

MINUTES

FRANKLIN CITY PLAN COMMISSION

November 19, 2013

Members Present:

Jim Martin	President
Kevin McElyea	Vice-President
Suzanne Findley	Secretary
Steve Davis	Member
Georganna Haltom	Member
Tim Holmes	Member
Chris Phillips	Member
Debbie Swinehamer	Member

Members Absent:

Joe Abban	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:

Debbie Swinehamer noted that Rick Hamm's name needs to be corrected on page 2 and a correction on the bottom of the page, the word "there" should be "they". Steve Davis made a motion to approve the October 15, 2013 minutes as amended. Tim Holmes 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 was held on October 31, 2013. The only item on the agenda is the Franklin Tech Park Rezoning, which is being heard tonight.

Old Business:

None.

New Business:

PC 2013-29 (R): Franklin Tech Park Rezoning-2013:

Mac McNaught, developer of Franklin Tech Park, submitted a map to the Board as Exhibit "A". He stated he had worked with the Board in 2001 to build Franklin Tech Park. He stated at that time they thought the area near State Road 44 would be good for retail use, such as restaurants and other retail uses. They currently have 61 acres that are vacant and believe that an industrial use is more in keeping with the Comprehensive Plan now. He stated there is a need for more industrial ground and that the market has shown that the area as retail is not the best use as it has remained undeveloped. The 61 acres has split zoning and can currently be used for retail on the northern portion and industrial on the southern portion. Mr. McNaught stated they would like all of the land at the southwest corner of State Road 44 and Bartram Parkway to be zoned industrial. Mr. McNaught stated the Gateway Overlay didn't exist in 2001 and they are requesting the deletion of the Gateway Overlay in that area as it does not fit with industrial development.

Mr. McNaught stated the first commitment they are willing to make is that the front entrance to the building be oriented to State Road 44 or I-65. He stated they will encourage prospect buyers to have the front entrance facing State Road 44. Mr. McNaught stated the second commitment would be to provide a parapet wall that would hide the mechanical rooftop units. Mr. McNaught stated the third commitment would be to provide a sidewalk that would extend to all parking areas and would have a minimum level of landscaping. A copy of the rezoning commitments is provided in the staff report.

Mr. McNaught stated that having larger industrial zoned parcels would help meet the Comprehensive Plan's goal of providing additional industrial inventory.

Mr. McNaught stated that the granting of the petition will not allow the mixing of retail and industrial uses.

Mr. McNaught stated that the property values would be strengthened on the east side of I-65 with the further development of industrial ground.

Staff recommends a favorable recommendation be forwarded to City Council to include the commitments offered by the petitioner.

Action taken on PC 2013-29 (R): Franklin Tech Park Rezoning-2013:

Kevin McElyea made a motion to forward a favorable recommendation to the City Council for the rezoning with the commitments offered by the petitioner.

Chris Phillips seconded the motion. The motion carried.

Other Business:

Ms. Myers requested the approval of the 2014 Plan Commission Calendar of Meeting Dates. Debbie Swinehamer made a motion to approve the meeting dates as presented. Suzanne Findley seconded the motion. The motion carried.

Travis Underhill stated there has been discussion regarding the relinquishment of State Road 44 from the State of Indiana to the City of Franklin. He stated that there will be a joint public hearing with the Board of Works and City Council held on December 2, 2013. Mr. Underhill provided details regarding the relinquishment of State Road 44. INDOT would give Franklin State Road 44 from the westernmost ramp of I-65 to Westview Drive. Franklin would then have 100% control of the signage, streetlights, etc and would need to dedicate a permanent truck route. Discussion was held on the issue.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 17th day of December, 2013.

Jim Martin
President

Suzanne Findley
Secretary