

MINUTES

FRANKLIN CITY PLAN COMMISSION

December 17, 2013

Members Present:

Jim Martin	President
Kevin McElyea	Vice-President
Joe Abban	Member
Steve Davis	Member
Georganna Haltom	Member
Tim Holmes	Member
Debbie Swinehamer	Member

Members Absent:

Suzanne Findley	Secretary
Chris Phillips	Member
Pam Ault	Member
Diane Gragg	Member

Others Present:

Joanna Myers	Senior Planner
Lynn Gray	Legal Counsel
Jaime Shilts	Recording Secretary
Travis Underhill	City Engineer

Call to Order:

Jim Martin called the meeting to order at 7:00 p.m.

Approval of Minutes:

Lynn Gray stated on page 2 in the 3rd paragraph a change needs to be made to read “they will encourage prospective buyers”. Georganna Haltom made a motion to approve the November 19, 2013 minutes as amended. Steve Davis seconded the motion. The motion carried.

Swearing In:

En masse, Ms. Gray swore in all individuals in the audience who were going to be presenting testimony.

Reports of Officers and Committees:

Joanna Myers stated the last Technical Review Committee meeting was held on November 27, 2013. Three of the items on the agenda are being heard tonight. There was one additional item for the review of a parking lot located south of Richard's Brick Oven on South Main Street.

Old Business:

None.

New Business:

PC 2013-30 (SPR): Johnson County Central Dispatch Building:

Greg Ilko, CrossRoad Engineers, stated they are requesting a waiver from the storm water drainage requirements. The property is located at Hospital Road and Drake Road. The proposed building is to be constructed to the southwest, next to the garage and west of the shooting range. Mr. Ilko stated the county is required by the State to have a central dispatch location open by 2015. The new building will bring them into compliance with the law. He stated they will be paving the drive to the new building. He stated they are adding ½ acre of impervious ground. The design takes advantage of the natural topography of the land. The sheet flow is to the south/southwest towards Young's Creek. He stated from the building to the parking the drainage follows the natural contours to the creek.

Mr. Ilko stated that the property is directly adjacent to Young's Creek and there are no existing storm infrastructures being impacted or affected in a negative manner as the request pertains to capacity. The elevation change from the site to Young's Creek prohibits the potential of any cause of flooding to adjacent properties due to the proposed improvements. He stated the granting of the waiver will not be detrimental to the public safety, health, or general welfare of the community.

Mr. Ilko stated the adjacent property will not be adversely affected. He stated the project site is surrounded by fully functioning, developed properties. These properties include the Countryview Mobile Home Community to the west; the existing Johnson County jail and detention center to the north; the Johnson County Highway Department offices and maintenance facilities to the east. He stated the only undeveloped property adjacent to the project site is the floodplain and floodway of Young's Creek to the south. He stated the granting of the waiver will not be injurious to the continued reasonable use of the already developed properties.

Mr. Ilko stated the property is directly adjacent to Young's Creek, which is the final receiving water for the development. The addition of the central dispatch building is a negligible increase of impervious area in relation to the overall developed County facilities currently residing on the property. He stated these conditions are unique to the property for which this waiver is sought, and are not applicable generally to the other property.

Mr. Ilko stated that due to the topographical relief from the project site down to Young's Creek, and the proximity to the floodplain of Young's Creek, the particular physical surroundings result in hardships to the owner if the strict letter of the drainage requirements, specifically the construction of a detention facility, were carried out.

Mr. Ilko stated the comprehensive plan will not be affected. He stated the waiver request deals only with the stormwater aspect of the project site, and the use of the property is not in question. Therefore, the waiver does not contradict the intent of the City of Franklin Comprehensive Plan.

Action taken on PC 2013-30 (SPR): Johnson County Central Dispatch Building:

Kevin McElyea made a motion to approve the waiver as presented. Debbie Swinehamer seconded the motion. The motion passed unanimously.

PC 2013-31 (A): Creekside Annexation 2:

John Young, Young and Young Attorneys at Law representing the Franklin Community School Corporation, stated the school district is requesting that the remaining 60.56 acres of Creekside Elementary be annexed into the City of Franklin. He stated this request is the second annexation as state law dictated it would take two annexations in order to annex the entire Creekside property due to the contiguity requirement. The first annexation was approved and has become effective. He stated that the property is currently zoned Institutional and is requested to remain zoned Institutional. Ms. Myers stated there will be another request from the school district to annex the Custer Baker Intermediate School property.

Action taken on PC 2013-31 (A): Creekside Annexation 2:

Steve Davis made a motion to forward a favorable recommendation to the City Council. Georganna Haltom seconded the motion. The motion passed unanimously.

PC 2013-32 (PUD-Conceptual Plan): Homesteads at Hillview:

Greg Ilko, CrossRoad Engineers, stated Homestead Developers, LLC, have partnered with Mike Duke. Homestead Developers are requesting the approval of the conceptual PUD plan for a 145 lot subdivision. The project is located at the southeast corner of Upper Shelbyville Road and Eastview Drive on approximately 80 acres. He stated the PUD is proposed to include single family homes, with communities of varying densities, and to include golf course development.

Mr. Ilko stated the current zoning is RS-1. The surrounding property is zoned Institutional to the west, Industrial and Residential to the north, and Residential to the east and to the south. There are farmsteads to the north and the schools are located west of the property. He stated there is also multi-family housing located to the south. They are proposing 145 lots with entrances off of Eastview Drive and Upper Shelbyville Road. Mr. Ilko stated they will include a new entrance to Hillview County Club through the development.

Mr. Ilko stated the PUD will be split into 3 communities. The first community will have 12 acres with 33 lots. The second community will be on 52 acres with 89 lots. The last community will have 16 acres and 23 lots.

Mr. Ilko stated 25% of the property is open space for multi-use path, a park area, the golf course use, and water features throughout. Landscaping will be provided to buffer the double frontage lots from the roadways.

Mr. Ilko stated the design standards vary from 1,700 sq ft for a ranch to as big as 2,200 sq ft for a multi-story house. The houses would include building materials such as brick, stone and cedar siding. Mr. Ilko stated there will be written commitments and details on signage and covenants coming as the project progresses.

Allen Paris, neighbor, stated he remonstrated against a previous subdivision request at the location. He stated the current project meets the needs of upper end housing and housing for retirees within Franklin. He stated he believes it is a good plan and is what the community needs. He stated that he would like an iron rod fence be provided by the developer along the property line of his yard to prevent people from trespassing. Mr. Paris questioned if there was proper drainage from the ponds to Hurricane Creek. Mr. Paris stated he also wanted to know if there would be a walking trail.

Ms. Haltom questioned if the existing trail would be affected. Mr. Ilko stated the existing trail on Upper Shelbyville Road will remain unaffected. Mr. Ilko stated there are 4 ponds proposed. He stated there are a couple of culverts on Upper Shelbyville Road that will be looked at to discharge one of the ponds into. They are currently in the design process.

Staff recommends approval of the PUD Conceptual Plan.

Action taken on PC 2013-32 (PUD-Conceptual Plan): Homesteads at Hillview:

Tim Holmes made a motion to approve the petition as requested. Kevin McElyea seconded the motion. The motion passed unanimously.

Other Business:

None.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 21st day of January, 2014.

Jim Martin
President

Suzanne Findley
Secretary