

MINUTES

FRANKLIN CITY PLAN COMMISSION

September 29, 2015

Members Present:

Steve Davis	Member
Suzanne Findley	Member
Diane Gragg	Member
Georganna Haltom	Member
Jim Martin	President
Kevin McElyea	Vice-President
Debbie Swinehamer	Member

Members Absent:

Joe Abban	Member
Pam Ault	Member
Tim Holmes	Member
Chris Phillips	Secretary

Others Present:

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner

Call to Order:

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

Approval of Minutes:

Steve Davis made a motion to approve the June 16, 2015 minutes. Georganna Haltom seconded the motion. The motion carried.

Swearing In:

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

Reports of Officers and Committees:

Senior Planner Joanna Myers stated that the last Technical Review Committee meeting convened on August 27, 2015. There were three items were on the agenda. The first item was Graham Street Storage Buildings 3-5. The property is located at 1137 Graham Street and is zoned Industrial Business Development. It was a site plan review for the construction of three additional storage buildings. The second item on their agenda was the primary plat for Deer Meadows which will be heard this evening. And the third item was the construction

plans and final plat for Heritage Subdivision, Section 7. This is located north of Brookshire Drive and west of Blackthorn Drive. It is the continuation of the existing Heritage Subdivision.

Old Business:

None.

New Business:

PC 2015-20 (PP): Deer Meadows:

Mr. Martin introduced the case. Jeff Smith of Projects Plus with offices at 2555 Fairview Place in Greenwood presented along with Todd Pyatt with Pyatt Builders who will be the developer and builder of this project. Deer Meadows will consist of 112 single family lots on 32 acres and developed in five sections. The project is located west of US 31 on Acorn Drive surrounded by four existing subdivisions. On the east side of the proposed subdivision are Deer Run and Deer Village. On the north side is the Meadows at Simon Farms. On the west side is Cumberland Commons and on the south side is Deer Trails. The property is currently zoned RSN along with all the properties surrounding it. Projects Plus prepared the previous primary plat in 1997 and it is currently expired. The proposed main differences between the expired and current plat are:

1. The previous plat had 116 units comprised of single- and two-family homes. The new plat will have no two-family homes and will have 112 single-family homes.
2. The street layout has been revised to provide a better traffic flow. This was done by eliminating several of the cul-de-sacs.
3. The drainage plan was revised to include wet detention instead of dry detention. This project will have public streets and sidewalks, serviced by public sanitary and water.

One waiver is being requested on the section in the ordinance that requires a 20' utility easement around the perimeter of the subdivision. If the previous primary plat had not expired, the waiver would not be needed. Currently the layout has 49 lots around the perimeter of the subdivision and the waiver would only apply to seven lots (14%) proposed to build.

Waiver:

1. Public Welfare – Granting the 20' easement will not impact the public welfare.
2. Adjacent property – Granting the waiver will have no effect on the adjacent property since these properties have already been developed.
3. Unique conditions – This is a unique condition to this property because it is an infill development surrounded by existing subdivisions.
4. Physical conditions – Connection will be to four stub streets out of the existing subdivisions and the side lot lines of the proposed lots border up to the existing lots instead of the rear lot lines of the proposed lots.
5. Comprehensive plan – The waiver is consistent with the City of Franklin's comprehensive plan.

The primary plat has been revised per Technical Review Committee comments and the commission is respectfully being asked to approve the primary plat as presented. Mr. Martin asked for that the criteria for the primary plat be addressed by the petitioner.

Ms. Gray asked if this plat is zoned appropriately and that no variances are needed. Ms. Myers confirmed that all zoning requirements are met with this proposal except for the waiver request.

Criteria for Decisions on Primary Plat

1. Subdivision Control Ordinance Requirements – The primary plat is consistent with all these requirements.
2. Zoning Ordinance Requirements – The proposed development meets the zoning requirements.
3. Other requirements – The plat meets all the subdivision standards that apply.

Mr. Martin asked if anyone in the audience wished to speak for or against the petition. Ron Hardin, resident of Falcon Court inquired about the easement waiver. Mr. Hardin had 16” of water in his backyard during the 2008 flood and asked if proper drainage will be installed for the new area. Mr. Hardin also stated that in his area it was all supposed to be single family homes but last year a number of duplexes were built. Mr. Hardin inquired as to any way of guaranteeing that only single family homes will be built this time. Ms. Gray reiterated that is covered by the zoning requirements. Ms. Myers gave some history on the unique situation of Falcon Court for which a variance was previously approved for zero lot line setbacks. This is why the houses abut one another but there are property lines in between them so they are technically attached single family homes. This variance does not apply to the remainder of the property or this subject property. It was limited specifically to Falcon Court. To the issue of adequate drainage, Ms. Gray highlighted that post-development run off is not to exceed pre-development run off.

Mr. Martin called for the staff recommendation. Ms. Myers presented that staff recommends approval of the primary plat. Ms. Gray recommended addressing the waiver request and primary plat separately.

Action taken on PC 2015-20 (PP): Deer Meadows – Waiver Article 6.14(C)(1)(c):

Kevin McElyea made a motion to approve the waiver request. Mr. Davis seconded the motion. The motion carried.

Mr. McElyea made a motion to approve the primary plat. Second was made by Debbie Swinehamer. The motion carried.

Other Business:

Ms. Swinehamer is concerned about the number of temporary signs appearing around town along the roads. She stated that she feels there should be faster and more effective enforcement of the sign ordinance. Ms. Myers reported that sweeps are made through the city and the majority of the signs are pulled at that time. Individuals at the phone numbers on the signs have been contacted and informed, but that doesn’t always solve the problem. Ms. Myers stated that she will relay the information and the concern. Ms. Haltom wondered if the ordinance contains any sort of fine. Ms. Myers confirmed that there is not, the signs are simply removed and thrown away. The ordinance does not currently contain a prescribed fine for signs in the right of way. If it is a violation of the zoning ordinance then the property owners can be cited. Mr. Davis asked if this applies to the “Slow Down” signs on King Street as well. Ms. Myers explained that those are all within the realms of the zoning ordinance and are compliant.

Adjournment:

There being no further business, the meeting was adjourned at 7:20pm.

Respectfully submitted this 15th day of December, 2015.

Jim Martin
President

Chris Phillips
Secretary