

**VILLAGE OF FRANKLIN
HISTORIC DISTRICT COMMISSION**

Regular Meeting

Monday, April 5, 2010, 7:30 P.M.

I. MEETING CALLED TO ORDER

The Regular meeting of the Franklin Historic District Commission was called to order by Gary Roberts, Chairman, at the Franklin Village Hall, 32325 Franklin Rd, Franklin, Michigan at 7:30 P.M.

II. ROLL CALL

Present: Madeline Haddad, Mike Brassfield, Gary Roberts, Pat Burke, Judy Ernst

Absent: Garrett Keais (excused), Bonnie Cook (excused)

Also Present: Eileen Pulker, Village Clerk; Bill Dinnan, Village Building Official; Amanda Davis, Historic District Commission Consultant

III. ADOPTION OF AGENDA

The Agenda was approved as submitted and published.

IV. ADOPTION OF MINUTES

A. Regular Meeting of March 1, 2010

Haddad made a correction under **New Business, A. Consider Application for Sign at 32440 Franklin Road**. In the motion, there is a typo in the address. It should read, **Motion by Ernst and seconded by Keais to approve the sign at 32440 Franklin Rd, as submitted, subject to the approval of the Zoning Board of Appeals (Sign Board of Appeals).**

Minutes were approved as corrected.

V. PUBLIC COMMENTS

No comments were made at this time.

VI. UNFINISHED BUSINESS

A. Consider Historic District Commission Ordinance changes-to comply with recent State of Michigan legislation.

Davis reported that the most recently updated State Public Act governing Historic Districts simply needs to be referred to by local Ordinance and no further action is needed at the HDC level.

VII. NEW BUSINESS

A. Consider Application for Outdoor Dining and Café – 32760 Franklin Road

Jim Kochensparger, owner of the Franklin Grill, presented his proposal for an outdoor dining area. The Commissioners were provided with a sketch of the plans, showing flagstone pavers surrounded by a 20-inch high stone wall. He also passed around a brochure by Rosetta to illustrate the flagstone pavers which would be used.

Motion by Burke and seconded by Ernst to approve the application for the Outdoor Dining and Café at 32760 Franklin Road, including the landscape, 20-

inch stone wall with flagstone pavers as shown in the Rosetta brochure, per sketch, dated 4/5/10.

Motion was approved unanimously.

B. Consider Sign Application for 32800 Franklin Road.

Bill Meade, representing the Village Pilates Studio at 32800 Franklin Rd., was informed that the application was not complete as referenced in the letter sent by the Building Official and included in the Commissioners' packet. Specifically, no drawing, size or color of the sign had been submitted.

Motion by Ernst and seconded by Haddad to table a decision on this matter for up to 60 days.

Motion was approved unanimously.

C. Consider Plan Modification for 32644 Franklin Road.

Bill Finnicum, architect for Farmhouse Coffee and Ice Cream, outlined the proposed revisions to the original plans. They involve the rebuilding of the entire porch deck and a new wood and steel frame dumpster enclosure. The siding is to be stained dark green to match the windows of the Market Basket. Please refer to the Finnicum sketch dated 4/5/10. As a condition of approval, the HDC, required a new concrete apron in front of the enclosure and the east and south walls of the existing CMU Market Basket outbuilding be furred and sided with the same siding material as the proposed dumpster enclosure

Motion by Burke and seconded by Ernst to approve the Plan Modifications for 32644 Franklin Road with the understanding that a concrete pad and apron will be included as will the retro-fitting of wood on the back of the auxiliary building which will be painted dark green to match the Market Basket building windows.

Motion was approved unanimously.

VIII. DISCUSSION ITEMS

A. Possible Uniform A-Frame Sign Design, for temporary signs

After a brief discussion it was agreed that the HDC and the Main Street Franklin Design Committee would pursue the chalk board style, with The Franklin Grill offering to purchase one to use for a trial.

B. May Training Session

The HDC Annual Historic Preservation Seminar will be held Monday, May 3, 2010 at the Franklin Grill from 7-9 P.M. The public is invited.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully Submitted,

Gail Beke