



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

November 21, 2023

Members Present

Suzanne Findley	Member
Debbie Gill	Member
Georganna Haltom	Member
John Kempinski	Vice President
Jim Martin	President
Irene Nalley	Member

Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

Members Not Present

Joe Abban	Secretary
Jan Giles	Member
Mark Richards	Member

Call to Order

Jim Martin called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Approval of Minutes

August 15, 2023 – Debbie Gill moved to approve minutes. Suzanne Findley seconded. Passed unanimously, 6-0.

Report of Officers and Committees: September 21, October 26 and November 16, 2023 – Joanna Tennell reported on three items from the September 21st meeting. The first was the proposed site development plan for The Post Apartments located on the east side of U.S. 31 and north of Sloan Drive which is also immediately north of John Deere equipment. The proposal is for the development of 312 apartments. The site plan has been fully reviewed and is approved. The second item was the replat of Block A - Thompson Commercial Subdivision which is directly related to The Post Apartments as the site development plan is part of the subdivision and needs to be recorded to convert Block A to Lot 2. The third item was Redwood Apartments located on approximately 31 acres at the northeast corner of Hurricane Road and Upper Shelbyville Road. The proposal is for the construction of 156 one-story apartment units similar to those being built on the east side of town south of King Street.

At the October 26th meeting there were four agenda items. The first was a site development plan for Rapid Prototyping located at 1424 Commerce Parkway. They are proposing to construct an 8,400 square foot addition on

the west side of the north building. The second item was Franklin Gateway Development, Section 3 - Block A. It is the revised primary plat to be heard this evening. The third item was for Midland Realty Group which is proposing to construct a new building at 1594 Amy Lane. This lot is one of the last remaining lots available for development in that subdivision. They are proposing to build a 6,200 square foot spec building. There are no proposed tenants at this time. The fourth item was the DPW Annexation and Rezoning at 800 S. State Street which will be heard tonight.

At the November 16th meeting the one agenda item was Franklin Gateway Development, Section 4 secondary plat and construction plans coinciding with the primary plat to be heard this evening.

Old Business

None.

Swearing In

Lynn Gray swore en masse all intending to speak during the proceedings

New Business

PC-23-21 (PP): Franklin Gateway Development – Section 3 – Block A – Ms. Tennell introduced this request for the property immediately south of Hampton Inn and north of Taco Bell, Starbucks and Culver's. In addition, there was a remaining parcel after the acquisition of the necessary right-of-way for the construction of the roundabout on Paris Drive that was held in the ownership of the property owner to the west of the roundabout, JART Properties. That property has recently transferred to this evening's petitioner. Part of the proposal is to combine that acreage into the overall boundary of what will be Franklin Gateway Development, Section 4. This is the third time the Plan Commission has reviewed a primary plat for Franklin Gateway Development. The first was for the overall development and proposed lot alignment. The second was after the site development plan was submitted for the Hampton Inn. It became apparent at that time there was some conflict with the front yard setback in relation to the need for the dumpster enclosure located just to the west of I-65. In addition, with the construction and development of the roundabout, a portion of the previous right-of-way of Paris Drive was vacated. That portion of the Paris Drive right-of-way was encompassed within this parcel. Tonight is the third version. Block A and the remaining piece, previously owned by JART,, are being proposed to be replatted in to three lots. Previously the acreage was proposed to be divided in to four lots with an interior drive that was curbed running from north to south. This proposal will still include connectivity through the lots. However, it will be an interior drive instead of a private street.

Brent Stringer from Independent Land Surveying presented. Having stated that Ms. Tennell's introduction was complete and well explained, he proceeded to review the decision criteria.

1. Subdivision Control Ordinance Requirements – Mr. Stringer stated that the proposal is consistent with the requirements of the Subdivision Control Ordinance. It meets all required setbacks and lot dimensions.
2. Zoning Ordinance Requirements – Mr. Stringer included this in his explanation of number one.
3. Other Requirements – Mr. Stringer offered that with the first primary plat being approved, it is consistent with all other applicable standards that apply with the development. Nothing is changed. It has all the easements, setbacks and lot areas needed.

Mr. Stringer further explained that the owners, the Spragues, are trying to develop a portion of the property for a hotel. Two lots will remain in their name. There is a proposal with Texas Roadhouse to be constructed on the south lot. They are trying to plan for the future to make the property marketable and able to be sold eventually. The goal is to set up the infrastructure in a way to offer easier access and traffic flow.

A public hearing was held with no respondents. No commission members had any response. Ms. Tennell presented staff's recommendation for approval of the primary plat with conditions.

1. The edge of the existing private drives along the south boundary of Lot 5 will be curbed during the site development construction of Lot 5.
2. The existing private drives along the north of Lots 6 and 7 will be curbed during the site development of the lots.

Petitioner agreed to the conditions. Ms. Gill moved for approval with the noted conditions. Ms. Findley seconded. Passed unanimously, 6-0.

PC-23-23 (A) & PC-23-24 (R): DPW Annexation & Rezoning (4.5 acres) – Ms. Tennell introduced this request from the City of Franklin to annex and rezone approximately 4.5 acres located at 800 S. State Street. The property is currently located in Johnson County's zoning jurisdiction and is zoned R-1 (Residential). The request is to rezone it to IN (Institutional) with annexation. The property is immediately east of the existing DPW site and has been owned by the City of Franklin since January 1990. Prior to January 1, 2023, the City of Franklin had an extraterritorial zoning district in which this parcel was located, so zoning control was maintained by the City at that time. Since the Buffer Zone was relinquished and now under Johnson County's zoning, the city needs the property to be annexed. The city is 100% owner and the property is 51.8% contiguous to existing city limits. State law requires a minimum of 12.5% be contiguous. The property is located within the Needham Fire Protection District. Based on calendaring, should this annexation move forward, the earliest it could be adopted by City Council is January 2024. Therefore, the earliest it could take effect would be January 1, 2026.

Ms. Tennell also represented the City of Franklin for the petition and reviewed the decision criteria.

1. Comprehensive Plan – It is consistent. There are three goals with regards to infrastructure and utility.
 - a. Make regular updates to wastewater collection and treatment systems to address needs and plans for growth.
 - b. Strategically expand wastewater system to accommodate employer site growth.
 - c. Strategically plan to make infrastructure improvements in the most cost effective manner.
2. Current Conditions – It is consistent as the property is adjacent to the existing DPW facility. Franklin has owned it since 1990 and has been using it for City of Franklin purposes consistent with the institutional zoning district.
3. Desired Use – It is the most desired use for the land in the district as it is immediately adjacent to the existing facility and has been owned by Franklin for 33 years and used in an institutional manner.
4. Property Values – The rezoning request should not negatively affect adjacent property values because it is currently used by the City of Franklin and is proposed to continue to be used as City of Franklin property. It may increase value and use of adjacent properties with the redevelopment of a stand alone structure over the current use of material storage.
5. Responsible Growth – The rezoning to institutional brings the property into compliance making it no longer a legal non-conforming use.

Mr. Martin opened a public hearing. Remonstrator Fred Paris resides at 2625 Hurricane Road. He previously lived at 1230 S. State Street. He explained that when they developed Wilson Overlook they knew they were close to a sewer plant. He expressed acceptance of the separation of the billing office to this site as long as there were no plans to buy the property to the south to enlarge the plant itself. Mr. Paris still owns the ground that wraps around Wilson Way and comes up against it. He sought city confirmation that sewer storage facilities are not going to be put any closer to the subdivision. Mayor Steve Barnett informed that there is no plan to extend further south. The city is looking at an expansion of the sewer plant in the future. A growth plan will begin to be considered after the first of the year. Construction could begin in 2026 or 2027. It will likely be a \$35-40 million expansion. Done correctly, the expansion should last 40 to 50 years. The hearing was closed. There were no comments from the commission.

Ms. Tennell gave staff's recommendation for a favorable recommendation to be forwarded to City Council for both annexation and rezoning to IN (Institutional). Irene Nalley made a motion for a favorable recommendation to be forwarded to City Council for annexation. John Kempiski seconded. Passed unanimously, 6-0.

Ms. Nalley made a motion for a favorable recommendation to be forwarded to City Council for rezoning. Mr. Kempiski seconded. Passed unanimously, 6-0.

Introduction at City Council will be January 2, public hearing on January 17 and final action on February 5.

Other Business


Approval of 2024 PC Calendar of Meeting Dates – Ms. Gill made a motion for approval of the 2024 meeting dates. Ms. Findley seconded. Passed unanimously, 6-0.

Adjournment

There being no further business, a motion for adjournment was made and seconded, passing unanimously.

Respectfully submitted this 16th day of January, 2024.


Jim Martin, President SECRETARY


Joe Abban, Secretary
JOHN KEMPSKI