

MINUTES
FRANKLIN CITY PLAN COMMISSION
February 16, 2021

Members Present:

Pam Ault	Member
Suzanne Findley (remote)	Secretary
Janice Giles (remote)	Member
Diane Gragg	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member
Chris Rynerson	Member
Debbie Swinehamer (remote)	Member

Others Present:

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner II

Members Not Present:

Georganna Haltom	Member
Charlotte Sullivan	Vice President

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

Mark Richards made a correction in the top paragraph on page five. The last line of the paragraph states post-development runoff shall not exceed pre-development runoff. It should state that post-development rate of runoff shall not exceed pre-development rate of runoff. Diane Gragg made a motion to approve the January 19, 2021 minutes as corrected. Pam Ault seconded. Passed unanimously 9-0.

Swearing In

Ms. Gray swore en masse all intending to speak during the proceedings.

Report of Officers and Committees: January 21, 2021 – Ms. Myers reported on the two agenda items. The first was the Oakleaf Farms annexation and rezoning. The property is approximately 88 acres located at the

northeast and southeast corners of State Road 44 and County Road 600 East. The request is to annex the property and rezone from A (A: Agriculture) to IL (IL: Industrial, Light). The second was Shelby Materials looking to build a new facility at the southeast corner of Graham Road and Commerce Parkway. It is roughly 16 acres. Construction plans were submitted and have been resubmitted for review.

Old Business

PC 2020-32 (PUD Conceptual Plan): Homesteads at Hillview PUD (Updated – 2021) – Ms. Myers identified this to be the first step in modifying a PUD. Homesteads at Hillview is a development at the southeast corner of Eastview Drive and Upper Shelbyville Road. They are currently looking at the undeveloped ground considered the third section. They are proposing changes within the PUD plan. If approved this evening, they will file a PUD detailed plan and if proposing changes to the plat, they can submit the primary plat to run concurrently.

Franklin attorney Jim Admire along with CrossRoad Engineers representative Greg Ilko presented on behalf of Homesteads at Hillview. The name proposed for the third section is Windsor. Pete and Dana Grimmer are the land owners. Three changes are proposed from the commission's previously approved third section.

1. Green Space – The old design didn't have green space in the middle of the subdivision. They are proposing to remove two lots and replace with a common area with recreation uses such as bocce courts, landscaping, trellis, park benches, etc.
2. Walking Path – A walking path with a 25-foot easement directly connecting to the Franklin Greenway Trail between lots 82 and 91 is proposed with a landscaped greenery fencing.
3. Upper Shelbyville Road – A similar landscaped fencing is also proposed for along Upper Shelbyville Road behind lots 82, 91, 34 and one through 10.

A wider driveway width from the original 20 feet to 22 feet is proposed for the entire subdivision.

The changes in the lot sizes allow for back yards to be offset between adjoining neighbors so there is not a direct line across.

The opportunity for a 4/12 roof pitch is also offered as a change.

A public hearing was held with no respondents. Suzanne Findley asked if there is access off Homestead Boulevard, and Mr. Admire informed that there is not. There are three entrances off Meadowbrook Lane to the third section. Ms. Findley preferred access off both Homestead and Meadowbrook so there were two access points for homeowners. Ms. Myers explained that there are two access points as they can go out towards Upper Shelbyville or they can use Homestead Boulevard to Eastview Drive.

Ms. Myers presented staff's recommendation for approval of the PUD conceptual plan. Ms. Gragg made a motion for approval. Chris Rynerson seconded. Passed unanimously, 9-0.

New Business

Other Business

Ms. Gray informed the Plan Commission that the lawsuit filed against the city by Arbor Homes and Windstar, LLC regarding the rezoning of The Bluffs at Youngs Creek property from RSN to RS-1 after they had received primary plat approval has been decided. They filed suit against the city and defended in Judge Barton's Superior Court Three. The case was tried in October, and the judge sided with the City. The time has lapsed for filing an appeal, as no appeal was made the decision is final.

Ms. Gray stated that the Flagstone Properties Rezoning is docketed for introduction at City Council tomorrow evening. Even though the Plan Commission forwarded an unfavorable recommendation, that is not the final step of a rezoning. The ordinance that is before the Council is for a rezoning that notes the Plan Commission's recommendation. In order to finish the process, the Council will have to take action on an ordinance.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 16th day of March, 2021.

Jim Martin, President

Suzanne Findley, Secretary