

**MINUTES**  
**FRANKLIN CITY PLAN COMMISSION**  
**November 16, 2021**

**Members Present**

Pam Ault	Member
Suzanne Findley	Secretary
Janice Giles	Member
Georganna Haltom	Member
Jim Martin	President
Mark Richards	Member
Charlotte Sullivan	Vice President
Debbie Swinehamer	Member

**Others Present**

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

**Members Not Present**

Diane Gragg	Member
Irene Nalley	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**

Debbie Swinehamer made a motion to approve the October 19, 2021 minutes. Pam Ault seconded. Passed unanimously 8-0.

**Swearing In**

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

**Report of Officers and Committees: October 21, 2021** – Joanna Tennell presented two agenda items. The first was the Shell Gas Station located at 237 W. Jefferson Street, previously the Admiral Station. The plan is to demolish the existing structure and build a new structure running east and west along the south property line. Since it is in the floodplain it has been reviewed for all floodplain regulations and floodproofing. The second item was the Franklin Animal Clinic Expansion located at 2990 N. Morton Street. The proposal is to add on to the building to the west and significantly increase the parking area.

## **Old Business**

## **New Business**

**PC 2021-05 (PP): BDH Commercial Subdivision & PC 2021-37 (SPR): Hubler Ford Dealership** – Ms. Tennell identified this property to be located at 2140, 2150 and 2190 N. Morton Street and 1005 Simon Road. The development came before Plan Commission previously for a primary plat approval. Two waiver requests will be presented at this meeting.

Ashton Fritz of Fritz Engineering presented representing BDH Realty. The first waiver request was from Subdivision Control Ordinance Section 6.19(H) having to do with the quality portion of stormwater detention standards. There are two components to the standards. One is that 20% of the stormwater quality volume be retained 24 hours after the end of rainfall. The second is related to the fact that a 2-inch orifice, which is the smallest permitted by ordinance, results in less than 20% of the water quality volume being detained. A smaller orifice would be needed to be used to detain the minimum 20%, however a smaller orifice would be prone to clogging and result in other drainage issues.

The second waiver request was from Subdivision Control Ordinance Section 6.19(H)(2). The first component is that the bottom of all dry detention basins have a minimum one percent longitudinal and transverse slope, so one percent in all directions from where water enters the detention basin to where it exits the detention basin. There is a storm drainage pipe that runs from west to east. It is an outfall for the adjoining neighborhood detention pond immediately to the west. It has minimal slope and is fixed between two points, the existing detention pond surface elevation and where it discharges into the US 31 roadside ditch. Due to its minimum depth and the two fixed points, they were not able to leave it in place and have their storm system be able to cross it. The two pipe systems would collide vertically. They proposed, on the west end, intercepting the existing pipe and route it through their existing detention basin which will still outlet into US 31. They cannot provide the minimum one percent longitudinal slope in the detention basin. They proposed to provide a concrete swale that connects each of the two inflowing pipes. The concrete low flow channel will convey the water at a half percent slope. The transverse slopes would be maintained at one percent. If they were to put in the required underdrain, they would have no positive outfall.

Mr. Fritz addressed the decision criteria first for the water quality volume.

1. Public Welfare: It will not have a negative impact because the storage volume provided will drain and not create ponding conditions and will continue downstream.
2. Adjacent Property: It provides positive drainage for onsite development and continuation of the detention discharge for the adjoining neighborhood.
3. Unique Conditions: There are two fixed points, so they are limited on vertical difference.
4. Physical Conditions: The surrounding topographic conditions with the vertical elevation challenges.
5. Comprehensive Plan: It is stormwater related, not a planning or use request.

Mr. Fritz next addressed the decision criteria for the bottom slope and concrete low flow channel request.

1. Public Welfare: It will not have a negative impact because the intent is to get the water out of the detention basin and not create ponding conditions.
2. Adjacent Property: It won't affect any other properties in any way. The design will promote the drainage from the neighborhood to the roadside ditch at US 31.
3. Unique Conditions: Together with physical conditions, these two criteria are the same with the limited physical conditions and slopes able to be provided.
4. Physical Conditions: This is the same as the decision criteria for unique conditions.
5. Comprehensive Plan: The technical drainage component will not affect any long-range planning.

Mr. Martin opened the public hearing. Denise Mattert asked if the slope of the pond will be at the same grade as the property to the west. Mr. Fritz responded that the detention area will sit approximately four feet lower than the adjoining property. The public hearing was closed.

Ms. Tennell presented staff's recommendation that if the commission found sufficient evidence to approve the waiver requests, the following conditions apply:

1. A concrete low flow channel shall be provided from each inflow to the basin to the outflow.

The condition was accepted by the petitioner.

Mark Richards added that the attempt for a "one size fits all" ordinance for drainage requirements is not always possible due to practical constraints. The addition of the concrete swale provides some additional benefits in moving the water out faster and not allowing it to stand. When there is soil and vegetation, there is a tendency for low spots that collect and allow for standing water. Concrete allows forming and directing the water so that it drains out completely.

Georganna Haltom asked if there will be maintenance concerns with regards to concrete and the surrounding area that will cause the water not to drain as it should. Mr. Richards explained that an operations and maintenance plan will be required to maintain the dry pond.

Ms. Sullivan made a motion for approval of PC 2021-05 (PP) – waiver request with staff's one condition. Suzanne Findley seconded. Passed unanimously, 8-0.

Ms. Sullivan made a motion for approval of PC 2021-37 (SPR) – waiver request with staff's one condition. Ms. Findley seconded. Passed unanimously, 8-0.

### **Other Business**

**Approval of 2022 PC Calendar of Meeting Dates** – Mr. Richards made a motion to approve the 2022 calendar. Ms. Sullivan seconded. Passed unanimously, 8-0.

There will be no December meeting as there is nothing docketed.

### **Adjournment**

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of January, 2022.

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Jim Martin, President

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Suzanne Findley, Secretary