (both residential and commercial types).
- Historic ancillary and accessory buildings in rear yards. These buildings are visible between the main commercial buildings on Franklin Road, which gives an impression of space and reinforces the notion of Franklin as a Village (rather than a dense “city” with an unbroken street wall). The visual porosity

between the building frontages enriches the pedestrian experience and gives the impression of an evolution from a rural farming village to a commercial core with modern amenities.

(Lower Left) “Farmhouse Coffee and Ice Cream” in downtown Franklin, a popular stomping ground for locals and beyond.

(Top Right) Professional offices housed in historic structure.

(Lower Right) Downtown Franklin looking southwest on Franklin Road.



Franklin's Built Heritage

The built environment plays a vital role in how Franklin is perceived by residents and visitors alike. The built form is the first indication of a community's character, as experienced and seen by people traveling to and through the area. If the most visible locations in Franklin are not desirable or attractive, it is unlikely visitors will want to find out what assets the community has to offer. Preservation of the Village's built heritage offers a visual reminder of the past, which can serve to bolster pride in a shared community heritage. In this way, proper and innovative management of the built environment plays a vital role in the economic, social, and even political vitality of Franklin. Tools that can enhance the positive view of the built environment include:

- Adequate green space and amenities encourage people to be outside enjoying the Village year-round, which requires a system of pathways trails and paths as well as publicly conserved open spaces.
- The ability for all users to move safely and conveniently throughout the Village on a network of sidewalks and pathways.
- Streets that are easy to cross with signs and crosswalks designed to enhance the pedestrian experience and retain historic character.
- Consideration of the addition of benches, bike racks, trash and recycling containers, public restrooms, public art, and drinking fountains to enhance outdoor gathering spaces and create a sense of "place."

Adding up the Details

Public. The Village's public investment in its infrastructure includes thousands of small details: pressure sewer covers, catch basins, curb and ramp details, sidewalk paving textures, street trees, utility lines, traffic signs and signals, fencing, and many more. The cumulative effect of these details, in conjunction with more substantial investments in public buildings and spaces, defines the standard of quality for Franklin's built environment. Public buildings should set an example by defining a standard for high quality, creative site design, energy efficiency, and green building techniques.

Private. New construction and building renovation include numerous details that impact the design quality of the Village. Gas and electric meters, electrical transformers, heating, ventilating and air conditioning equipment, mailboxes, handicapped barrier-free access ramps, refuse and recycling facilities, and other service features can seriously detract from a building's appearance if not properly located or screened. While the nature and purpose of such equipment imposes certain requirements on their location, these details are often added to a building at the end of the process, leaving few creative options. Whenever possible, these service features should be integrated into the building and site design from the beginning so as not to distract from the quality of a building or its site.

Gateways. Gateways create a "sense of arrival" for those entering the Village. This feeling can be created with appropriate signs and landmarks, plantings, buried utility lines, important views, and distinctive pavement and architectural elements at intersections. Each gateway to the Village or its neighborhoods should reflect the particular characteristics of its setting and provide a welcoming introduction.

Utility Lines Locating Utilities. Overhead utilities, including electric, telephone, and cable, present a dominant visual element throughout many parts of the Village. This is especially concerning where street trees and other streetscape improvements are desired.

Many large trees have been radically pruned to accommodate power lines. Consequently, utility lines dominate the view along some roads, rather than the mature tree canopy. Unfortunately, the Village found during the 2020-2021 streetscape project that it would be prohibitively expensive to place the utility lines underground or relocate them behind buildings.

~~The vistas along some streets are noticeable characterized by the clearing of utility lines rather than a mature tree canopy. Although an expensive transition, at a minimum, the Historic District should have overhead utilities placed underground, or relocated behind buildings as this task was also a recommendation of the 1997 Master Plan Update.~~

Protecting the Built Environment

The Village of Franklin has retained a substantial number of buildings which were used as homes and businesses by the early settlers of the area. Many of the buildings in the Village Center date back to Franklin's early period of growth, as discussed in Chapter Two, Inventory & Analysis. A number of outlying historic home sites are scattered throughout the Village, though perhaps the most well-known of Franklin's historic buildings, the Cider Mill, is located just outside of the Village boundaries, on the north side of Fourteen Mile Road.

As the Village has grown through the twentieth century, this historic landscape has faced continued incremental change. Some historic buildings have been demolished for contemporary construction or lost to neglect. Additionally, two historic residences have lost their designation as historically contributing buildings due to multiple modifications. Historic landscapes have also been lost to road construction, parking, modern landscaping tastes, and utility work.

Recognizing the losses taking place, Village residents acted to preserve some of Franklin's remaining historic landscape several decades ago. In 1969, the Village Center and several other significant buildings, including the Cider Mill, were placed on the newly created National Register of Historic Places. This action set up a process for controlling change as well as providing access to tax benefits to owners of historic buildings.

In 1971, the Village Center area became the first local Historic District registered in the State of Michigan. This designation mandated that the Franklin Historic District Commission review any exterior modifications to buildings according to the US Department of the Interior Standards for Historic Preservation and Renovation. Thus, the demolition or out-of-character alteration of important historic structures was checked.

By taking advantage of these tools as they became available, the Village of Franklin has managed to continue to preserve a number of its early historic buildings, including both commercial and residential properties, as well as land sites such as the Village Green and cemetery.

Historic District Design Guidelines

One of the most significant recommendations of the 1997 Master Plan Update with regards to Franklin's character was to "prepare detailed, illustrated design guidelines for business and residential properties within the Village Center." The guidelines were intended to provide owners with clear and specific information on historic preservation and renovations within the Village. In early 2006, the Village Historic District Commission (HDC) created a 40-page manual, *Village of Franklin Historic District Design Guidelines*, which sought to establish a resource to facilitate this objective.

The document provides a detailed history of the Historic District, the role of the Historic District Commission, and concrete guidelines, according to the US Department of the Interior Standards, for historic preservation and renovation.

The Design Guidelines for the Historic District are informative and help interpret the Standards. In order to accommodate elements beyond the Standards that are still critical to maintaining the character of the District, it may be beneficial to look at how the Design Guidelines might be tailored specifically for the commercial district. For instance, because of the many ancillary structures behind the main buildings, HDC review has occasionally addressed the backs (non-primary) façades of the main buildings.

An addendum to more clearly specify what is expected on rear façades and auxiliary elements (such as dumpsters, enclosures, fences, HVAC pads, utility connections) could provide this clarification. An addendum can also address preferred sign design, lighting design and positions, site designs, and landscaping. The National Association of Historic Preservation Committee's (NAHPC) online resource library of Design Guidelines can assist in the preparation of a commercial-specific addendum. NAHPC and statewide Historic Preservation Commission associations have annual conferences and email list serves that can provide networking opportunities and forums for additional insight.

Franklin's Historic Character

Effective preservation of Franklin's character requires a definition of the elements that combine to create it and an identification of the modern influences and changes that have affected it. These elements include the architecture of individual buildings, the size and position of buildings on their lots and their relationships to other buildings, landscaping, the character of the streets, signage, outbuildings, and other visual aspects of current Village life that helps define the character of Franklin. These elements that shape the Village's identity and appearance also include the types of facilities, both public and private, located within the Historic District. Modern influences on Franklin's character have typically manifested themselves in numerous ways, such as the use of more modern architectural styles, building materials, and signage. Some of these changes are the result of voluntary action by the Village and landowners, and in other cases, they are the result of governmental regulation of roads and buildings.

The architecture of individual buildings is the best defined and most readily identifiable of these elements and is protected in the Village Center by the Historic District Commission's review process. Franklin's historic buildings represent various architectural styles which were popular between the initial settlement in the 1820s and the mid-twentieth century. The *Design Guidelines* document presents characteristic features of these styles, listing Greek Revival, Queen Anne, Vernacular, American Foursquare, Colonial Revival, and Craftsman as dominant styles throughout that period.

Of particular significance to the historic character of Franklin is the existence of a Village Center area that includes a complete set of municipal and community



The Slade House – a historic building housing professional offices, on Franklin Road in downtown Franklin.



The Snow House off Franklin Road in downtown Franklin.

facilities harmoniously intermingled with a variety of businesses and residences. Collectively, these governmental, community, commercial, and residential components help maintain Franklin's identity as an independent and autonomous nineteenth century village. Existing community facilities include village administrative offices, a police station, fire department, post office, library, park, sledding hill, tennis courts, community church and playground, cemetery, private school, and the Kreger buildings. The Kreger buildings consist of a pigsty repurposed as public restrooms, a mid-eighteenth-century Greek Revival farmhouse repurposed as a Community Center, and a barn used as a large gathering space for Village activities. Businesses currently include five specialty retailers, a bank, seven service-type businesses (beauty salon, nail and spa, etc.), two dentists, a full-service restaurant, an automobile gas and service station, real estate agency, personal fitness trainer, interior design firm, hairdresser, and two law offices. The Franklin Office Center, built in the contemporary style in the 1970s, is set behind trees and a meadow on the north end of the Village.

Most of the buildings in the Village Center have been repurposed over time. The Congleton Buggy Works is now the Franklin Grill. Gorback's Studio was once a hardware store. At the north end of the Village, the Peter Van Every house (ca. 1837) provides space for four businesses. The Village Plaza was once a gas station and now houses several commercial and retail businesses. The Franklin Hotel (ca. 1830), located south of Evelyn Court, houses four businesses.

Some buildings have been moved from their original locations, such as the library and the Kreger buildings, to the Village Center.

Only three new developments have occurred in the Village Center since the 1970s: the Ravine’s condominiums, the Franklin Office Center, and the police station.

In addition to the use and architecture of the buildings themselves, there is a historic aspect to site design. Within the Village Center, buildings are mostly stand-alone structures, set back varying distances from Franklin Road, but are close enough together to support walkability. Parking, a necessary part of today’s lifestyle, has been is mostly located behind or to the side of buildings, maintaining a human-scaled street design.

Within Franklin’s Historic District residential neighborhoods, there are nineteenth century residences of various styles as noted above. Outside of the downtown area are scattered nineteenth century farm buildings that provide a reminder of the rural character that Village residents have repeatedly identified as a valued trait in past Master Plan updates. While these historic farms have since been platted and largely developed, a number of landscape features maintain the historic feel throughout the Village:

- Natural features, such as wetlands, woodlands, ravines, streams, and wildlife.
- Mature trees and shrubs lining streets and found throughout lots.
- The presence of small horse barns and paddocks.
- Large, extensively landscaped lots around homes.
- Abundant natural open spaces.

- “Soft” boundaries between lawns and natural spaces, created by unmanicured shrubs and other vegetation.

Some of these residential features have been preserved by deed restrictions that regulate accessory buildings, tree removal, fences, building materials, and setbacks, ~~which requirements are more stringent than those mandated by the Zoning Ordinance.~~ Deed restrictions are often more stringent than zoning regulations. ~~The Village Character Master Plan Update~~ A report prepared by the Village in 1997 reviewed existing deed restrictions, some of which date to the 1930s ~~and presented an extensive summary of existing restrictions and issues in that report.~~

Among the concerns noted was that the deed restrictions typically did not include maximum standards. For instance, minimum home sizes are mandated in several neighborhoods but Franklin now more commonly faces home construction or renovations that are too large for the lot on which they are situated rather than too small. The report also suggested that updated or new deed restrictions should be discussed with neighborhood groups to set aside natural open space on lots or restrict lot splits.

Included in the rural feel of the neighborhoods is the absence of sidewalks, which the Village Charter forbids in residential areas, except on Franklin Road and Thirteen Mile Road. As discussed in Chapter Nine, Traffic & Circulation, internal neighborhood streets have low enough traffic levels and speed limits to allow pedestrians and bicyclists to safely share the road with automobiles. Some residents have expressed an interest in side paths



The Kreger House, also known as the Franklin Community Center, in its original location.

that would allow pedestrians to walk or bicycle safely next to major streets and that would have a more natural, unobtrusive design than standard concrete sidewalks. A proposal for the construction of safety paths on Thirteen Mile, Fourteen Mile, and Franklin Road was defeated by voters in 2009. A Charter amendment approved in May 2021 provided the opportunity for sidewalks to be constructed on Franklin Roads from the Village Center south to the boundary with Southfield.

Threats to Historic Character

The balance of current tastes and trends – often out of character with a strictly rural landscape – with the preservation of the Village’s valuable historic heritage is an ongoing effort. The creation of the Historic District was only one piece of that balancing act. A number of issues and concerns currently impacting the Village’s historic character must be addressed.

Architectural Style

Within the Historic District, review of changes to building exteriors provides for the preservation of this architectural heritage, protecting many of the most significant historic structures.

The review process for buildings outside of the Historic District is not as thorough, relying primarily on a single design compatibility requirement. The Building Official must compare the design and position of exterior features of dwellings within 1,000 feet of a proposed home, so as to promote compatibility and harmony.

The *Historic Design Guidelines* and Historic District Commission members may serve as a useful resource for property owners outside of the Historic District who wish to build or renovate structures in a historic character, but this is a voluntary and informal process. Of particular concern is the replacement of older homes with new structures that are out of scale with the lot and with other homes in the neighborhood. As the average size of newly constructed homes continues to trend significantly larger, the current Zoning Ordinance standards may not be sufficient to preserve the desired scale of the neighborhood.

Another means of maintaining contextual compatibility would be the addition of form-based elements to the Zoning Ordinance. This style of zoning concerns itself primarily with the physical characteristics of a building – its shape, orientation, and relation to its neighbors – rather than with the use of the building, and has gained popularity as a tool in traditional neighborhood development. Since physical form is the most important aspect of historic preservation, a form-based zoning for the Village should be strongly considered.

Site Design Characteristics

Some of the non-architectural aspects of historic character can be guided through zoning and the site plan review process for new development. While the Village does not expect much growth, developers have periodically expressed interest in new residential or commercial development, particularly around the edges of the Village. Franklin has repeatedly stressed the desire for a distinct edge separating the Village, through the maintenance of an established visual boundary (such as green space and residential neighborhoods) from the more modern, suburban character of adjacent communities.

New development around the perimeter of the Village could blur this edge, and the Zoning Ordinance should be used to ensure that the appropriate character is maintained. As most of the perimeter is currently zoned for residential use, any commercial development would require both a rezoning and a site plan review, providing two opportunities to ensure the continuance of these buffer zones.

Some of the site plan issues that can be addressed through zoning are active concerns even in the Village



Center, where building placement and parking locations are not as pressing as in new development.

Signs that are not consistent with the historic nature of the Village Center are a concern and must be constantly monitored for conformity to HDC guidelines, as well as the Village's Sign Ordinance. Signs are necessary for businesses to communicate with potential customers, but the design of a sign can be tailored to the environment to ensure appropriate style, proportions, and character. Considering the low speed of traffic through the Village Center, businesses do not need the same large, attention grabbing signs that a business set back from the road in a suburban strip mall would. The Village's Sign Ordinance, ~~updated in 2012~~ updated as recently as 2021, seeks to address the needs of both business owners and historic preservation. In an effort to facilitate attractive signage, property owners are encouraged to work with the Main Street Franklin Design Committee in creating appropriate signage.

Screening and Landscaping

Screening and landscaping in the Village Center are also concerns. Parking, dumpsters, electrical transformers, and other exterior utilities are part of modern business functioning, but in some places, these modern site elements clash with and detract from the overall feel.

Properly screening these features from the street and from nearby residential or recreational areas could improve commercial buildings' contribution to Franklin's historic appearance.

Both natural and landscaped features throughout Franklin are an essential part of the Village's character. Without maintenance, however, these features can be eroded.

In some neighborhoods, cutting of mature trees, fence styles, and other landscape characteristics are limited by deed restriction and by Village Ordinances. Utility and road maintenance often takes a toll on mature roadside trees, and invasive species can directly attack native plant life, as the emerald ash borer has decimated mature ash populations, or slowly out compete and replace native plants, as in the case of Common Buckthorn. These types of threats mean that maintaining a traditionally Michigan natural environment will require more active planning and management than is provided by standard controls on tree cutting and fencing. Franklin's hazardous tree removal and pruning program, undertaken in 2013, will hopefully aid in controlling invasive plant species. The Michigan Department of Natural Resources (MDNR) provides information on Michigan native species that can be incorporated in future landscaping projects.

Recommendations

A number of potential Ordinance changes, programs, and other actions could help protect and reinforce the Village of Franklin’s historic character. Several of these options are detailed below.

1. Review and revise the Zoning Ordinance.

As the Zoning Ordinance is the most basic control on development in the Village of Franklin, it should be further continuously reviewed to ensure that it encourages the type of development necessary to preserve Franklin’s character. Several pieces of the Ordinance should be examined for consistency with the Village’s goals, such as the overall footprint of proposed construction or renovations.

- Off-street parking and loading requirements should be reviewed for issues such as the location of parking on a site and the quantity of parking mandated – requiring too much parking can affect the character of the site; requiring too little allows results in overflow.
- Residential design standards should be reviewed to determine how they have taken form when applied,

and what changes might address concerns about “out of scale” construction, despite technical compliance with the existing Zoning Ordinance.

- Area, height, bulk, and setback requirements for commercial development should be reviewed against existing structures, to encourage compatible development.
- Screening requirements should be reviewed to minimize the visual impact of rubbish containers, external utility enclosures, and parking areas for commercial uses.
- Sign design requirements should be reviewed to allow sufficient yet more historically accurate signage for businesses. Sanctions for nonconforming signs must be more strictly enforced.

2. Create a landscape master plan.



Large swath of concrete parking behind Comerica Bank building on Franklin Road in downtown Franklin.

Since so much of Franklin’s character is in its natural features and landscaping, a Landscape Master Plan could help identify related priorities within the Village. Such a plan could provide for maintenance of public areas, guide new development to be compatible with the Village’s character, and serve as a resource for individual homeowners and business owners seeking to landscape their own properties. Areas of emphasis could include:

- Define a unifying landscaping character for the Village Center, including consideration of trees native to the area, canopy trees, seasonal flowers, and screening of parking areas.
- Use landscaping to define the entryways to Franklin along major roads, particularly Village Center entry points along Franklin Road.
- Rehabilitate the river valley with native plants.
- Provide information for residents seeking to maintain wood lots and open spaces in good condition.
- Use landscaping to create “soft boundaries” against hard elements such as utility equipment, parking lots, etc.

While the clearest relation of a Landscape Master Plan to the historic character of Franklin would be in its recommendations for the Village Center, maintaining a distinctly Michigan character throughout the Village, in both natural open spaces and manicured landscaping, would contribute to Franklin’s overall visual distinction from surrounding communities.

~~3. Complete the design and sustainability guidelines currently being undertaken by Main Street Franklin and the Village.~~

~~The Guidelines will provide digital images and recommendations for the Village Center based on community visioning sessions held in 2013.~~

3. Consider education and increased code enforcement.

While some of the zoning revisions mentioned earlier could help ensure new construction, or significant expansions, fit into the character of Franklin, on-going care of existing properties is an additional concern. The Village has the ability, within the Historic District, to mandate repairs in order to prevent deterioration of historic structures.

A stepped-up enforcement procedure might include periodic physical inspections and encouragement of more preventative maintenance. ~~Consideration could be considered to prevent the entire burden of more stringent enforcement from falling on a few property owners and in recognition that maintaining historic character is of value to all residents of Franklin.~~ Since maintaining historic character is of value to all residents of Franklin, perhaps the entire burden of more stringent enforcement should not fall on just the few property owners who own historic properties. If periodic building inspections were implemented, the Village could consider waiving fees that typically accompany investigations. Critical structural maintenance projects might be considered as targets for a matching grant program. Any increased enforcement should have a well-defined process, including a clear resolution process for disputes between the Historic District Commission and property owners. Defining equitable standards and processes should involve HDC members, affected property owners, and the Village officials who would be involved in enforcement.

Homeowners outside of the Historic District, whose homes are historic in nature, should be encouraged to build or perform renovations according to the US Department of the Interior Standards. The *Design Guidelines* provide a good first step, by clearly defining historic design details and explaining the Standards. Further steps might be to sponsor homeowner consultations with architects or other experts experienced in renovating historic buildings, and provide a database of contractors who work with traditional building styles and materials, and are familiar with the US Department of Interior Standards. A booklet of contractors and architects who do this type of work is provided by the State Historic Preservation Office and is available in the Village Office. However, this resource needs to be better communicated to Village residents.

4. Educate the public about the potential benefits of applying for placement on the National Register of Historic Places.

The National Register listing is an honorary designation that comes with no restrictions and does not impose any review (binding or recommendatory) of contributing buildings, unless the building receives federal grants or permits (which is highly unlikely for private residences). Placement on the National Register does not protect against demolition or alteration, nor does it hinder the sale or reuse of a building. Structures on the National Register are eligible for preservation easements, which can be financially advantageous. The formation of a National Register district (which has no restrictions) is not the same as the formation of a local historic district (which does come with mandatory design review). The HDC or MSF's Design Committee can function as the primary point of contact for the public if there are questions.

Placement on the National Register of Historic Places offers protection for "great places," carries a distinct cachet, and protects public and private investment in real estate by buffering it from significant reductions in value.

Franklin's residential neighborhoods are filled with many mid-twentieth century resources - Colonial Revival, Cape Cod, and ranch houses that enhance Franklin's bucolic, village-like atmosphere. The Franklin HDC can apply for grants to help fund surveys of these residential neighborhoods. The Main Street Franklin Design Committee, Historical Society, and HDC should partner to educate the community about benefits of a listing on the National Register.

5. Investigate the availability of tax incentives to promote historic preservation.

The Village and Main Street Franklin may consider studying the availability of tax incentives and preservation easements as a tool to increase historic preservation and economic development. Information on any such programs should be actively shared with the public.

6. Redefine the parameters boundaries of the historic district to include the Kreger campus and the Franklin Community Church.

Real Estate business housed in large historic (formerly private) home on Franklin Road in downtown Franklin downtown Franklin.



The Village Center

Vision

The Village Center is the vibrant core of Franklin life. The carefully preserved nineteenth and early twentieth century buildings are filled with one of a kind specialty retail shops, restaurants, a coffee house, an ice cream parlor, and other locally owned and operated services. Shoppers, children on bikes, young mothers with strollers, joggers, and dog walkers are among the people enjoying Franklin’s “sense of place” and the diverse amenities it provides.

Trees, perennials, seasonal flowers, native plantings, rain gardens, brick walks, benches, and human-scale historic buildings remind people of the nineteenth century village Franklin once was. ~~All utility lines are buried in the Village Center, allowing for the replanting of large trees lost in the electric company’s right-of-way.~~

Juxtaposed among and in proximity to the businesses are neighborhoods of carefully preserved nineteenth and early twentieth century homes. The Village Center is the location of the Village Administrative Offices, the Police and Fire Stations, the Library, the Community Church, and the Kreger Buildings.

The Village Center is connected to all the residential areas by open spaces, pedestrian and bike paths and narrow, winding two-lane streets. Open spaces and paths follow natural features such as woods and the Franklin River. An integrated system of regional and local public transit, bicycle routes, and pedestrian paths are increasingly competitive with individual automobiles as the preferred mode of travel, thus reducing the need for single-passenger automobiles.

Parking is largely out of view and contiguous behind buildings with trees, bushes, and flowers interspersing and softening the parking lots. Traffic is calm through the Village Center. People are comfortable and secure while shopping or participating in community events.

Gentle lighting enhances the nighttime experience in Franklin. The building fronts are architecturally illuminated with shielded ground lights. Where appropriate, signs are lit with gooseneck fixtures. The display windows are creative and inviting. In the parking lots behind the east side of Franklin Road, appropriate lighting promotes the sense of safety.

In the fall, the Franklin Cider Mill visitors are beckoned towards the Village Center via ~~consistent sidewalks on both sides of the street~~ between the Cemetery and the Cider Mill. The clip clop of horse's hooves from the Cider Mill buggies and Franklin's Mounted Police enchant the al fresco diners at the multiple full service restaurants. The Labor Day Round-Up and Franklinstein Frenzy attract families from all over to share in Franklin's charm.

All summer long, the Farmers Market on the Village Green serves residents and visitors alike with a cornucopia of locally sourced goods. Events such as Music on the Green and Movies on the Green encourage families to relax in the heart of the Village. The crack of a baseball bat and the thump of a tennis ball can be heard as well as the chirp of the crickets and the chime of the church bells.

In winter, the skating rink and the sledding hill are alive with rosy-cheek children and their parents who might then head over to the coffee shop for some hot chocolate and conversation after a day out of doors. These activities all combine to create a strong sense of community within the Village.

The Historic District encompasses the Village Center, protecting and enhancing the historic buildings and landscapes. Vacant and underutilized land and buildings, such as barns, have been adaptively reused for housing and retail shopping.

~~Special street pavement, the illusion of curbs, carefully controlled~~ Well-designed signs, benches and plantings all contribute to an attractive, unified appearance that respects the Village's architectural heritage and natural environment.

Introduction

Franklin’s character and sense of place is celebrated – both locally and statewide. For instance, within the Village was the first designated State Historic District in Michigan. The Village’s character has evolved over time by respecting historical development patterns and architecture; cultivating “community” in our neighborhoods; protecting valuable natural and recreational resources; and developing lively cultural events and activities. However, as Franklin continues to evolve, we must meet the challenges of accommodating future populations without destroying our character. Franklin’s Village Center - considered the heart of the Village - is of primary importance; there, Franklin’s sense of place, human-scale character and social opportunities are most fully expressed. It is where its residents go to vote and conduct governmental business, to educate themselves at the library, to attend services and events at the church, to visit the dentist, to see a lawyer, and to play a game of baseball. For a select few residents, the Village Center has even more personal significance, for they live there.

This chapter of the Master Plan deals with the Village Center in a general sense, while Chapter Six deals more specifically with the commercial element of the Center.

Village Center History: A Case Study in Pioneer Settlement

The Village of Franklin was established on land that was originally purchased in 1824 by Dillucena Stoughton and Elijah Bullock, both from Niagara County, New York.¹ The village grew with many settlers coming from the Detroit area. One of the first settlers, Dr. Ebenezer Raynale, gave Franklin its name in 1828. A business center was beginning to develop by 1830, adding many homes and businesses over the next few years, including blacksmith shops, buggy works, grist mills, taverns, hotels and a

general store. Two mills were built, the first in 1837, to take advantage of the Rouge River’s waterpower.

George Matthews became the first land developer in Franklin, buying part of Bullock’s farm in 1833 and dividing it into lots. He also built what is now the Franklin Cider Mill on the north side of Village. By 1855 there were approximately 20 dwellings of various patterns and proportions in the Village. After the railroad was constructed ~~along Woodward through Birmingham~~, bypassing the Village, Franklin grew relatively slow for the rest of the nineteenth century. The early history is important because it established the basic pattern of development that exists in the Village Center today.

The Franklin area, including Southfield and Bloomfield Townships, experienced influxes of residential development after WWI and more significantly, after WWII. Several new subdivisions were built in the areas surrounding the historic district. New homes, commercial and civic buildings and the Franklin Community Church were constructed within the Village Center area during this period.

History tells us that the Village Center is a collage of period styles conjured by constantly changing tastes and advances in building technology. For example, the style and technology from the early nineteenth century is most evident in the buildings and tight plat patterns in the heart of the Village Center along Franklin Road. This pattern dissipates the farther east or west of the Village Center one moves.

This is not only an interesting phenomenon to observe for historical purposes. These patterns of development from the nineteenth century lay the groundwork for planning and zoning today. Accordingly, the Zoning Ordinance’s most intense classifications – the C-1, Local Business and R-3, Medium Density Residential – correspond roughly to the boundaries of the oldest plats in the Village Center.

¹ A detailed history of the Village Center is provided in Chapter Two.

Appearance and Identity

The Village Center boundaries are considered for planning purposes to be coterminous with the boundaries of the National Historic District. Thus, Village Center extends from the Huda School on the south to the Franklin Cider Mill at Fourteen Mile Road north. Within the Village Center are several additional landmarks, including the Broughton House, Police Station, Village Green, Library, and Fire Station.

This small district contains structures that display a variety of styles of architecture, reminiscent of the various periods of development. Century-old buildings are still in active use, providing links to the people and events of earlier times. Styles of architecture prevalent in the district include: Greek Revival (1830-1860), vernacular (1830-1890), Queen Anne (1880-1910), Colonial Revival (1880-1960), American Foursquare (1900-1930), and Craftsman (1905-1930). The mix of architectural styles is unified by a landscape of trees and shrubs.

The Main Street Franklin Resource Team Report in April 2010 made the following observations about the Village Center:

- As Franklin is a suburb within a large metropolitan area with many shopping districts, its commercial

district does not have to provide the full spectrum of goods and services that more traditional commercial districts do.

- Downtown Franklin does not have a formal sensibility about it. Entry sequences are subtle and muted. One comes upon the downtown while meandering through the Village, which further defines the character of the district.
- The density of the district is low, relative to traditional commercial districts. Franklin's buildings are set back from the street and tend to be separate from each other. Traditional business districts are defined by solid blocks of buildings built to their lot lines, adjacent to each and the street. Downtown Franklin's porous character is more akin to traditional residential districts with each building roughly centered on its lot. As such, there is less visual distinction between Franklin's historic residential zones and its historic commercial core.
- The character of the commercial district changes from one end to the other, distinguishing it from other districts. The Village Green on one end provides sweeping vistas towards the Community Church, surrounded by governmental structures. As



Franklin's Market Basket grocery store.



Professional offices housed in historic structure.

Franklin Road winds towards 14 Mile Road, the scale becomes more intimate. The building stock begins as a mixture of commercial and residential forms (regardless of use) but gradually progresses to solely commercial. The intersection of 14 Mile and Franklin Roads opens up again to large swaths of landscape. The Franklin Cider Mill terminates this end of the district.

- The building stock is comprised of a combination of detached houses and commercial buildings. The sense of scale has as much to do with the voids in the street wall as it does with the buildings themselves. This very unusual condition is unlike the vast majority of historic commercial districts.
- The detached nature of the buildings in the commercial district opens up views through and between the street wall to the structures and landscaping beyond. Several of the structures behind the frontage buildings are contributing resources in the National Register District.
- The commercial district enjoys larger parking lots behind the buildings on the east side of Franklin Road.

- Except for two small areas near the Post Office and Gorback Photography in front of Tangerine Wine, there is no on-street parking.
- There are very few sidewalks; the sidewalks that do exist are short, discontinuous, and mostly on the east side of Franklin Road.
- The district does not have municipal street lighting (i.e., street lamps). A Lighting Ordinance does exist which mandates the installation of shielded lamps, but the Ordinance does not discuss design applications of lighting.
- In the winter of 2009-10, through the efforts of several community groups, the mid-nineteenth century Kreger Buildings were saved from demolition and relocated to Village property. This action not only preserved a rare and significant architectural resource, but also added additional architectural definition to the south side of the Village Green (its new location).

Village Center Character

A workshop was held in 1993 on the Village Center. The following statements from that workshop summarize the character of the Village Center, then and now:

- The Village Center is human-scaled.
- It has a small village feeling.
- It has an inherent “rural” quality.
- There is a strong sense of historic continuity in the Village Center.

Effective preservation of the character of the Village Center requires the identification of elements that combine to make up the physical environment, together with an understanding of the evolutionary change affecting their existence.

In the Village Center, a number of what were originally historic residential structures have been adapted to commercial and office uses. “Newer” buildings have introduced the “Colonial Revival” style of architecture to the Village and mid-century is now considered historic.

Most recently, contemporary structures not related to the nineteenth or early twentieth century Village character have been constructed adjacent to the Village Center in the form of residential condominiums and an office building. The mix of building styles contributes to the eclectic nature of the Village.

Changes in landscape features and decorative elements have followed changes in land use and architectural styles. Signs, lamp posts, walkways, fences, and landscape materials have been added to sites in the Village Center with seemingly little regard for the overall character of the district. While some of these elements support the original Village character, others may detract from it.

The 1997 Master Plan analyzed and summarized Village Center character as being either essential, simulated, or changed. This classification has validity today and is presented below.

The **essential character** consists primarily of the historic architectural and landscape features that are still evident in the Village and are largely responsible for its distinction and appeal, both past and present. Features of this character include:

An architectural heritage unique to Michigan and worthy of all efforts to ensure preservation and maintenance.

- Buildings set back from the road at varying distances in a pattern characteristic of early settlement.
- Commercial uses sometimes face non-commercial uses across Franklin Road.
- Front lawns, mature shrubs, and trees enhance the environment of the Village Center.
- ~~The softness of definition between roadway, paths, and yards due to the general absence of curbs and paved sidewalks. This pattern lends informality to the Village, but leads to insecurity or confusion as boundaries between private and public, automobile and pedestrian are blurred.~~
- The substantial depth of the original lots that has allowed activities generated at rear doors of commercial and other uses to be kept at some distance from abutting residential properties.

One way to preserve essential character is through adaptive reuse of historic structures, which has aided Franklin in maintaining and contributing to its sense of place. This has been a prevalent and long standing tradition in the Village. Examples include the following:

- The Congleton Carriage Shop is now the Franklin Grill and Tavern.
- The Broughton House is now the Village Offices.
- Bullocks Tavern, once a jeweler, hardware store, bookstore, and barbershop, is now ~~Gerback Studio of Photography~~ Tangerine Wine.
- Odd Fellows Hall burned in 1872 and the building was rebuilt in 1900 to house Macabees Hall. Today, it is ~~the Market Basket and Fitness Driven~~ occupied by Driven Personal Trainer.
- Methodist-Protestant Church, Franklin’s first church, is now a private residence.
- The Franklin Hotel us now occupied by four businesses.

Simulated character occurs when construction of new buildings is designed to look like historic building and leads to the creation of new “old” character. The new “Colonial Revival” architectural style structures are included in this category. Taken to the extreme, this

simulated character would produce a theme-park type environment of contemporary structures designed to present an image of historic character.

Contemporary late-twentieth century development reflects a ***changed character*** that is not incompatible with the Village Center as long as individual sites are widely-dispersed, located in out-of-the-way areas, blended with architectural features to prevent less visual disruption, or effectively and creatively screened and enhanced by greenery, if appropriate. The shape, scale, details, colors, materials, and landscape elements reflect little or nothing of the historic nature of the Village and are readily apparent as foreign. If the historic character of the Village is to be maintained, contemporary changed character development should be discouraged.

Characteristics of this category of development include:

- Removal of existing historic architectural and landscape elements.
- Introduction of metal and glass as primary building materials.
- Vehicular, rather than pedestrian, focus to land uses.
- Widening of Franklin Road.

Accomplishments

There have been several accomplishments in the Village Center since 2007, including the following:

- **2008:** Village Council authorizes participation in the Main Street Oakland County program.
- **2008-2010:** The Kreger Buildings are saved from demolition and moved onto Village property.
- **2009:** Farmhouse Coffee and Ice Cream opens with an exterior design from Main Street Oakland County (the Farmhouse is no longer operating).
- **2011:** Main Street Design Charrette is held with a focus on a vision for the Village Center.
- **2011:** First Farmers Market held.
- **2012:** Village Plazas receives a façade grant from Main Street Franklin (design courtesy of Main Street Oakland County).
- **2012:** Kreger pig sty is repurposed as public restrooms.
- **2013:** Kreger House is available for small group meetings as a community center.
- **2013:** Village Plaza redesigns its parking lot and installs a rain garden, designed by the Main Street Franklin Design Committee and funding from the Village Major Road fund and a Wayne County grant.
- **2013:** The BP gas station receives a façade grant.
- **2020:** Village enacted a business license ordinance that requires annual inspection.
- **2020-2021:** Village implements Franklin Road streetscape program, which includes paving of Franklin Road in the Village Center, the addition of curbs, sidewalks, and street lamps, and the installation of street trees and other landscaping.

Relevant Issues for the Village Center

Numerous planning efforts, supported by public engagement sessions, have reaffirmed the visions and views of the Village Center.

2005 Master Plan Meeting

At the October 6, 2005, Master Plan Meeting, the Village Center was identified as one of the Ten Main Issues. Participants cited the need for more businesses, more foot traffic, more community activities, more enforcement of ordinances for absentee landlords, and the possibility of a special character zone for frontage parcels along Franklin Road.

2011 Design Charrette

Over three days in August 2011, a Design Charrette was conducted by Main Street Oakland County. Participants recommended that any alterations to Franklin's physical appearance should be consistent with the Village's long standing early settlement character of informal landscape design: mature vegetation, informal paths, and large open areas interweaving between commercial and residential uses. Some minor adjustments are needed to achieve this goal. Additional conclusions from the Charrette including:

Circulation

- Calm traffic.
- More crosswalks, specifically at Evelyn Ct., Vincennes/Ravine, Wellington/German Mill, and Carol.

Improved Lighting

- Definition between roads and pedestrian paths with an informal design.
- Signage that is informative, high quality and scaled to the commercial site.

Pedestrian Pathways

- Informal in design and incorporate a variety of materials.
- Desire to have paths on both sides of Franklin Road, extending from the Cider Mill to the Village Hall, but

not at the loss of landscape or Village character.

- Paths on the east side of Franklin Road need improvement.
- Connect parking lots with an informal, landscaped pathway system.

Landscape

- Descriptions of ideal landscaping include "informal and natural" to "scruffy, shabby, and weedy".
- Keep the open green space at 14 Mile and Franklin Road as a "meadow".
- Need landscape enhancement plan.
- Reestablish the tree canopy and add more flowers and shrubs.

Architecture

- Preserve architecture context and character.
- Improve building façades.
- Focus on adaptive reuse of barns and outbuildings instead of new infill.

Parking

- Parking is mostly private but governed by the Village Zoning Ordinance. It was strongly expressed that private landowners should consider that Village parking should be shared.
- Maintain vegetation and landscaping in parking lots.
- Define parking spaces without conventional surface striping, i.e. landscaping and fencing.
- Improve parking circulation at Market Basket (now Driven Personal Trainer).
- Develop pedestrian paths linking the parking lots even when vehicle access is not possible.
- Develop parking lots with permeable surfaces and reduce the asphalt / concrete.

2013 Public Forum for the 2015 Master Plan

On December 4, 2013, a public forum was held at the Community Church to discuss the vision for the Village of Franklin. A strong majority of participants indicated the current goals and objectives, as presented in the 2007 Master Plan, remained relevant and those which have yet to be accomplished should be pursued.

Guided Growth

Development pressures and changing demands threaten to alter the appearance of the built environment in the Village Center. While it is important to preserve the unique historic character of the Village, careful changes must be embraced to prevent stagnation and decline.

New or expanded civic and cultural facilities must complement the essential character of the Village, as is evident in the recent addition to the Franklin-Bingham Farms Fire Department station, and moving and adaptively reusing the Kreger Buildings next to the Village Office. Buildings can also be sited and or landscaped so as to minimize their visual impact on the overall character of the Village Center; a good example of this is the police station which is tucked into a hillside behind the Broughton House.

Changes may be needed in the future for the Franklin Library. By learning from previous development and staying mindful of the effects of new construction on a historic area, the needs of today's residents can be fulfilled while respecting the heritage of centuries that is inherent to the Village Center.

The local government can actively promote the preservation of the ancillary structures in the Village Center as an example of how to preserve and enhance the historic ethic. Originally constructed as unheated stables, barns, carriage houses, or garages, these structures may be among the only tangible (and certainly



Historic home in downtown Franklin.

the most visible) links to Franklin's equestrian past. They greatly contribute to the character of the district and are visible from the street. They can be effectively rehabilitated into small retail spaces for seasonal use or into incubators for new retail businesses by furring out the interior walls for insulation and by turning the vehicular openings into window walls that have the appearance of large doors.

Walkability of the downtown – a deficiency identified in previous Master Plans – has been addressed by the 2020-2021 Franklin Road streetscape program. Sidewalks have been constructed on both sides of Franklin Road in the Village Center, and a sidewalk extends along the east side of the road south to the boundary with the City of Southfield.

~~Another issue is the pedestrian experience of the Village Center. Although the architecture of downtown is human scale, the environment is not very walkable. The west side of Franklin Road is almost devoid of sidewalks and on the east side, where sidewalks do exist, they are discontinuous with changing centerlines and inconsistent paving material. Additionally, Franklin Road as it approaches 14 Mile Road from the south curves to the east and lowers in elevation, making pedestrians less visible to moving vehicles. Currently, there are only two designated crosswalks in the commercial district (with a third located at the Cemetery to the south).~~

~~When discussing the Village Center, the Franklin Cider Mill is an important resource to consider.~~

Even though the Franklin Cider Mill is technically located outside of the Village boundary, the Cider Mill is an inseparable part of Franklin's identity and a major contributing building to Franklin's National Register District. The streetscape program improved pedestrian access to the Cider Mill, although engineering and public safety considerations prevented a direct sidewalk connection on the west side of Franklin Road.

Destination: Franklin

Driving north on Franklin Road offers an opportunity to panoramically present the Village Center to visitors. Driving over the crest of the hill by the cemetery you descend into "the town that time forgot."

However, Attracting visitors to the Village Center as a destination could help to strengthen the economic base of Franklin, providing the means to fund historic

preservation initiatives or Village-initiated infrastructure projects. Carefully-designed wayfinding signage and clear non-motorized connections through the Village Center from the cemetery to the cider mill could encourage visitors and residents alike to leave their cars behind and experience the Village as the early settlers did: by human power.

Village Center Residential

An important visual cue in the nineteenth-century character of the Village Center is the presence of residences among commercial and civic uses. Although a few residences remain, several nineteenth-century residences along Franklin Road have been converted over the years to commercial use.

Among the remaining residences along Franklin Road a dichotomy exists. Some of the homes are stately in their appearance, with tasteful landscaping and towering trees. Other houses are heavily landscaped to buffer the private space within from the public world of the Village Center.

Within the Village Center, but not fronting on Franklin Road, there is a charming historic neighborhood with more nineteenth and early twentieth century homes, many of which have been tastefully restored and maintained. The juxtaposition of the homes, the fascinating architecture and landscaping, and the scale of development contribute to this being a very appealing, walkable neighborhood.



Historic home on Franklin Road in downtown Franklin.

Recommendations

Develop and implement the design and sustainability guidelines.

The MSU Small Town Initiative should provide the groundwork for the design and sustainability guidelines. The guidelines will provide businesses and residents with specific illustrated ideas from which to draw when undertaking renovations, redevelopment, or new development. For the Village of Franklin, it will guide right-of-way improvements, including pathways, bench selection, street tree locations, and other landscaping and lighting details. There is the potential for an extension of this plan into a Master Landscape Plan for public and private areas, which would cover general site landscaping, parking lot screening, etc.

Construct continuous pathways from Thirteen Mile to Fourteen Mile Road on Franklin Road using principles of contextual design.

Implement the lighting recommendations from the Main Street Resource Team Report of 2010 and the 2011 Charette.

Effective lighting can provide pedestrian safety, dramatically accentuate and beautify buildings and landscapes, and bring life to a commercial district.

1. Strengthen the Village Center as a destination by promoting its historic and cultural attributes.

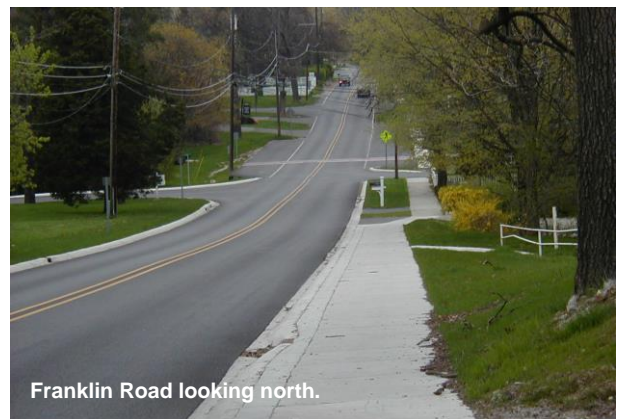
- Explore expansion of the library at its present location.
- Continue to support Main Street Franklin and its Four Point Approach.
- Continue to support activities, such as the Walking Tour and the Barn Tour of the Historic District, sponsored by the Historical Society.
- Continue to support retail events such as the Frankenstein Frenzy and Sip, Shop, and Stroll.
- Continue to support community activities such as the Labor Day Parade and Round-Up, Music and Movies on the Green and the Farmers Market.



Private home in Franklin Historic District

2. Protect and maintain the diverse architecture of residential structures in the Village Center.

- Encourage the preservation of existing building styles which currently comprise the Village Center.
- Encourage landscaping that echoes historic treatments and creates a sense of unity throughout the Village Center.
- Develop a lighting plan to provide a safe pedestrian and residential environment.
- Install properly scaled, historical-style streetlights to provide a safe pedestrian and residential environment.



Franklin Road looking north.

3. Preserve the essential historic and rural-like character of the Village Center.

- Encourage visitors and residents alike to use non-motorized forms of transportation in the Village Center.
- Create clear connections (sidewalks, bike paths, alleys) among activity centers throughout the Village Center and to the Franklin Cider Mill.
- Install appropriately designed wayfinding signage to orient visitors to primary destinations in the Village.
- Maintain existing zoning and use of essential character sites unless (a) there is sufficient Village demand for change, and (b) the change conforms to adopted Village plans and is compatible with adjacent land uses.
- Protect existing setbacks along Franklin Road from encroachment by building additions or automobiles, including parking areas.
- Investigate placement of utility wires underground through the Village Center, where economically feasible, with minimum disruption to vegetation.
- Review proposed building changes for compatibility with historic development in terms of scale, materials, and location.
- Work with public safety personnel to clarify the degree of flexibility afforded by the Michigan Manual of Uniform Traffic Control Devices with respect to

street and traffic control signs.

- Erect distinctively different signs for both street identification and traffic control. Uniform traffic control devices can be produced in signs with a more historic character. Standard highway signs are out of character in the Village Center.

4. Define desirable design treatments for front setbacks including small picket or wrought iron fences, and light standards and street signs that are compatible with the existing character.

5. Preserve the Village Center context when contemplating changes in land use or additions to structures.

The scale, materials, and arrangement of structures and landscape should relate to those of the older buildings in the Village. Proposed changes must be reviewed and approved by the Historic District Commission.

6. ~~Limit~~ Prevent Village Center expansion onto the steeper slopes of the valley of the Franklin branch of the Rouge River.

The woodlots and vegetation masses in this area should be protected.



The Village Center: Commercial

Vision

The Village Center is the core of what many people, especially those residing outside of the Village, consider to be the essence of Franklin. The carefully preserved nineteenth and early twentieth century buildings are filled with one of a kind, owner-operated, specialty retail shops, as well as a number of fine service establishments. Restaurants, a coffee house, a tea room, a bakery, and an ice cream parlor create gathering spaces for both residents and visitors. Proprietors and employees of locally owned and operated businesses greet customers by name and treat them like family.

Trees, perennials, seasonal flowers, native plantings, rain gardens, sidewalks, benches, and human-scale historic buildings are inviting and beckon passersby to stop and explore the rich retail and service environment. Parking is largely out of view and contiguous behind the buildings with easy access and egress. Traffic is calm but steady through the Village Center and people are comfortable and secure while shopping.

Since the Village Center is connected to all the residential areas by pedestrian paths and bicycle routes, residents can easily access the shops and services without the necessity of a car. Merchant, Village, and organization-sponsored events are well attended. Wayfinding signs, especially those located near the Franklin Cider Mill, encourage exploring.

Gentle, indirect lighting enhances the nighttime experience. The retail display windows are creative and inviting. Ancillary buildings like the barns have been adaptively reused for housing and retail shopping. The historic buildings are well maintained.

There is a robust retail mix and business recruitment is easy in the charming, historic, and walkable Village Center.

Context

Downtown Franklin has a small cadre of excellent retail businesses that provide a foundation for building a stronger retail destination. Greater retail space could be obtained through the conversion of barns and outbuildings to commercial uses, by building sensitively designed mixed-use infill, and by converting first-floor office space to retail or restaurant space. Parking and pedestrian amenities must be improved maintained to assure the success of current and prospective businesses. Upkeep of buildings is essential if Franklin is to attract quality retailers.

The community's ability to build a more active downtown



Front entrance to a local favorite: The Franklin Grill on Franklin Road.

There is no question that the Franklin Village Center possesses a strong *civus*, with the presence of the Village

Office, Village Green, Library, Post Office, Kreger Buildings, Police and Fire Station, and FCA owned recreational facilities within the Village Center. Whether there is a healthy retail base is one of the primary concerns of this portion of the Plan. An inventory conducted in June 2021 revealed there are 37 non-residential uses in the Village Center. Only 7 (18.9%) are commercial (retail, gas station, restaurant). The retail businesses supply specialty goods, gifts, and boutique items.

Another seven businesses are service-oriented, including a beauty salon, nail and spa establishment, personal trainer, and cleaners. Nine of the businesses (24.3%) are professional offices, consisting of dental and doctor's offices, law offices, interior designer, real estate office, and a bank. Public and quasi-public uses account for 13.5% of the non-residential uses in the Village Center.

Perhaps of greatest significance, the inventory revealed there are at least nine (24.3%) vacancies in the Franklin Road commercial district. A similar inventory in 2014 found only three vacancies.

An inventory conducted in April 2014 revealed there are 37 non-residential uses in the Village Center. Only 13 (35%) are currently occupied by retail businesses. One retail business, the Market Basket, supplies essential goods and services. Other retail uses supply specialty goods, gifts and boutique items.

On the other hand, 17 (46%) of the buildings or leased spaces are occupied by professional office or service type businesses. Professional office establishments include attorney, architect, dentist, interior design, and real estate offices. Other service type businesses include a spa, cleaners, tailor, and fitness trainer. Village Center

uses, including the Fire and Police Department and Library, and the existing three vacancies, account for the remaining 19 percent of uses.

The Village Center does not have a strong retail sector. Rather, professional office and service-type businesses are predominant. This information provides a partial understanding why there is not the level of foot traffic desired by those non-service businesses in the Village. Professional office and service-type businesses do not generate as much foot traffic as retail, which encourages foot traffic from business to business, within a reasonable distance. Thus, over time the business district has changed considerably from one that provided essential retail goods and services to a predominantly office-service type district. In the seven years since the previous inventory was completed, the retail sector has weakened, resulting in fewer retail businesses and more vacancies.

The business mix reveals one aspect of Village Center context. There are three other dimensions of context that are important:

- At the local level, the Village Center is an integration of mixed uses and characteristics – residential, commercial, recreational, cultural, historic, and rural. It is not only a place to shop, it is a residential neighborhood. Not unlike other residents of the Village, residents of the Village Center are looking for privacy, security and a sense of well-being. Planning and zoning efforts should respect the neighborhood context within which the Village Center operates. Living in the Village Center brings a different set of expectations than living on a substantially larger lot outside of the Village Center.
- At the Village-wide level, the Village Center is the true focal point of the Village because it functions as the center of local government, the main gathering place, a centralized area for recreation, and the center of commerce. The Village Center thus creates an identity for the entire Village. When people think of Franklin, it is often the Village Center that comes to mind. It is a very powerful image and offers a compelling reason why maintaining the health of the Village Center is critical.
- At the regional level, the Village Center, particularly the retail uses, are in competition with all of the other retail development in surrounding communities, particularly Southfield, Bloomfield Township, Farmington Hills, Birmingham, and Royal

Oak. Village Center businesses must offer some combination of convenience, acceptable price, exceptional service, unique products or other amenities if they are to successfully compete with regional retailers. Some retailers in the Village Center have said that up to 80% of their customers come from outside the Village, providing a perspective on the regional context within which the Village Center operates.

Relevant Issues

A comprehensive listing of relevant issues facing the Village Center evolved out of a February 27, 2006 meeting, at which Village Center business and property owners participated in a SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats). About 14 business and property owners participated in the session. The SWOT analysis revealed the following (please see Table 6.1). Many of the strengths, weaknesses, threats, and opportunities were reaffirmed during the Main Street Resource Team Report of 2009; the August 2011 Charrette; and the MSU Small Town Design Initiative – conducted in 2013 and 2014.

Strengths

Not surprisingly, the Village Center's unique historic character topped the list of strengths. People recognize that, if not for the historical buildings and character, the Village Center might be just another small downtown or strip commercial area. People also recognize that the Village Center is more than just a business center – it is a gathering place for a multitude of purposes, it is the center of local government, and it is also the recreation and cultural center of the Village.

Traffic levels are cited as a strength, providing high visibility for businesses. Vehicles passing by are considered essential for the success of retail trade, so significant and steady levels of traffic along Franklin Road would be considered good for business. However, traffic volumes are also cited as a weakness because Franklin's lack of sidewalks and blurred pedestrian/vehicle demarcation may make walking risky, particularly along Franklin Road. This weakness has been addressed by the construction of sidewalks and curbs, which were part of the 2020-2021 Franklin Road streetscape project.

Weaknesses

Many of the weaknesses cited by business and property owners relate to the compact character of historic buildings and plats of the Village Center, which produce small buildings on small lots where landscaping can be a challenge. In addition, the commercial district itself is relatively small. The size constraints affect the ability of local businesses in the district to compete with larger businesses on more spacious sites in larger commercial districts in surrounding communities.

As important as it is as a strength, the historic character of the Village Center can also be viewed as a weakness. In particular, some business owners consider the historic district regulations too restrictive. It is a delicate balance: maintaining the character of the historic district while providing enough flexibility for businesses to compete in the modern marketplace. Village revitalization will need support from the public, the Village government, and especially the owners of the commercial establishments themselves.

Economic and aesthetic revitalization of the Village Center is a critical issue facing the Village of Franklin. When a community participates in a comprehensive revitalization effort, its traditional downtown or commercial neighborhood can experience increased economic vitality. Benefits include:

- Protecting and strengthening the existing tax base;
- Creating a positive community image;
- Creating visually appealing and economically viable downtown buildings;
- Attracting new businesses;
- Creating new jobs;
- Increasing investment in the downtown; and
- Preserving historical architectural resources.

To address the issue of economic revitalization, the Village Council authorized participation in the Main Street Oakland County (MSOC) program in August 2008, as recommended in the 2007 Master Plan. Main Street Franklin demonstrated the following successes:

- The Currin building ~~was~~ has been refreshed and repurposed as Farmhouse Coffee and Ice Cream (the Farmhouse has closed, however).

- The Jones Building façade has been repainted and features new signage, and the parking lot has been improved ~~and now contains a rain garden~~.
- The building formerly occupied by the Market Basket ~~was~~ refreshed and cleaned up with new signage, paint, electrical, and awnings. The building is now occupied by Driven Personal Trainer.
- MSOC design services, the MSF Design committee, and the HDC all worked together to improve these buildings according to the US Department of the Interior Standards. Other buildings have also requested MSOC design services.
- MSF has also helped to create at least two events designed to draw people to the Village Center, a goal of the 2007 Master Plan, and include:
 - The Franklins Frenzy: This half-day event is held shortly before Halloween and features a parade, family-friendly games and activities, and offers merchants a chance to showcase their business.
 - The Shop, Sip, and Stroll: An evening event, held during extended business hours, merchants offer refreshments to the public while they shop for holiday gifts.
- Additionally, MSF initiated the farmers' market, which is currently held in the Village Center. Operation of the farmers' market has since been taken over by the FCA.
- Franklin's "brand" logo and accompanying slogan: "Franklin – Experience It", which is available for use by any business, was developed by MSF.
- The Franklin Grill added covered patio dining.

Opportunities

The SWOT analysis identified several opportunities, some of which were linked to identified weaknesses. Design, in the form of urban design guidelines and landscape design guidelines, was seen as a key opportunity. Design guidelines empower communities to direct changes rather than become subject to market forces and less than careful expansion. By taking care that new additions or alterations to the landscape do not diminish existing historic properties, design guidelines encourage the dynamic interaction of old and new traditions. By encouraging the creation of new buildings that contribute

equally enduring examples of contemporary design to the historic streetscape, design guidelines invigorate and enrich community character. Design guidelines protect and encourage the authentic and unique qualities of a neighborhood and by doing so they would help Village Center merchants achieve their number one goal: to distinguish themselves from the competition.

~~Main Street Franklin's design committee developed a Design and Sustainability Guidelines Request for Proposal in September 2011. However, these policies have yet to be fully developed due to a lack of funding. As a compromise Main Street Franklin~~

Seeking design assistance, in 2013 Main Street Franklin and the Village contracted with Michigan State University's Small Town Design Initiative to create visual images of the Village Center with suggestions for increasing the Village's sustainability; MSF and the Village shared the cost equally. A public visioning meeting was held in July of 2013, with a follow up meeting in October to review preliminary images. The report was released in March 2014 and contained over 150 images of the Village Center based on residents' input. However, to truly see these visions come to fruition and be implemented, additional steps are required. The recommendations must be evaluated for their practicality. The most appropriate recommendations need to be converted into a formal policy document or translated into zoning regulations to create a workable template for revitalization of the Village Center.

Another important opportunity identified was the creation of an organization for collaborative promotion, such as a Chamber of Commerce. The Merchant's Association was reconstituted in 2007 and has since been folded into the Main Street Promotions committee.

Threats

The Village Center faces three principal threats according to the SWOT analysis:

Competition from commercial developments in the region. A related threat

is the lack of critical mass to maintain a competitive position in the marketplace.

Shrinking retail base. The MSF Economic Restructuring committee proposed a "Minimum Retail Percentage for First Floor Available Floor Space" ordinance to preserve existing retail establishments and to promote more retail space. The Village governing bodies did not pass this request and much more community input and further study is needed. In the meantime, the retail base has shrunk considerably, as noted previously.

Character. The creation of new buildings (or modification of existing structures) that are out of character/scale with the established Village Center should be prohibited. The Village should adopt contextual design guidelines that aim to create a consistent look.

Aging business owner base. ~~Two of the four businesses in the Jones Building have owners who are over 65 years in age. One of the most central buildings will likely be for sale within the next few years due to the owner's retirement.~~



Many small shops are housed in this historic structure in downtown Franklin.

Table 6.1: Franklin Village Center SWOT Analysis, February 27, 2006¹

Strengths	Weaknesses
Unique historic character	Small size of buildings
Wealthy local population	Small size of commercial district
Traffic levels provide high visibility	Old buildings require a lot of maintenance
The gathering place for the Village	Traffic levels make walking risky
Neat, but not overly trim; quaint	Overhead utility lines are unsightly
High canopied trees visually unite the varied uses and styles along Franklin Road	Historic district regulations restrict changes Lack of room for landscaping in front
Seat of local government	Parking is not coordinated
The Village Green	Mix of uses may not be ideal
Presence of the Post Office and Library	Downtown is tacky, needs to be refreshed
Plenty of parking	
Visually interesting buildings	
Mixed use	
Opportunities	Threats
Encourage or develop uses that enhance existing attractions, such as a farmers' market	Increasing Traffic and speeds that detract from historic charm and hinder pedestrian enjoyment
Create a Chamber of Commerce or similar organization for collaborative promotion	Competition from commercial development in the region
Develop architectural design guidelines	Tree disease, pests, and age
Link parking in the rear, particularly on the east side of Franklin Road	Lack of critical mass to keep commercial district going
Develop landscape design guidelines. Enhance existing trees with new plantings	New development and renovation not in keeping with existing character
Create/schedule events that bring people to the Village Center	
Set up Special Assessment District to collectively fund improvements ²	

¹ Table 6.1 provides a complete list of strengths, weaknesses, opportunities, and threats that were identified in February of 2006. Some of the issues identified in the SWOT analysis have been addressed, but overall the Village Center commercial district appears weaker today than it was 12 years ago.

Recommendations

1. Continue to participate in the “Main Street Four-Point Approach,” promulgated by the National Trust for Historic Preservation.
2. Continue to use and promote the brand essence of Franklin developed by Main Street Franklin.
3. Work with Main Street Franklin on comprehensive revitalization of the Village Center commercial district.
4. Encourage coordinated parking behind buildings, specifically:
 - Vehicles should be discouraged from parking in front of commercial buildings, except as necessary, such as for the Franklin Post Office.
 - Parking is limited in the Village Center, but there are a sufficient total number of spaces. Ideally, parking should remain hidden from Franklin Road by placing all parking behind buildings, where feasible.
 - On the east side of Franklin Road, more efficient use of existing land set aside for parking could be achieved by joining or combining parking lots. By joining or combining parking lots, it may be possible to reduce the number of entries onto Franklin Road, a measure that would improve traffic safety and upgrade the pedestrian environment.

5. Piggyback on the attention the Franklin Cider Mill gets to create greater awareness of the Village Center commercial district.
6. Actively encourage increased rates of retail uses within the Village Center, particularly on the first floors of Village Center commercial buildings.
7. Leverage Village investments into securing grants and/or other funding for revitalization of the Village Center.