

# CITY OF FRANKLIN

## HERITAGE COMMISSION

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### FRANKLIN HERITAGE COMMISSION

**Thursday April 25, 2019 at 6:00 p.m.**

**City Hall**

### **MINUTES**

- ❑ **Call to Order**
- ❑ **Salute to the Flag**
- ❑ **Roll Call: Present—Vice Chairman Leigh Webb, Bob Lucas, Colby Morrill, Mike Mullavey, Planner Richard Lewis      Absent: Chairman Glen Feener, Paul Trudel & Jeff Whitney**
- ❖ **Seat Alternates: Mr. Morrill will be a voting member at this meeting**
- ❑ **Approval of Minutes of the 03/20/2019 Public Hearing Meeting of the Board.** Bob Lucas stated he had a couple grammatical issues with the minutes although they didn't change the meaning. He will turn these over to Planner Lewis for revision. Annette Andreozzi mentioned on page 6, public comment section, not 'Member' Workman. And toward middle where it talks of interior electronic signs being decoration' this was Mr. Workman's opinion only. Bob Lucas motioned to accept the minutes as corrected. This was seconded by Mike Mullavey. By a vote of 4-0-0 the motion carried.

### **New Business:**

#### **H 19-03: Replacement Signage at 522 Central Street, Sanel Auto.**

Max Tejada from the Sign Gallery indicated that they were contacted by Sanel to replace all their signage at 100 or so locations. Sanel is rebranding their Sanel stores to Sanel NAPA and they have brought several NAPA locations and are converting them as well. The current design includes channel letters on raceway with an internally illuminated sign facing the street and an unlighted sign facing the river. The new design will have channel letters on backer board. The front or street facing

sign will be internally illuminated with LEDs, but the river side won't be illuminated. The square footage of the new signs will be slightly smaller [17 ft. backer board vs. 20 ft. raceway]. Member Lucas asked if the sign would be illuminated all night long. Max said he forgot to ask, but normally Sanel uses timers with the signs on from dusk to dawn. Max added that if that isn't acceptable, he could speak with Sanel and find out if they were willing to only illuminate the sign during business hours. Member Webb said that would be preferable.

There was no one from the public to speak. Member Lucas made a motion to approve the proposed signage with the draft conditions which was seconded by Member Mullavey. **Motion passed by a vote of 4-0-0.**

**Other Business:** Planner Lewis spoke about the data collection on every property in the Historic District. What he will try to do for the next meeting, is go through the heart of the downtown and put together a little photo album and hand those out. As was discussed at the last meeting, it would be beneficial if members want to focus on one building and add their comments to the discussion. He will also send out the draft policy regarding signage. At the March meeting, the Commission voted to ask for the removal of the 'Cash for Gold' sign, however the sign is still there. We sent out a copy of the decision to the owner of the shop and another to the property owner, Planner Lewis has been by the shop a couple of time and never seen the shop open for weeks. Member Webb asked about the consequences for non-compliance. Planner Lewis answered that if the city ended up going to court, the property owner would be part of that and if the City won, which he expected we would, the shop owner and property owner could be responsible for legal expenses. He went on to add that in the memo attached to the decision, he offered other options to the shop owner and has had no response at all.

Member Webb asked if the ordinance needs to be strengthened by suggesting that if an order to remove a sign is ignored over a certain period of time, the City will remove the sign and then charge the owner. Planner Lewis felt that would need to be something that was authorized by the court. At some point, the Code Officer and Planner Lewis may need to set up meetings with individual property owners and give them the data on their property and identify which signs are approved and which aren't. We could give them 60-90 days to come into compliance. Member Webb felt that it should be the previous shop owner to take the sign down when they leave. Planner Lewis said that in the case of Ralph and Jo's the sign was removed but the frame remains and is the property of the building owner.

Member Lucas said he feels that portable or easily removable signs should be the responsibility of the business owner, but when signs can be retro-fitted with a new sign for the new business and they meet the requirements, then you are doing those new tenants a favor. Member Mullavey added that 90 percent of the signs in downtown were meant to be temporary signs. Member Webb said that he talked to the Hubbles and volunteered to help remove the banner from the old Ralph and Jo's bracket, because he doesn't want the commission to be adversary.

Planner Lewis said that another application has come in from the Buell Block for an emergency exit door in the back. Todd Workman said that IFA is finalizing their signage,

so they will be coming in shortly. Member Lucas asked if the intent is to identify sign types and then review the allowances and restrictions on each type. Planner Lewis said that in the policy that was outlined they'd talked about blade signs, wall signs, sandwich signs, etc. The hope is to move people to choose something more historically appropriate. Member Lucas's thoughts were that if the Commission defines each kind of sign defined and what is allowable, what is not allowable and what could be considered temporary, for future reference if someone is considering putting up a sign it would be helpful to them. Additionally, there ought to be some guidelines as to what you can paint on a window.

Planner Lewis said he was working with Councilor Jo Brown to create a handout that could go to property owners and prospective business owners that would be available online with links to the Heritage Commission regulations, or the sign policy guidelines, including Planning and Zoning. Member Webb volunteered to provide some historic photos. Member Lucas said he feels the Commission owes it to business owners give them the access to the approved signage so they won't waste money buying a sign that may not meet the regulations. Planner Lewis said that there is also a degree of responsibility from the property owner.

Member Lucas asked about the very large 'Asbestos' truck parked at 546 Central. Both Member Mullavey and Planner Lewis agreed that it would be a tough fight to get some compliance from the property owner. Member Lucas feels that the truck is an eyesore and that the Commission shouldn't be intimidated by violators that have strong wills, no matter who they are. Planner Lewis said that the sign ordinance in Zoning would cover this situation.

**Public Comment:**

**Adjournment:** 6:34 pm