

**Village of Franklin
Historic District Commission
Regular Meeting
Wednesday, September 5, 2018, 7:00 P.M.
At the Franklin Village Hall – Broughton House
32325 Franklin Road, Franklin, Michigan**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall – Broughton House, 32325 Franklin Road, Franklin, Michigan at 7:06 P.M.

II. ROLL CALL

Present: Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty
Absent: Mike Brassfield, Eileen Harryvan, Garrett Keais
Also Present: Bill Dinnan, Building Official; Eileen Pulker, Village Clerk; Amanda Davis, Consultant; Mira Stakhiv, Council Member, Fred Gallasch, Council Member, Elna Costello, owner of Smile Builders and Chairman of Main Street Franklin

III. ADOPTION OF AGENDA

Roberts proposed the deletion under **VII. NEW BUSINESS, B. Consider Garage Door Replacement at 26243 Vincennes Ave. (Harryvan)**. This item was tabled until a later date as the applicant has not made a final decision on the style of door.

Motion by Witty, seconded by Wilke to approve the agenda, as amended.

Ayes: Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty
Nays: None
Absent: Mike Brassfield, Eileen Harryvan, Garrett Keais
Motion was approved.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of August 1, 2018.

Roberts inquired about the progress on Madeleine's French Patisserie as nothing has been approved by HDC. Pulker replied that no additional information had been received. According to Stakhiv, Council Member, the owner was concentrating on the store in Livonia, which would be preparing the food for the Franklin store at the Livonia location.

Motion by Timmis, seconded by Wilke to approve the minutes of the Regular Meeting of August 1, 2018 as presented.

Ayes: Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty
Nays: None
Absent: Mike Brassfield, Eileen Harryvan, Garrett Keais
Motion was approved.

V. PUBLIC COMMENTS

Nena Downing, Bruce Lane, member of the Planning Commission (PC), provided a short history of Planning Commission's work on the Sign Ordinance revisions. The last revision presented to the Council was the elimination of the temporary sandwich board/A-frame signs which was met with resistance from the merchants and business owners. PC, with input from merchants and business owners, compiled some suggested guidelines. After a lot of research, examples of some basic sandwich board styles were compiled for HDC's approval. Pictures of those possible signs were distributed to HDC members. Downing noted that these would be merely guidelines for the merchants and could be personalized and made unique for the businesses. However, PC was firm in not allowing anything made of plastic or metal, as they all must contribute to the historic aesthetics of the Historic District. All sign examples were made of chalk board (no interchangeable letters) for temporary messages. Additionally, according to the Sign Ordinance there was a time limit of 180 days/year that the sign could be displayed. All of these provisions were works in progress and the Planning Commission was asking HDC for its input and guidance.

Enforcement of the regulations was a paramount issue.

Dinnan read into the record the allowable measurements for portable, temporary signs and permitted duration, noting that none should obstruct the vision of drivers, and should be taken in at the end of the business day.

Motion by Roberts, seconded by Wilke that the Historic District Commission recommend to the Planning Commission to move forward with the proposed sandwich sign proposal generally of the character of those examples submitted, wood or wood appearing uniformly rectangular frames, not to exceed 4 feet in height and a mechanism to enforce the scheduling.

Ayes: Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty

Nays: None

Absent: Mike Brassfield, Eileen Harryvan, Garrett Keais

Motion was approved.

Costello commented that she was in favor of the individualization of the signs keeping within the uniformity of styles as had been discussed; however, self-expression and creativity were very important to her. She had received some examples which she would bring to PC for its opinion.

VI. DISCUSSION ITEMS

A. Reading Garden at the Franklin Public Library, 32455 Franklin Road.

Roberts recused himself from the HDC for this discussion as he has been working with the library on this item. He provided a "slide" presentation of the proposed design concept, including details of the project; i.e. the area would be around a burning bush shrub, low split rail fencing, a picnic area, a few additional trees, an area for children's activities, possibly low lighting, and Adirondack chairs. All comments would be relayed back to the Library Board.

Mira Stakhiv, Crestwood Drive, Library Trustee, pointed out that this would be a community-wide reading garden or even a social gathering place. The Library's next meeting would be September 13, 2018 at 6:30 P.M. and was open to the public. HDC members were unanimously in favor of the proposal.

Roberts stated that he would be showing this plan to the Planning Commission at its next meeting.

B. Report on Historic Study Committee Progress.

Roberts summed up the Study Committee's progress: compiled a list of eighty (80) properties, drove around and ranked them, ranked each at 1-3 according to whether or not they were worthy of receiving a letter which would encourage the owners to voluntarily contribute their property to the expansion of the Historic District. A letter has been prepared and the plan was to invite designated homeowners to a meeting at the Kreger House to explain what the committee was talking about, the importance of preserving historic structures, and other reasons why it was important to do this. It had been suggested that each owner of an historic house be invited to participate.

VII. NEW BUSINESS

A. Consider Demolition Application for 31600 Briarcliff.

Andy Race, project manager with Thomas Sebold & Associates, requested permission to remove the three (3) structures at 31600 Briarcliff. Race reported that the owner of the property, Evan Ross, had been a client of theirs for many years. Each commissioner was given a photo book of the existing structures in addition to the appropriate application and forms. Race described the current state of the buildings. Davis had no comments concerning the historic importance of the main structure.

Race noted that this property will be a private residence; permits will be pulled this September or October.

Roberts expressed his concern about the number of mature trees on the property. Race stated that this Saturday he was planning on being on the property with the landscaper and identifying those trees which would be protected. Dinnan added that he would not issue a demo permit until he had visited the site and made sure those trees were protected.

Motion by Witty, seconded by Wilke to recommend to the Village Council the approval of the Demolition Permit at 31600 Briarcliff, as there is no historical significance to the structures, pursuant to the preservation of the trees as the Ordinance requires.

Ayes: Gary Roberts, Gayle Timmis, Jill Wilke, Laura Witty

Nays: None

Absent: Mike Brassfield, Eileen Harryvan, Garrett Keais

Motion was approved.

VIII. ADJOURNMENT

Motion by Roberts to adjourn the meeting.

Motion was approved unanimously.

There being no further business, the meeting was adjourned at 7:50 P.M.

Submitted,

Gail Beke, Recording Secretary

Eileen H. Pulker, Clerk