



32325 Franklin Road, Franklin, Michigan 48025

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

www.franklin.mi.us

HISTORIC DISTRICT COMMISSION REGULAR MEETING

Wednesday, December 6, 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 November 1, 2023
- V. Public Comments
- VI. New Business
 - A. Consider Installation of Fence at 26041 Carol Ave.
 - B. Consider New Applicant for Historic District Commission.
- VII. Adjournment

Posted: November 29, 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, November 1, 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, Gary Roberts, Alex Stchekine and Laury Witty
Absent: Alek Kokoszka and Gayle Timmis
Also Present: Bill Dinnan, Building Official, and Dana Hughes, Village Clerk

III. ADOPTION OF AGENDA

Motion by Witty, seconded by Brassfield to approve the agenda to include the Discussion of 32767 Franklin Road under New Business.

Ayes: Brassfield, Roberts, Stchekine, and Witty
Nays: None
Motion carried.

VI. ADOPTION OF THE MINUTES

A. Regular Meeting of October 4, 2023

Motion by Stchekine, seconded by Witty to approve the minutes of the Regular Meeting of October 4, 2023, as submitted.

Ayes: Brassfield, Roberts, Stchekine, and Witty
Nays: None
Motion carried.

V. PUBLIC COMMENTS

Pete Halick, 26177 13 Mile Road

- He mentioned that the Planning Commission has been authorized to investigate possible locations in the Village of Franklin to move the Pickering Barn to. He mentioned the 4 or 5 locations that could be possibilities. He also told the Historic District Commission that there may be money available through Oakland County.

Discussion followed.

VI. NEW BUSINESS

A. Consider Demolition of Non-Historic Property at 25240 Franklin Park Drive

Jacob Beer with Nosan Signature Homes told the Historic District Commission that the property at 25240 Franklin Park Drive needs to be demolished. He stated that the property backs up to the ravine and is in very bad condition.

Discussion followed.

Motion by Stchekine, seconded by Witty for the Historic District Commission, finding no intrinsic historic value, recommend approval of the demolition application at 25240 Franklin Park Drive to the Village Council for their consideration; with a recommendation that the applicant adhere to protect any mature vegetation.

Ayes: Brassfield, Roberts, Stchekine, and Witty

Nays: None

Motion carried.

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

Bill Dinnan provided an update on 32767 Franklin Road. He stated that he has difficulty getting in contact with the owner and the builder. When he finally reached the owner, she stated that she was waiting for the architect to come up with background information on how they are going to restore the barn. They are trying to be the right materials to put the barn back together. This is where they are running into difficulties.

Roberts would like this item added to the next agenda as an item under demolition by neglect and during that time the Historic District Commissioner will have time to view the barn for themselves.

Discussion followed.

VII. ADJOURNMENT

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

The meeting was adjourned at 7:30 P.M.

Submitted,

Dana Hughes, Village Clerk



HISTORIC DISTRICT APPLICATION

INSPECTIONS (248) 626-1601

DATE STAMP

RECEIVED

NOV - 7 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)

Install - 109' of 4' high EFF. 20 Aluminum Fence w/ 1 SWX4' gate

Current market value of project \$ 6524⁰⁰

SUBMIT CHECKLIST WITH APPLICATION

I. LOCATION OF PROJECT		Historic District ? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Zoning District	
Address: <u>26041 CAROL AVE</u>					
Village: <u>FRANKLIN</u>		Township:		County: <u>OAKLAND</u>	
				Zip Code: <u>48025</u>	
Between <u>⑤ of 14 mile Rd</u>			And <u>⑥ of Franklin Rd</u>		
II. PARCEL IDENTIFICATION # <u>26-06-278-007</u>					
A. OWNER OR LESSEE					
Name: <u>Lynn Snobach</u>					
Address: <u>26041 CAROL AVE</u>		City: <u>FRANKLIN</u>		State: <u>MI</u> Zip Code: <u>48025</u>	
B. ARCHITECT OR ENGINEER					
Name:					
Address:		City:		Telephone No:	
License No:				State:	
				Zip Code:	
				Expiration Date:	
C. CONTRACTOR					
Name: <u>Action Fence of Michigan</u>					
Address: <u>4300 Delamere Ct.</u>		City: <u>ROYAL OAK</u>		Telephone No: <u>248-542-3900</u>	
License No:				State: <u>MI</u> Zip Code: <u>48063</u>	
				Expiration Date:	
Federal Employer Number or Reason for Exemption: <u>02-1168099</u>					
Worker's Comp Insurance Carrier or Reason for Exemption: <u>Hastings Mutual</u>					
MESIC 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 type="checkbox"/> Demolition <input type="checkbox"/> Property <input checked="" type="checkbox"/> <u>Fence Installation</u>					
B. REVIEW(s) TO BE PERFORMED					
<input type="checkbox"/> Building / Trades <input type="checkbox"/> Engineering <input type="checkbox"/> Arborist <input type="checkbox"/> Legal <input 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 Install - 109' of 4' high EFF. 20
ALUMINUM FENCE w/ (1) 5' W X 4' H GATE

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) _____ Garage / Accessory (sq ft) _____
Second Floor (sq ft) _____ Total Building Area (sq ft) _____
Basement (sq ft) _____ Total Land Area (sq ft) _____

G. NUMBER OF OFF-STREET PARKING SPACES

Enclosed _____ Outdoors _____

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: Action Fence of Michigan Telephone No. 248-542-3900
 Address: 4300 DeLemere Ct City: ROYAL OAK State: Mi ZIP: 48073
 Federal ID no. (if applicable) 92-1168099

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

Signature of Applicant:  Application Date: 11/6/23

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

Approved by: _____ DATE STAMP _____

 (signature)
 VILLAGE OF FRANKLIN BUILDING OFFICIAL

HISTORIC DISTRICT CHECKLIST

14 COPIES EACH OF THE FOLLOWING:

- Completed Permit Application
- Proof of ownership (ie: copy of title insurance policy)
- Homeowner's Permit requires signed and dated Home Owner's Affidavit on file
- Builder's Registration – copy builder's license and driver's license on file
- Copy of certified plot plan indicating:
 - Dimensions of all property lines – indicate any easements
 - Dimensions of existing and proposed work
 - Setback dimensions of all yards
 - Notation of any historic or natural resources on site
 - Location of well and septic system
- A descriptive text of the proposed work to be done
- Application complies with Zoning Ordinance requirements?
 - yes
 - no – complete Zoning Appeals Application for review
- Photographs of the existing conditions and/or structures being considered
- Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
- Such further information as the Commission or Building Official may require

Overhead
↑

PLEASE NOTE:

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.

*Dec 6th
Next
meeting
10/11
All info
must be turned
in by
11/13 @
11 AM*

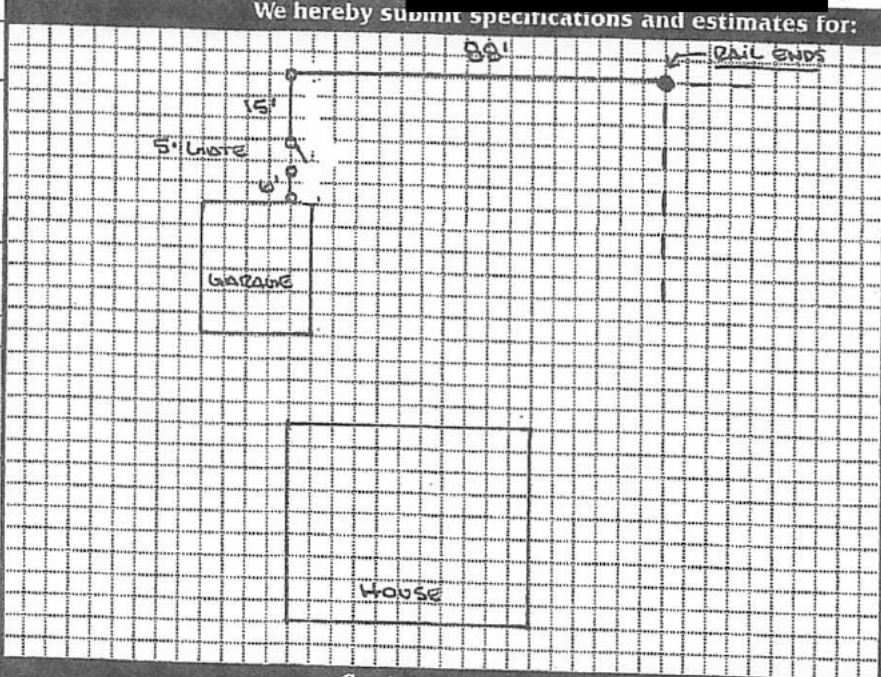
PROPOSAL

ACTION FENCE of Michigan
 4300 Delemere Court • Royal Oak, MI 48073
 www.myactionfence.com

Proposal No. 3462
 (248) 542-3900 Fax: (248) 542-6903
 Email: info@myactionfence.com

PROPOSAL SUBMITTED TO <u>LYNN SABBAGH</u>		DAYTIME PHONE [REDACTED]	DATE REVISION <u>10/19/23</u>
STREET <u>26041 CAROL AVE</u>		JOB NAME	
CITY, STATE AND ZIP <u>FRANKLIN, MI 48025</u>		JOB LOCATION <u>(S) 14 MILE RD (E) FRANKLIN RD</u>	
ESTIMATOR <u>TOM</u>	REFERRED BY <u>NEIGHBORS</u>	EMAIL [REDACTED]	<input type="checkbox"/> NEW CONSTRUCTION

- Landscaping Involved?
- Install Fence
 Level Follow Grade
- Obstruction in Fence Line Above Ground
 Owner's responsibility to leave clear access
 Contractor's responsibility
 No obstructions
- Wood Fence
 Nice Side Faces
 In Out
- Remove Fence W/ WOOD
- Installer shall call Miss Dig for location of underground utilities. Customer is responsible for locating all other lines.
- Additional charges will be made for abnormal digging conditions
- Where does excavated dirt go on property?
 ADVISE LOCATION:
[Signature]



Total Footage: <u>109' ±</u> <u>5' GATE</u>
Type of fence: <u>4" ALUMINUM</u> <u>EFF - 20</u> <u>BLACK</u>
Post Specs: <u>HEAVY</u> <u>GATE</u> <u>POSTS</u>
Extra Features or Special Tools Needed: <u>RAIL ENDS</u>

Customer to pull permit if required

I, [Signature], hereby agree to stake the fence(s) depicted above. By this, each end, corner, or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Fence materials remain property of Action Fence till paid in full.

Final Payment Due Upon Completion

For the Sum of \$	<u>6,524.00</u>
Permit \$	<u>DETERMINED AT END</u>
Subtotal \$	<u>6,524.00</u>
Admin Fee \$	<u>326.00</u>
Total \$	<u>6,850.00</u>
Down Payment \$	<u>3,425.00</u>
Balance Due \$	<u>3,425.00</u>

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

[REDACTED SIGNATURE]

[REDACTED SIGNATURE]

Signature
E-MAILED
3/2/23

10-19-23
 Date of Acceptance

Customer Signature

WARRANTY DEED

Statutory Form For Individuals

File Number: A-6548

KNOW ALL MEN BY THESE PRESENTS: That

The George Family Revocable Living Trust dated 05/18/1998 and as amended, by Suzette L. George, Trustee Grantor(s), whose address is: 26041 Carol Ave, Franklin, MI 48025

Convey and warrant to:

Lynn Sabbagh

Grantee(s), whose address is: 26430 Willowgreen Dr., Franklin, MI 48025

The following described premises located in the Village of Franklin, Oakland County, State of Michigan: Village of Franklin, County of Oakland, State of MI

Lot 49, Supervisor's Plat No. 8, as recorded in Liber 46, Page(s) 25 of Plats, Oakland County Records

Tax Item No. 24-06-278-007

Commonly known as: 26041 Carol Ave, Franklin, MI 48025

for the sum of Three Hundred Seventy Thousand and 00/100 Dollar(s) \$370,000.00

Subject to:

existing building and use restrictions and easements and rights of way of record

Dated this 6th day of July, 2018

Signed by:

The George Family Revocable Living Trust dated 05/18/1998 and as amended

BY: [Redacted]

STATE OF MICHIGAN

COUNTY OF OAKLAND

I, [Redacted], a Notary Public of Oakland County, MI, do hereby certify that the George Family Revocable Living Trust dated 05/18/1998 and as amended, by Suzette L. George, Trustee and as amended personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 07/06/18

[Redacted Signature]

PAMELA A. FOTHERBY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 1, 2018
ACTING IN COUNTY OF Oakland

Notary Public, _____, MI

My Commission Expires:

Prepared by:

Suzette L. George
Assisted by: Shield Title Agency, Inc.
30400 Telegraph Road, Suite 118
Bingham Farms, MI 48025

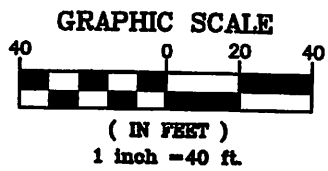
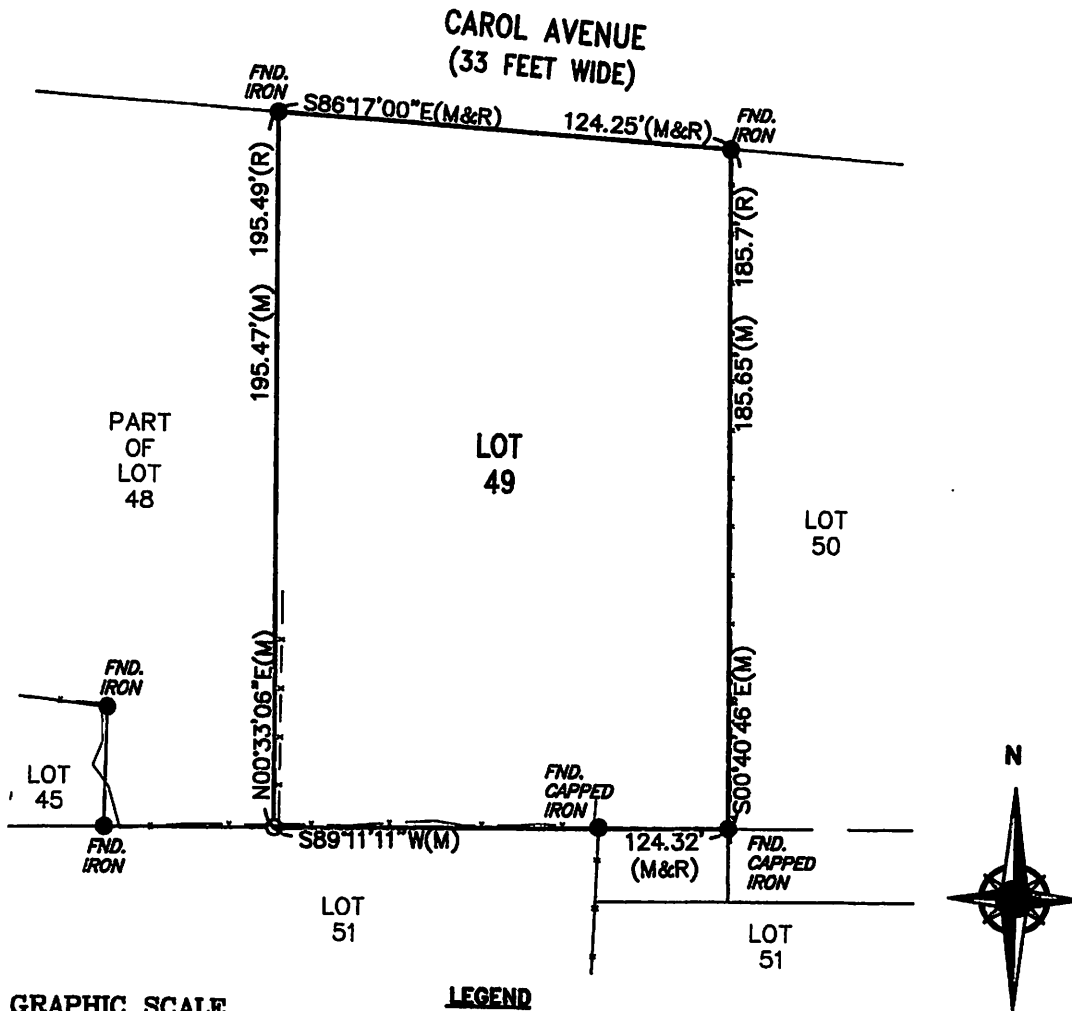
When Recorded Mail To:

Lynn Sabbagh
26041 Carol Ave
Franklin, MI 48025

County Transfer Tax: \$ 407.00
State Transfer Tax: \$ 2,775.00

SKETCH OF SURVEY

PART OF THE NORTHEAST 1/4 SECTION 6, T. 1N, R. 10E.,
VILLAGE OF FRANKLIN, OAKLAND COUNTY, MICHIGAN.



- LEGEND**
- (M) MEASURED
 - (R) RECORDED
 - (C) CALCULATED
 - FOUND IRON
 - SET IRON
 - EX. FENCE
 - X

NOTES:

1. NO TITLE POLICY SUPPLIED BY THE CLIENT. EASEMENTS MAY EXIST AND ARE NOT SHOWN.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF CAROL AVENUE BEING S86°17'E.

PROPERTY DESCRIPTIONS:
(PER VILLAGE OF FRANKLIN ASSESSING)

PARCEL NO. 24-06-278-007
#26061 CAROL AVENUE

LOT 49 OF "SUPERVISOR'S PLAT NO. 8", AS RECORDED IN LIBER 46 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS, PART OF THE NORTHEAST 1/4 OF SECTION 6, T.1N., R.10E., VILLAGE OF FRANKLIN, OAKLAND COUNTY, MICHIGAN.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 3/29/2022 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000.

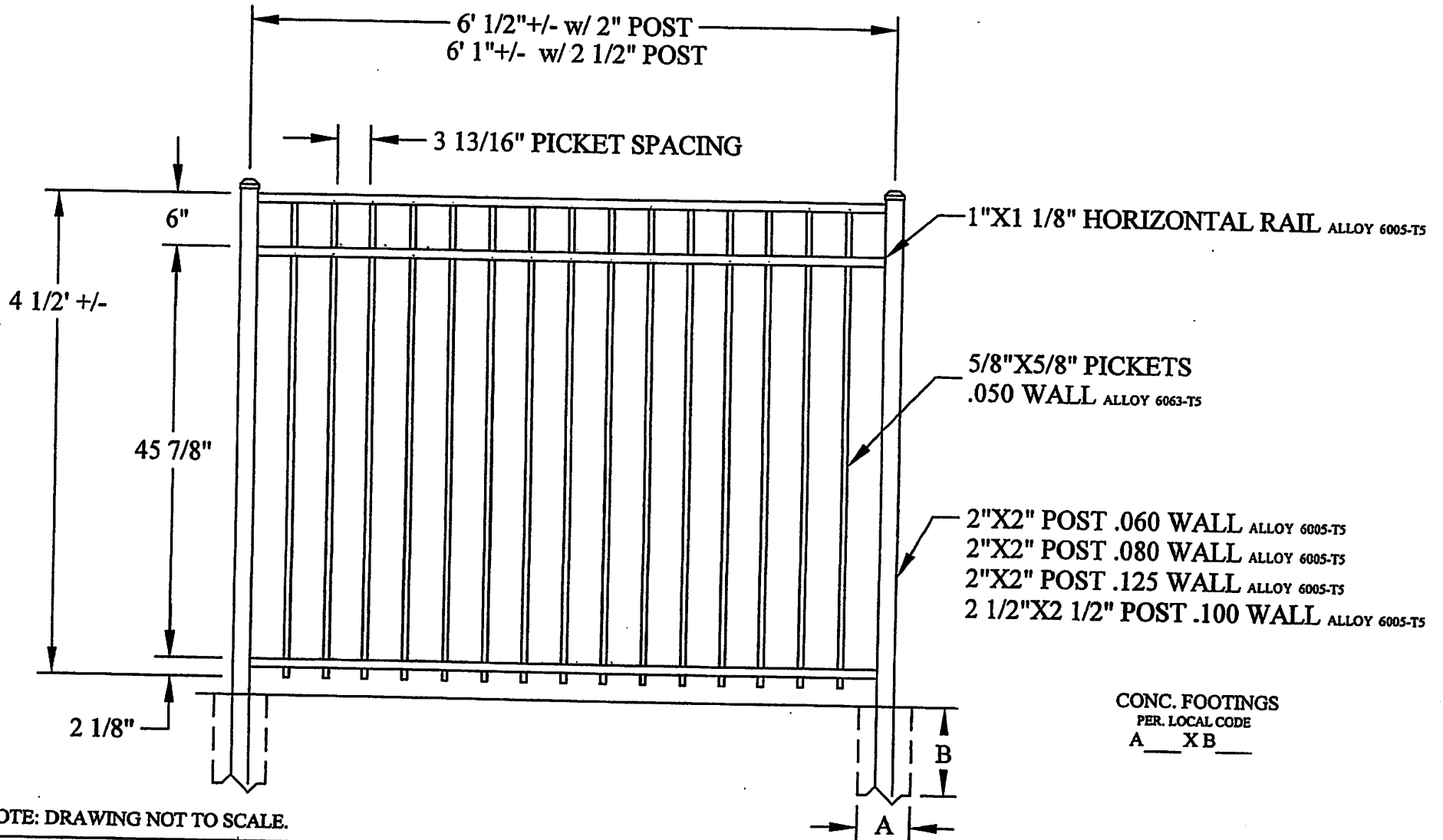


PAUL W. KINNUNEN, P.S. #48781

LINE & DISTANCE, LLC.
P.O. BOX 851122 WESTLAND, MI 48186 PH: 313.350.0412
Email: pwk_2190@yahoo.com

DATE: 4/5/2022	
DRAWN BY: MGB	
SCALE: 1" = 40'	

DWG. NO.
1 OF 1



<p>EFF-20 RESIDENTIAL</p>	<p>COLOR</p>	<p>PROJECT</p>	<p>OWNER/CONTRACTOR</p>	<p>DATE</p>
--------------------------------------	--------------	----------------	-------------------------	-------------

Fences and Walls

1. Iron, wood, stone, stucco, concrete or brick fences that contribute to the overall historic character of a building or site should be retained, maintained and preserved. This includes both functional and decorative elements of the fence or wall, such as gates, decorative rails and pickets, pillars, posts and hardware.
2. Wood, masonry and metal elements of fences should be protected and maintained through appropriate surface treatments. Follow the guidelines for wood and masonry where applicable.
3. Fences and walls should be repaired using recognized preservation repair methods for the material or surface coating.
4. If it is necessary to replace a deteriorated element of a wall or fence, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, color and material.
5. If it is necessary to replace an entire wall or fence because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, color and material.
6. Replace missing walls or fences with a new wall or fence based on accurate documentation of the original, or with a new design that is compatible with the historic character of the building and the district.
7. Covering historic fences or walls with contemporary substitute coatings or materials is not appropriate.



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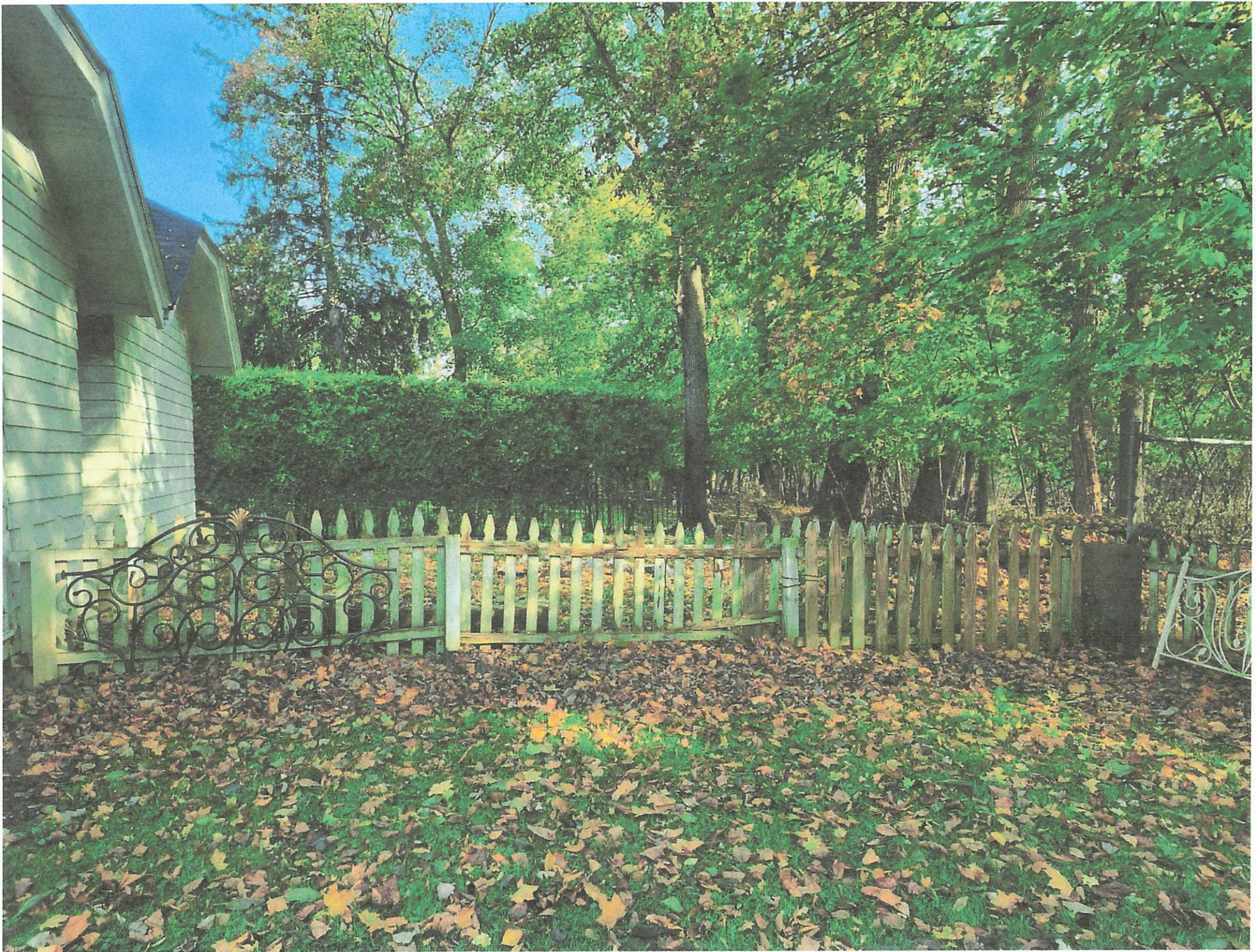


Here is an example of our ingenuity to get your fence wherever we can

Photo album created with [Web Album Generator](#)

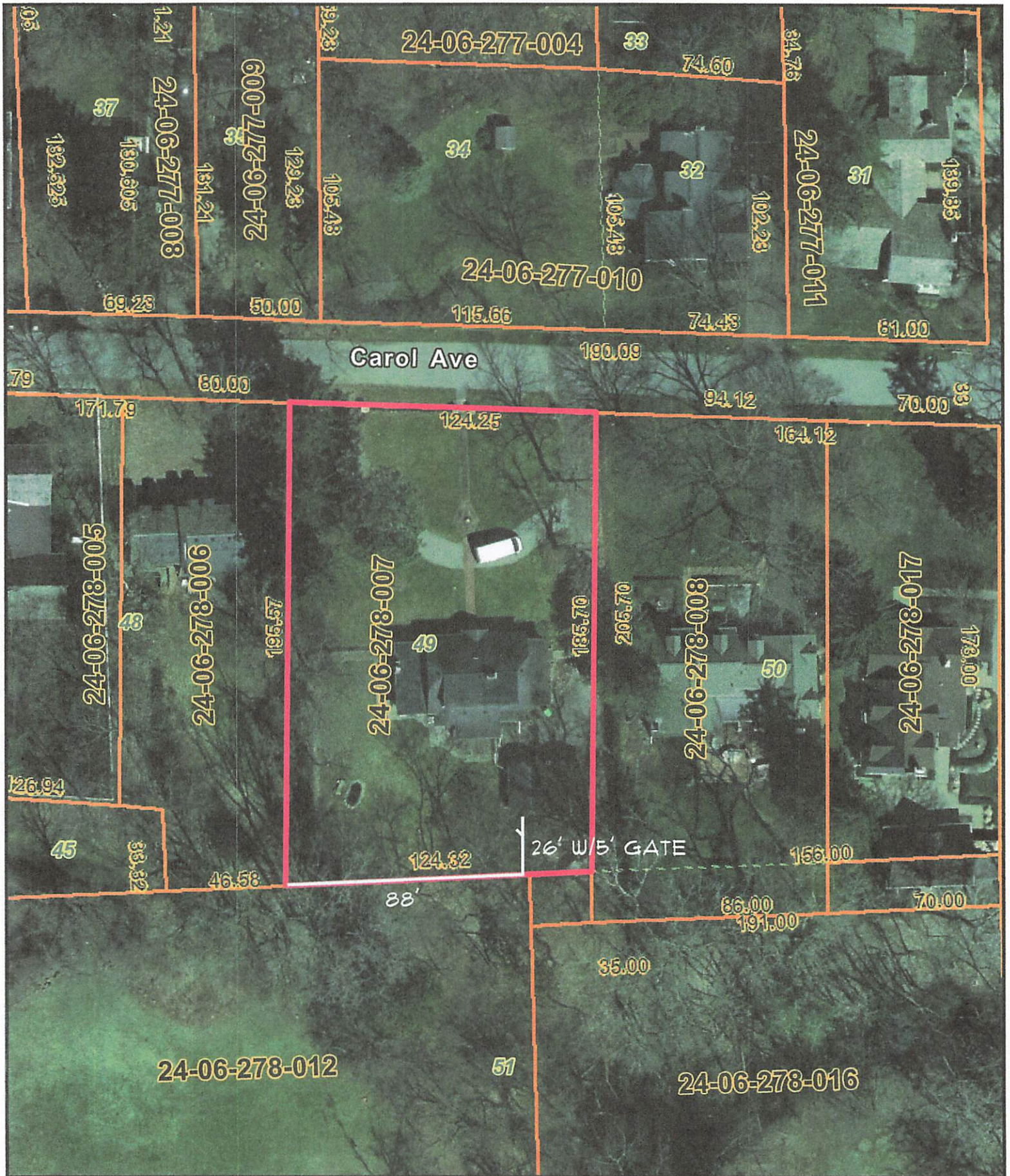









26041 CAROL AVE



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 10/30/2023

 NORTH
 1 inch = 50 feet



APPLICATION FOR VILLAGE BOARD OR COMMISSION

Board/Commission of Interest *(Please print clearly)* _____

Name: _____

Address: _____

Home Phone: _____ Cell: _____

E-mail: _____

Length of Residence in the Village: _____ Occupation: _____

Reason for interest:

Related Employment Experience *(Please indicate dates, attach additional pages as necessary)*

Education:

Experience or Other Relevant Information (Village Boards, Churches, Civic or Community Group, Memberships, Associations, etc. Attach resume or additional page as necessary):

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the Village of Franklin from which you or they derive direct compensation or financial benefit? If yes, please explain:

Are you an elector or voter in the Village of Franklin? _____

Signature of Applicant

Date

Historic District Commission: Membership; Terms; Appointment; Vacancies; Removals

1230.04 (B)

(1) The Historic District Commission shall consist of seven members whose residence is located in the Village of Franklin. They shall be appointed by the Village Council for terms of office of three years. The Commission members currently in office on the date of the adoption of this chapter shall remain and continue as Commission members with their terms of office unchanged. Members of the Commission may be reappointed after their terms expire.

(2) At least one member of the Commission shall be appointed from a list of citizens submitted by a duly organized and existing preservation society or societies, and at least one member of the Commission shall be a graduate of an accredited school of architecture who has two years of architectural experience or who is an architect duly registered in this State, if such person resides in the Village and is available for appointment. A majority of the members of the Commission shall have a clearly demonstrated interest in or knowledge of historic preservation.

(3) A vacancy occurring in the membership of the Commission for any cause shall be filled within 60 calendar days by a person appointed by the Village Council for the unexpired term.

(4) The members of the Commission shall serve without compensation.

(5) Any member or members of the Commission may be removed by vote of the Village Council for inefficiency, neglect of duty, conflict of interest, misfeasance or malfeasance in office.

(6) Absence from three consecutive regular meetings of the Commission shall automatically operate to vacate the seat of a member of the Commission, unless the absence is excused by the Commission by resolution setting forth such excuse.

Historic District Study Committee: Establishment, Modification or elimination of Historic District 1230.09

(a) Establishment of Historic District Study Committee. Before establishing, modifying or eliminating any Historic District, Council shall appoint a Historic District Study Committee. The Committee shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall contain representation from one or more duly organized local historic preservation organizations. The Historic District Study Committee shall be an ad hoc committee which may be established by Council to consider only specific proposed districts, projects or programs authorized by Council, and shall then be dissolved.

Planning Commission: Appointment and term 1220.03

The Village President, with the approval of the Village Council by a majority vote of the members elected and serving, shall appoint all Planning Commission members. The Planning Commission shall serve for terms of three (3) years each. A Planning Commission member shall hold office until the member's successor is appointed. Vacancies shall be filled for the unexpired term in the same manner as the original appointment.

Planning Commission members shall be qualified electors of the Village. The membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the Village, in accordance with the major interests as they exist in the Village, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the Village to the extent practicable.

If a member misses four (4) consecutive meetings of the Commission, or twenty-five percent (25%) of the Commission meetings in any twelve (12) month consecutive term, unless such absences are excused by the Commission for reasons entered into the proceedings of the Commission at the time of each absence, then said position may be declared vacant by the Village Council.

Zoning Board of Appeals: Membership: Appointment: Removal: Vacancies 1224.02

The Board of Zoning Appeals, consisting of seven members, is hereby created to replace the Board heretofore created by the Village of Franklin in Ordinance No. 21, effective August 18, 1964. When the term of an individual member of the Board expires, the Village Council shall appoint a successor for a three-year term from the date of expiration of said original member's term, except for the seventh member added by this section to the earlier six-man Board, which member shall be appointed for a three-year term at the time the next reappointment or appointment is made to the Board. All members shall be citizens of the United States and residents of the Village of Franklin and shall not be employees of the Village. One member of the Board shall be a member of the Village Planning Commission. One member of the Board may be a member of the Village Council, but shall not serve as chairperson of the Board. Members may be removed by the Village Council for misfeasance, malfeasance, or nonfeasance in office only after consideration of written charges and a public hearing. A member shall disqualify himself or herself from a vote in which the member has a conflict of interest; failure to do so constitutes malfeasance in office. Any vacancy in the Board shall be filled by the Village Council for the remainder of the expired term.

Appointments to the Board shall be made annually on July 15. Vacancies of specific unexpired terms may be filled throughout the year. Each term shall begin on July 15 and end on July 14.

The Village Council may appoint not more than two alternate members for the same term as regular members to the Board. An alternate member may be called as specified to serve as a member of the Board in the absence of a regular member if the regular member will be unable to attend one or more meetings. An alternate member may also be called to serve as a member for the purpose of reaching a decision on a case in which a regular member has abstained for reasons of conflict of interest. The alternate member appointed shall serve in the case until a final decision is made. The alternate member has the same voting rights as a regular member of the Board.