

MINUTES
FRANKLIN CITY PLAN COMMISSION
October 16, 2018

Members Present:

Joe Abban	Member
Jan Giles	Member
Georganna Haltom	Member
Jim Martin	President
Kevin McElyea	Vice President
Mark Richards	Member
Charlotte Sullivan	Member
Deb Swinehamer	Member

Members Not Present:

Pam Ault	Member
Suzanne Findley	Secretary
Diane Gragg	Member

Others Present:

Joanna Myers	Senior Planner II
Kyle Johnson	Legal Counsel
Julie Spate	Recording Secretary

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

Debbie Swinehamer made a motion to approve the September 18, 2018 minutes with three typo changes she presented to the commission. Kevin McElyea seconded. Passed.

Swearing In

Attorney Kyle Johnson swore en masse anyone intending to speak during the proceedings.

Report of Officers and Committees

Technical Review Committee Report: September 20, 2018

Joanna Myers reported on three items from the agenda, two items will be heard this evening and the third item was the secondary plat and construction plans for Franklin Gateway Development, Section Two located west of I-65 and north of King Street. The primary plat before Plan Commission at this meeting is a modification associated with that secondary plat, but they can be reviewed concurrently which is why they were before Technical Review Committee at the same time. No approvals for secondary plats for Section One or Two are finalized until the revised primary plat is approved by Plan Commission.

Old Business

New Business

PC 2018-26 (PP): Bastin Logan Subdivision

Ms. Myers introduced the case. The request is for a primary plat of a two-lot industrial subdivision. The property is located on 9.6 acres on the west side of Hurricane Road, south of Eastview Drive/Arvin Road. It is zoned Industrial: General (IG).

Jeff Smith of Projects Plus presented the request for primary plat approval. It would be known as Bastin Logan Subdivision, 9.6 acres divided into two industrial lots. Lot One is 4.54 acres and the location of Bastin Logan's new office. Lot Two is 2.62 acres which will be sold. All utilities are along Hurricane Road except sanitary which should be shortly. Water quality and detention will be provided by an existing detention pond constructed within a Common Area west of Lot One.

Ms. Myers presented staff's recommendation for approval with one condition: the property obtained as permanent right-of-way by the city for the round-a-bout will need to be shown as dedicated right-of-way on the secondary plat. There are sections of property near the round-a-bout the city has taken ownership of by warranty deed and that needs to be converted to right-of-way.

Mr. McElyea made a motion to approve with the one condition noted by staff. Mark Richards seconded. Passed.

PC 2018-27 (PP): Franklin Gateway Development Revised Primary Plat

Ms. Myers explained the reasoning for the revised primary plat. Plan Commission previously reviewed and approved a primary plat in June. The reason for the modification is the location of the dumpster enclosure at the northeast corner of Lot One is restricted and therefore was going to be located in the platted front yard setback. The modification to the setback has been before the Board of Zoning Appeals which granted approval from the zoning requirements for the accessory structure of the dumpster enclosure only. Those modifications were made and shown on the revision before Plan Commission at this meeting. Front building setback lines are part of the primary plat approval.

Tim Allen of Independent Land Surveying presented, reviewing the same information presented by Ms. Myers.

Citizen Mabel Allen asked what kind of dumpster it would be. Mr. Allen described it to be brick veneer and enclosed. She followed up with an inquiry as to whether it would smell at all. Mr. Allen assured it will be emptied on a regular basis.

Joe Abban asked if it would be secure so others could not enter to throw away personal trash, and Mr. Allen confirmed it will be. Trash pickup is every three to four days. The storage area on the south side of the structure is 11'4" tall and the gates are 8' tall.

Staff recommended approval of the primary plat with two conditions:

1. The subject property may be divided into a maximum of eight lots substantially similar to the primary plat dated October 1, 2018.
2. Subject to any conditions of approval of the right-of-way vacation by City Council.

Mr. Abban made a motion to approve the revised primary plat with the noted conditions by staff with a second from Georganna Haltom. Passed.

Other Business

Ms. Myers informed that there will be a meeting in November.

Adjournment

A motion was made and seconded to adjourn. There being no further business, the meeting was adjourned.

Respectfully submitted this 20th day of November, 2018.

Jim Martin
President

Suzanne Findley
Secretary