

## MINUTES

### FRANKLIN CITY PLAN COMMISSION

June 17, 2014

#### **Members Present:**

Jim Martin	President
Pam Ault	Member
Steve Davis	Member
Diane Gragg	Member
Georganna Haltom	Member
Tim Holmes	Member
Chris Phillips	Secretary
Debbie Swinehamer	Member

#### **Members Absent:**

Joe Abban	Member
Suzanne Findley	Member
Kevin McElyea	Vice-President

#### **Others Present:**

Joanna Myers	Senior Planner
Lynn Gray	Legal Counsel

#### **Call to Order:**

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

#### **Approval of Minutes:**

Chris Phillips made a motion to approve the April 15, 2014 minutes as presented. Pam Ault seconded the motion. The motion passed.

#### **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, Senior Planner, stated there have been two Technical Review Committee meetings held since the last Plan Commission meeting. They were held on May 1 and May 29, 2014. Two cases were reviewed at

the May 1<sup>st</sup> meeting. She stated that Mitsubishi, located at 1200 N. Mitsubishi Parkway, is proposing an addition along the north side of the building. The addition is approximately 30,000 sq.ft. in area. Mann Properties is proposing to develop Section 5 of the Heritage subdivision. There will be 30 lots in Section 5. Ms. Myers stated that one case was reviewed at the May 29<sup>th</sup> meeting. The Indiana Masonic Home is proposing to construct a new community center building adjacent to the circle at 690 State Street.

**Old Business:**

None.

**New Business:**

**PC 2014-11: Amendments to Zoning Ordinance:**

Ms. Myers stated that the proposed amendments to the Zoning Ordinance are directly related to recent variance requests heard by the Board of Zoning Appeals. If the Board receives the same types of variance requests frequently, it is a good indication that the ordinance may need to be revised.

Ms. Myers stated that the first proposed amendment is in relation to the minimum size of parking stalls. She stated that standard size parking stalls are currently required to be at least 10 feet in width and 20 feet in length. The proposed amendment is to reduce the requirement to 9 feet in width and 18 feet in length. She stated that the requirements for handicap accessible spaces are also proposed to be amended in order to be in line with federal requirements.

Ms. Myers stated that the second proposed amendment is in relation to non-residential signs. She stated that the proposed amendment is to remove the condition for electronic message boards that states “only one color is permitted per frame”. She stated that a number of variances have been approved by the Board of Zoning Appeals to allow full color electronic message boards. She stated that the other two conditions are proposed to remain unchanged. Ms. Myers further stated that it is proposed to add language to allow electronic message boards in Institutional zoning districts and to revise the standards for maximum height and area of institutional identification signs. Discussion was held.

Staff recommends a favorable recommendation be forwarded to City Council.

**Action taken on PC 2014-11: Amendments to Zoning Ordinance:**

Chris Phillips made a motion to forward a favorable recommendation to City Council. Tim Holmes seconded the motion. The motion carried.

**Other Business:**

None.

**Adjournment:**

There being no further business, the meeting was adjourned.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Jim Martin  
President

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Chris Phillips  
Secretary