

FRANKLIN TOWNSHIP PLANNING COMMISSION

August 6, 2019 Minutes

The Franklin Township Planning Commission met for a regular meeting and held public hearings. Chairman Wise brought the meeting to order at 7 p.m. Members present: Greg Wise, Jane Murphy, Jeff Fineske, Doug Sherman, Joel Whelan, Larry Shea and John Hinkley. Absent: John Krueger and Gordy Whelan. Also present: Twp. Attorney Fred Lucas, Zoning Admin. Bruce Nickel, Supervisor Dan VanValkenburg and Clerk Sue Whitehead.

Chairman Wise announced that VanValkenburg had been appointed Township Supervisor and would no longer serve on the Planning Commission Board. New Township Board Trustee Gordon Whelan is the newest member of the Planning Commission and replaces Dan VanValkenburg who was the longest-serving Planning Commission member with 43 years of service.

First order of business was to appoint a Board Secretary to replace VanValkenburg. Murphy moved to appoint Joel Whelan as Board Secretary. Sherman supported. Motion carried 7-0. The Board discussed adding Township Clerk Sue Whitehead as Recording Secretary for the Commission. Whitehead discussed what the clerical duties would be under the role of Recording Secretary besides taking Board minutes. Those duties included preparation of notices, postings, publication of documents, and various other duties. The Commission agreed to have Whitehead perform the duties of Recording Secretary. If Whitehead is absent at a Commission meeting then Joel Whelan will take the minutes and be compensated at that time. The Township Board will approve compensation for both Secretary positions. Shea moved to approve the minutes from the last meeting as presented. Sherman supported. Motion carried 6-0. Hinkley abstained (absent-June).

Public Hearings: Commission considered the following amendments and additions to the Zoning Ordinance.

- A. Add Self-Service Storage Facility as a Conditional Use in C-1, CR and M-1.
- B. Add definition of Self-Service Storage Facility.

Chairman Wise opened up the Public Hearing on 4.A. & B. Public comment: None. Board comments: Attorney Lucas questioned whether fencing was necessary for a storage facility. Shea felt fencing was necessary if it was open air

storage such as for boats. Atty. Lucas stated lighting should not interfere with neighbors or neighboring land uses. Bruce Nickel said that could be part of the conditional use. Whelan questioned whether a Farmer could use his barn for outside storage. Murphy said that would not be self-service since the Farmer is putting in and retrieving the items. Atty. Lucas read Superior Township's wording as an example. Nickel said Franklin allows "Open Air Businesses". Wise suggested tabling both items. Murphy moved to table 4. A. & B. until the next meeting for additional changes. Sherman supported. Motion carried 7-0.

Chairman Wise opened the Public Hearing on 4 C: Amend 4.04.2 change accessory buildings in R-1 to maximum height from 16' to 25'. Public Comment: none. Board Comment: none. Sherman moved to approve amendment 4.04.2 as presented. Whelan supported. Motion carried 7-0.

Chairman Wise opened the Public Hearing on 4 D: Sign Ordinance – Amend Section 4.12. Public Comment: none. Board Comment: Atty. Lucas suggested where the proposed ordinance describes types of technology to have it read "or similar technology". Hinkley questioned whether there was a time limit on electronic signs. Wise said no 5b covers that. Murphy moved to approve Section 4.12 Sign Regulations allowing the change in wording and forward the proposal to Region 2 Planning Commission. Fineske supported. Motion carried 7-0. Region 2 will review the proposed ordinance. Then it will be forwarded to the Township Board for consideration. Wise closed the Public Hearing.

Old Business: none.

New Business: none.

Chairman Wise adjourned the meeting at 7:59 p.m.

Sue Whitehead
Recording Secretary