



32325 Franklin Road, Franklin, Michigan 48025

FAX: (248) 626-0538 | OFFICE: (248) 626-9666

www.franklin.mi.us

HISTORIC DISTRICT COMMISSION REGULAR MEETING

Wednesday, November 1, 2023, 7:00 P.M
At the Franklin Village Hall, Broughton House
32325 Franklin Road, Franklin, MI

A G E N D A

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of Minutes
 - A. Regular Meeting of October 4, 2023
- V. Public Comments
- VI. New Business
 - A. Consider Demolition of Non-Historic Property at 25240 Franklin Park Drive
- VII. Adjournment

Posted: October 25, 2023 William Dinnan, Building Official/Historic District Commission Facilitator

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 of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025, or by calling the Village Clerk's Office at (248) 626-9666.

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
WEDNESDAY, October 4, 2023, 7:00 P.M.
32325 Franklin Road, Franklin, Michigan 48025**

I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, at 7:00 P.M.

II. ROLL CALL

Present: Mike Brassfield, Alek Kokoszka, Gary Roberts, Gayle Timmis, Alex Stchekine and Laury Witty

Absent: None

Also Present: Bill Dinnan, Building Official, Roger Fraser, Village Administrator, Dana Hughes, Village Clerk

III. NOMINATION OF OFFICERS

Motion by Roberts, seconded by Kokoszka to approve the nomination of Gary Roberts as Chairman, Mike Brassfield as Vice Chairman and Gayle Timmis as Secretary.

Ayes: Brassfield, Kokoszka, Roberts, Stchekine, Timmis and Witty

Nays: None

Motion carried.

IV. ADOPTION OF AGENDA

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

Ayes: Brassfield, Kokoszka, Roberts, Stchekine, Timmis and Witty

Nays: None

Motion carried.

VI. ADOPTION OF THE MINUTES

A. Regular Meeting of August 2, 2023

Motion by Kokoszka, seconded by Stchekine to approve the minutes of the Regular Meeting of August 2, 2023, as submitted.

Ayes: Brassfield, Kokoszka, Roberts, Stchekine, Timmis and Witty

Nays: None

Motion carried.

V. PUBLIC COMMENTS

Pam Hansen, 32820 Wing Lake Road

- She provided an update from the last Village Council meeting. She started by congratulating the reappointed Commissioners to the Historic District Commission. She mentioned that she is aware of the one vacancy still left on the Commission.
 - Roberts stated that there is a person who may be interested in the vacancy. This person lives on Carol. He is hoping that he will apply shortly.
- She also spoke about Pete Halick's work to save the Pickering Barn and how he had a barn expert give a presentation to the Planning Commission. She stated that the Council allocated \$2,000 to the Planning Commission to review and make a recommendation on the barn. She also mentioned that Chris Doozan from McKenna is reviewing three locations as possible locations for the barn.

Discussion followed.

- Finally, she addressed the possibility of installing a digital marquee in front of the Broughton House to better communicate with residents. She stated that the Planning Commission has received a report from Chris Doozan on his perspective on an electronic sign.

Discussion followed.

VII. NEW BUSINESS

A. Consider 32716 – 32744 Franklin Road Painting Exterior Building

Jung Hee Kim (Maria) stated for the Commission that she wanted to paint the front and back of her building.

Discussion followed on the paint color, the shutters and the framing on the windows.

Motion by Witty, seconded by Kokoszka for the Historic District Commission to approve the paint color as describe here for 32716 - 32744 Franklin Road as presented with being Sherwin Williams #7073, Network Gray for the color for the masonry and coping and Sherwin Willaim #7075, Web Gray for the doors and window frames with the business numbers remaining black and the shutters will be removed to be in accordance with the Secretary of Interior Standard Number Nine (9) for Rehabilitation.

Ayes: Brassfield, Kokoszka, Roberts, Stchekine, Timmis and Witty

Nays: None

Motion carried.

B. Discussion of 32767 Franklin Road, the Franklin Village Dental Office's Barn

Bill Dinnan stated that the new builder for this property stopped by and informed him that he has been contracted by Tiffany Danyal to move forward with this project. Dinnan informed the

builder that the barn is the primary concern due to its deterioration. The builder stated that he would be getting the permits in his name and out of the name of the owner.

Discussion followed.

Motion by Witty, seconded by Timmis to table this item for now and if no forward progress is made on this project, it will be brought back before the Historic District Commission.

Ayes: Brassfield, Kokoszka, Roberts, Stchekine, Timmis and Witty

Nays: None

Motion carried.

VIII. ADJOURNMENT

Motion by Roberts, seconded by all to adjourn the meeting.

The meeting was adjourned at 7:53 P.M.

Submitted,

Dana Hughes, Village Clerk



HISTORIC DISTRICT APPLICATION

INSPECTIONS (248) 626-1601

DATE STAMP

RECEIVED

OCT 13 2023

VILLAGE OF FRANKLIN, MI

32325 Franklin Rd • Franklin MI 48025-1199 • Phone (248) 626-9666 • Fax (248) 626-0538

The undersigned hereby applies for a permit to (describe project)

Historic Board approval for
demolition of non-historic property

Current market value of project \$ 0

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District ? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no		Zoning District R-L	
Address: 25240 Franklin Park Drive					
Village: FRANKLIN		Township: SOUTHFIELD		County: OAKLAND	Zip Code: 48025
Between Telegraph And Franklin Road					
II. PARCEL IDENTIFICATION # TF-24-05-327-005					
A. OWNER OR LESSEE Eric J. Freshlee declaration of trust dated 12/14/05					
Name: Eric Freshlee		Telephone No: 248-955-2763			
Address: 511 Wallace St.		City: Birmingham		State: MI	Zip Code: 48009
B. ARCHITECT OR ENGINEER					
Name: Kemtech		Telephone No: 313-758-0672			
Address:		City:		State:	Zip Code:
License No:		Expiration Date:			
C. CONTRACTOR					
Name: Noson Ventures, LLC		Telephone No: 248-538-1549			
Address: 32000 Northwestern Hwy. Suite 195		City: Farmington Hills		State: MI	Zip Code: 48334
License No: 2102200823		Expiration Date: 5/31/26			
Federal Employer Number or Reason for Exemption: 46-4428354					
Worker's Comp Insurance Carrier or Reason for Exemption: Travelers					
MESC Employer Number or Reason for Exemption:					
III. TYPE OF IMPROVEMENT AND PLAN REVIEW					
A. TYPE OF IMPROVEMENT					
<input type="checkbox"/> New Building <input type="checkbox"/> Addition / Remodel <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Property <input type="checkbox"/> Other					
B. REVIEW(s) TO BE PERFORMED					
<input type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Other					

IV. PERMIT PROPOSAL

A. RESIDENTIAL BUILDING – show most recent use

☐ One Family ☐ Detached Condominium – number of units _____
☐ Attached Garage ☐ Detached Garage ☐ Other (describe) _____

B. NON-RESIDENTIAL BUILDING – show most recent use

☐ Church, Religious ☐ Public Utility ☐ Restaurant
☐ Service Station ☐ School, Library, Educational ☐ Grocery
☐ Office, Bank, Professional ☐ Store, Mercantile ☐ Other (describe) _____

C. PROPERTY – Describe proposal in detail historic board approval for demolition
of non-historic property

V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT

A. PRINCIPAL TYPE OF FRAME

☐ Masonry, Wall Bearing ☒ Wood Frame ☐ Structured Steel
☐ Reinforced Concrete ☐ Other (describe) _____

B. PRINCIPAL TYPE OF HEATING FUEL

☒ Gas ☐ Oil ☐ Electricity ☐ Coal ☐ Other _____

C. TYPE OF SEWAGE DISPOSAL

☒ Pressure Sewer System ☐ Septic System

D. TYPE OF WATER SUPPLY

☐ Public or Private Company ☒ Private Well or Cistern

E. TYPE OF MECHANICAL

Will there be air conditioning? ☒ yes ☐ no Will there be an elevator? ☐ yes ☐ no

F. DIMENSIONS

First Floor (sq ft) <u>TBD</u>	Garage / Accessory (sq ft) <u>TBD</u>
Second Floor (sq ft) <u>TBD</u>	Total Building Area (sq ft) <u>TBD</u>
Basement (sq ft) <u>TBD</u>	Total Land Area (sq ft) <u>136,382</u>

G. NUMBER OF OFF-STREET PARKING SPACES

Enclosed 4 Outdoors 4+

VI. APPLICANT INFORMATION:

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name: <u>Noson Ventures LLC</u>		Telephone No. <u>248-538-1649</u>	
Address: <u>3200 Northwestern Hwy Suite 195</u>		City: <u>Farmington Hills</u>	State: <u>MI</u>
Federal ID no. (if applicable)		ZIP: <u>48334</u>	

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Noson Ventures LLC Signature of Applicant [Signature] Application Date 10-13-23

VII. FOR INTERNAL USE ONLY

	REQUIRED	APP / REJ	DATE	BY
A - BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B - CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C - FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
D - FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
E - LANDFILL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
F - SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G - TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H - WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I - HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
J - ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			

** Zoning District _____ Required Setback _____ Front _____ / _____ Side _____ Back
 _____ Proposed Setback _____ Front _____ / _____ Side _____ Back

VIII. VALIDATION

DATE STAMP

Approved by:

(signature)

VILLAGE OF FRANKLIN BUILDING OFFICIAL

WARRANTY DEED

63-23863088-BLM

KNOW ALL PERSONS BY THESE PRESENTS: That: The Joseph Lawrence Ward Trust Agreement dated December 14, 2006, ("Grantor")

the address of which is: 30100 Telegraph Rd. Suite 360, Bingham Farms, MI 48025

convey(s) and warrant(s) to: The Eric J. Frehsee Declaration of Trust dated November 25, 2015, as amended, ("Grantee")

the address of which is: 511 Wallace St., Birmingham, MI 48009

the following described premises situated in the Village of Franklin, County of Oakland, State of Michigan, to wit:

SEE EXHIBIT A

also known as Property Address: 25240 Franklin Park Drive, Franklin, MI 48025, Vacant Land, Franklin, MI 48025, Vacant Land, Franklin, MI 48025

Parcel ID No.: 24-05-327-005 (Parcel 1), 24-05-327-006 (Parcel 2), 24-05-327-007 (Parcel 2)

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, REAL ESTATE TRANSFER VALUATION AFFIDAVIT FILED.

Subject to existing building and use restrictions and easements and rights of way of record.

When Recorded return to:
Eric J. Frehsee

25240 Franklin Park Drive
Franklin, MI 48025

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Lauren M. Underwood
30100 Telegraph Rd. Suite 360
Bingham Farms, MI 48025
Assisted by: ATA National Title Group,
LLC

Dated this July 31, 2023

Signed by:

 TRUSTEE

The Joseph Lawrence Ward Trust Agreement dated
December 14, 2006

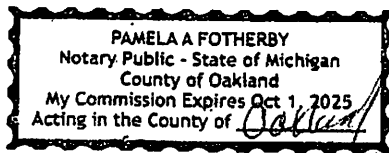
By: Lauren M. Underwood, Trustee

State of Michigan

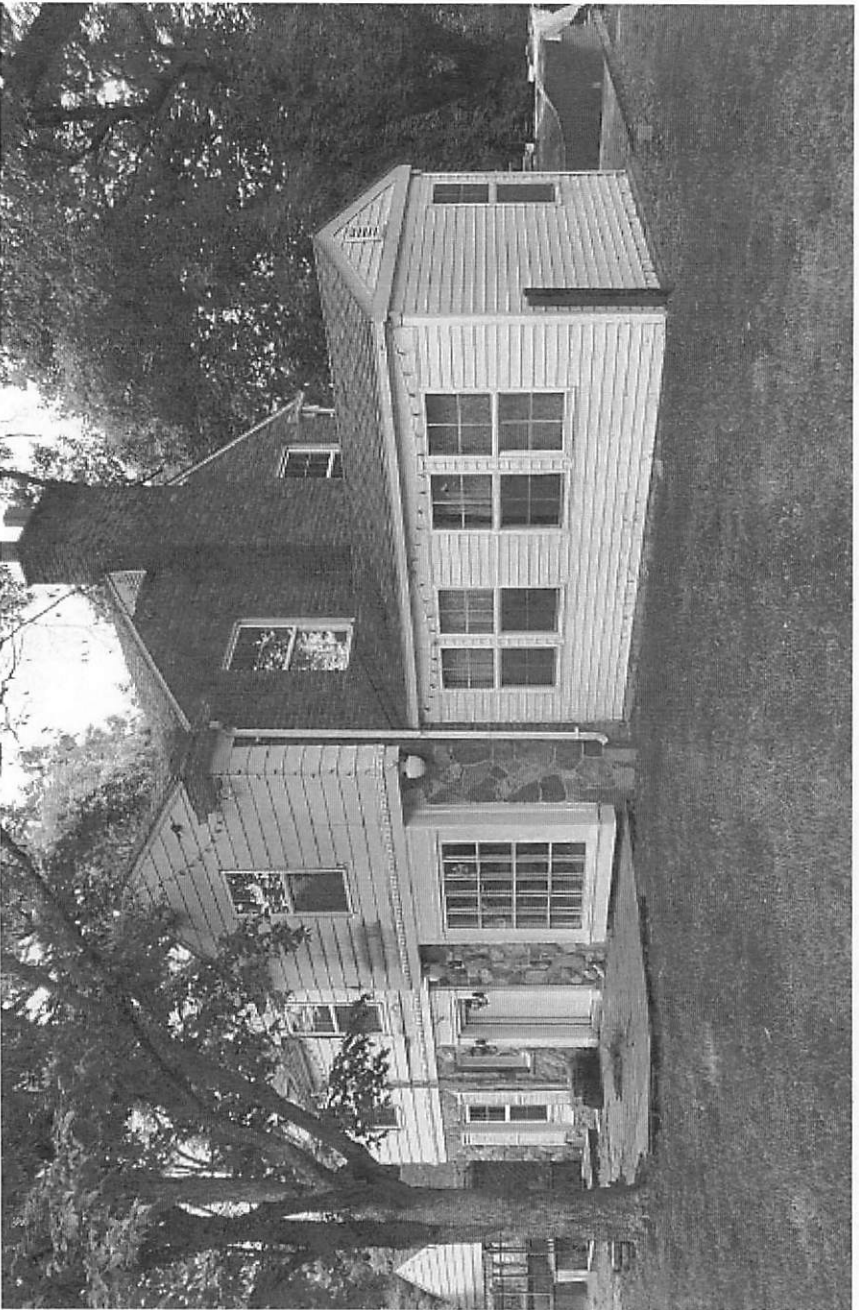
)
)SS.
)

County of Oakland

The foregoing instrument was acknowledged before me on this 31st day of July, 2023 by Lauren M. Underwood, Trustee
of the Joseph Lawrence Ward Trust Agreement dated December 14, 2006



Notary Public: _____
Notary County: _____, State: _____
Commission Expires: _____
Acting In: _____



Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Residential Builders Section
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License
Q.O. - Terry Jay Nosan

NOSAN VENTURES LLC
30600 NORTHWESTERN HWY SUITE 400
FARMINGTON HILLS, MI 48334

License No:
2102200863

Expiration Date:
05/31/2026

NOSAN VENTURES LLC
30600 NORTHWESTERN HWY SUITE 400
FARMINGTON HILLS, MI 48334

GRETCHEN WHITMER
Governor

**Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License**

NOSAN VENTURES LLC
30600 NORTHWESTERN HWY SUITE 400
FARMINGTON HILLS, MI 48334

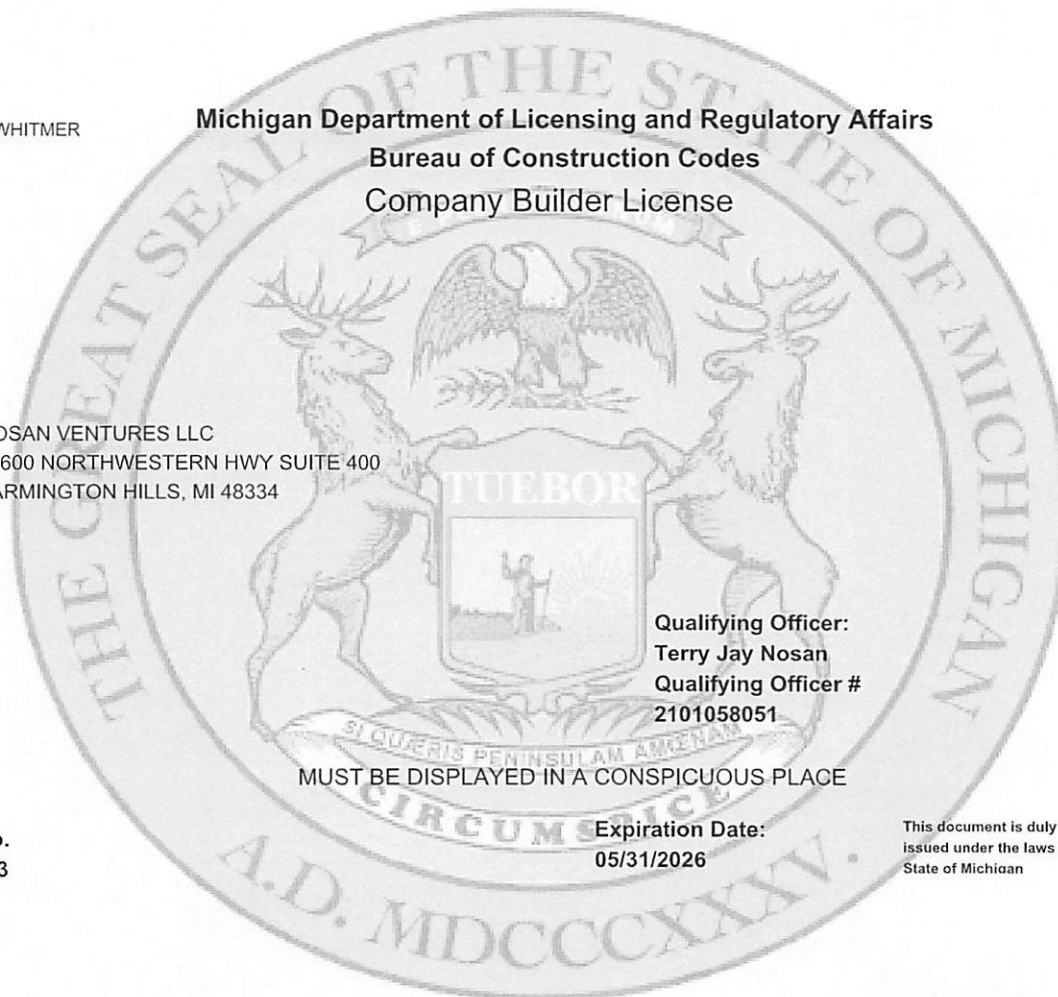
Qualifying Officer:
Terry Jay Nosan
Qualifying Officer #
2101058051

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2102200863

Expiration Date:
05/31/2026

This document is duly
issued under the laws of the
State of Michigan



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/13/2023 12:52 PM

Parcel:	TF-24-05-327-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FREHSEE DECL OF TR, ERIC J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	25240 FRANKLIN PARK DR FRANKLIN, MI 48025-1290	Taxable Status	TAXABLE
Liber/Page:	58793:701	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	T Township of Southfield
Public Impr.:	Paved Road, Sewer, Electric, Gas	ITOnly	POST
Topography:	Level	School:	63010 BIRMINGHAM CITY SCHOOL DIST
		Neighborhood:	RF9 E.C.F. Table RF9

Mailing Address:	Description:
FREHSEE DECL OF TR, ERIC J 511 WALLACE ST BIRMINGHAM MI 48009-1604	T1N, R10E, SEC 5 SUPERVISOR'S PLAT OF FRANKLIN RIVER HILLS LOT 52

Most Recent Sale Information

Sold on 07/31/2023 for 667,000 by JOSEPH LAWRENCE WARD TR.

Terms of Sale:	19-MULTI PARCEL ARM'S LENGTH	Liber/Page:	58793:701
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Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	355,310	2023 Taxable:	220,820	Acreage:	2.49
Zoning:	RI	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1941
Occupancy: Single Family
Class: BC
Style: Colonial/2Sty
Exterior: Brick
% Good (Physical): 48
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,173
Ground Area: 1,149
Garage Area: 638
Basement Area: 1,018
Basement Walls: Block
Estimated TCV: Tentative

Image





DEMOLITION APPLICATION

PERMIT PD23-002
RECEIVED
DATE STAMP

OCT 13 2023

VILLAGE OF FRANKLIN, MI

32325 Franklin Rd • Franklin MI 48025-1199 • Phone (248) 626-9666 • Fax (248) 626-0538

Current market value of project \$ 0

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF EVENT			
Address: 25240 Franklin Park Dr.			
City/Village: Franklin	Township: Southfield	County: Oakland	Zip Code: 48025
Between Lucerne	And Mountainview		
II. PARCEL IDENTIFICATION # 24-05-327-004			
A. OWNER OR LESSEE Eric J. Frehsee Decl. of Trust dtd 12-14-05			
Name: Eric Frehsee		Telephone No: 248 755-2763	
Address: 511 Wallace St.		City: Birmingham	State: MI Zip Code: 48009
B. ARCHITECT OR ENGINEER N/A - Demo			
Name:		Telephone No:	
Address:		City:	State: Zip Code:
License No:		Expiration Date:	
C. CONTRACTOR			
Name: Nosan Ventures LLC		Telephone No: 248-932-5444	
Address: 32000 Northwestern #95 Farmington Hills		State: MI	Zip Code: 48334
License No: 210-2200-863		Expiration Date:	
Federal Employer Number or Reason for Exemption: 46-442-8354			
Worker's Comp Insurance Carrier or Reason for Exemption: Travelers			
MESC Employer Number or Reason for Exemption: EMAIL: tnosan@nosan.net			
III. TYPE OF IMPROVEMENT AND PLAN REVIEW			
A. TYPE OF IMPROVEMENT Demolish House, Pool, Cabana, Detached Garage			
<input type="checkbox"/> New Building	<input type="checkbox"/> Addition / Remodel	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Property <input type="checkbox"/> Other
B. REVIEW(s) TO BE PERFORMED			
<input type="checkbox"/> Building / Trades	<input type="checkbox"/> Engineering	<input type="checkbox"/> Arborist	<input type="checkbox"/> Legal <input checked="" type="checkbox"/> Other

VI. APPLICANT INFORMATION:				
Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:				
Name: <u>Nosam Ventures, LLC</u>		Telephone No. <u>248-932-5444</u>		
Address: <u>32000 Northwestern #195</u>		City: <u>Farmington Hills</u>	State: <u>MI</u>	Zip: <u>48334</u>
Federal ID no. (if applicable) <u>46-442-8354</u>				
<p>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.</p>				
<p>Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.</p>				
Signature of Applicant		Print Name		Application Date
VII. FOR INTERNAL USE ONLY				
	REQUIRED	APP / REJ	DATE	BY
A ~ BUILDING PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
B ~ CULVERT PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
C ~ FENCE PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
D ~ FLOODPLAIN PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
E ~ LANDFILL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
F ~ SOIL EROSION PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
G ~ TREE REMOVAL PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
H ~ WETLANDS PERMIT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
I ~ HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No			
J ~ ZONING BOARD **	<input type="checkbox"/> Yes <input type="checkbox"/> No			
** Zoning District _____ _____		Required Setback _____ Front _____ / _____ Side _____ Back _____ Proposed Setback _____ Front _____ / _____ Side _____ Back _____		
VIII. VALIDATION			DATE STAMP	
Approved by:				
(signature)				
VILLAGE OF FRANKLIN BUILDING OFFICIAL				