

MINUTES
FRANKLIN CITY PLAN COMMISSION
June 21, 2022

Members Present

Joe Abban	Secretary
Suzanne Findley	Member
Janice Giles	Member
Debbie Gill	Member
Georganna Haltom	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member

Others Present

Joanna Tennell	Senior Planner II
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Not Present

Diane Gragg	Member
Lynn Gray	Legal Counsel
John Kempinski	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

Debbie Gill made a motion to approve the May 17, 2022 minutes. Suzanne Findley seconded. Passed unanimously 8-0.

Swearing In

Notary Public Julie Spate swore en masse all intending to speak during the proceedings.

Report of Officers and Committees: May 26, 2022 – Joanna Tennell reported on three agenda items. The first was for Centerpoint Energy located at 600 Industrial Drive. They are proposing a building addition which will require some site modifications for parking. The next agenda item was Westwind at Cumberland, Section

Two. It is the remainder of the subdivision located west of Cumberland Trace and Cumberland Trails and north of Westview Drive. The third item was for Franklin Fire Station #21 at 1701 North Main Street. They are proposing to add on to the east side of the existing structure for a number of bunk rooms and some interior modifications.

Old Business

None.

New Business

PC 2022-14 (PP): Patriot Defense Research Park – Ms. Tennell introduced this request for primary plat approval of a two lot industrial subdivision. The property is located at 2011 and 2035 Earlywood Drive. It is approximately 37 acres located on the south side of Earlywood Drive and immediately east of the railroad tracks. This has previously been through Technical Review Committee for their site development plan of two structures. During the process, discussion was held that in the future they may have the desire to divide the property in to two lots. The site development plan was approved in January of 2021 and is currently under construction. Subdividing property cannot create non-conforming site features. It is near a legal drain which has been reviewed and approved by the Johnson County Drainage Board. It is also in the regulated floodplain so all construction needs to be compliant with floodplain regulations.

Presenter Jeff Knarr with Projects Plus agreed that all requirements for the decision criteria have been met. John Price gave an overview of the project, citing it to be a 37-acre development. Two buildings are planned currently. They are working on the sanitary, storm sewer and water lines. They have contacted all the utilities. Ms. Tennell added that one lot is for Patriot Products and the other lot is proposed as a warehouse. Mr. Martin opened a public hearing. With no respondents, the public hearing was closed. Mark Richards verified that the previously submitted drainage report continues to meet all drainage requirements by the City of Franklin. They have not made any changes and do not need to.

Ms. Tennell presented staff's recommendation for approval with two conditions.

1. All landscaping requirements, along with other development standards, will be required to be met on both lots, independent from one another.
2. Non-conforming site features cannot be created due to subdividing.

The petitioner agreed to the conditions.

Mr. Richards made a motion for approval with the two stated conditions. Ms. Findley seconded. Passed unanimously, 8-0.

Other Business

None.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 20th day of September, 2022.

Jim Martin, President

Joe Abban, Secretary