

## **MINUTES**

### **FRANKLIN CITY PLAN COMMISSION**

**January 17, 2023**

#### **Members Present**

Joe Abban	Secretary
Suzanne Findley	Member
Janice Giles	Member
Georganna Haltom	Member
John Kempinski	Vice President
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member

#### **Others Present**

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

#### **Not Present**

Debbie Gill	Member
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#### **Call to Order**

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

#### **Roll Call & Determination of Quorum**

#### **Pledge of Allegiance**

**Election of Officers and Committees: President, Vice President, Secretary** – The current slate of officers is President Jim Martin, Vice President John Kempinski and Secretary Joe Abban.

Mark Richards made a motion to nominate Jim Martin as president. Suzanne Findley seconded. Mr. Richards moved to close nominations. Ms. Findley seconded. Passed unanimously, 8-0.

Joe Abban nominated John Kempinski as vice president. Ms. Findley seconded. Mr. Richards moved to close nominations. Ms. Findley seconded. Passed unanimously, 8-0.

Mr. Richards nominated Mr. Abban as secretary. Ms. Findley seconded. Georganna Haltom moved to close nominations. Mr. Kempinski seconded. Passed unanimously, 8-0.

#### **Appointment of Legal Counsel**

Mr. Abban nominated Lynn Gray. Ms. Haltom seconded. Passed unanimously, 8-0.

### **Appointment of Citizen Member of Plan Commission to Board of Zoning Appeals**

Mr. Richards nominated Mr. Abban. Ms. Findley seconded. Mr. Richards moved to close nominations. Mr. Kempfski seconded. Passed unanimously, 8-0.

### **Approval of Minutes**

Ms. Haltom made a motion to approve the November 15, 2022 minutes. Irene Nalley seconded. Passed unanimously, 8-0.

### **Swearing In**

There being no one in the audience planning to address the board, the swearing in was waived.

**Report of Officers and Committees: November 17, 2022** – Joanna Tennell reported on five agenda items. The first item at 1661 Amy Lane for the site plan review of a mini-warehouse facility was tabled and will go before Technical Review Committee on January 26. They had to redesign the site. Originally Homesteads at Hillview was going to be three sections. The last section, Section 3, was to be The Windsor. They had gone through the process and had construction and secondary plat approval for the entire area. Upon starting construction and proceeding through the process, they determined their need to split it in to two separate sections. There is now a Section 3 which is approximately 14 acres and a Section 4 which is approximately 13.5 acres. The reason is that, due to city regulations, they would be required to put in all the infrastructure, post bonds, pass approvals and record the plat in order to start building homes. Since they only have a portion completed, they desired to do the smaller section to get on the books and start building homes. They could then focus on the other part of the area at a later date as they are also still acquiring dirt needed for the site. They posted performance bonds prior to construction for all of Section 3 and the plat is already recorded. Portions of an already recorded plat will have to be re-recorded. The fourth agenda item was the Cold Summit Development and Road Extension. The property is located on approximately 36 acres at the southeast corner of Graham Road and Earlywood Drive. The property is zoned IL (Industrial: Light). They will be constructing a cold warehouse facility similar to Interstate Warehouse though different in that each individual unit will allow for different temperature settings. The road extension will take Graham Road at the south first 90 and extend it north to intersect in to Earlywood Drive, helping to get the truck traffic out of the 90's. The project went before the Board of Zoning Appeals in January and received approvals. The revised site development and road plans are being reviewed. The last item was the Scooters Coffee site development plan at 1730 N. Morton Street. It is the former location of Long John Silver's. They have full approvals and are awaiting their Construction Design Release from the State of Indiana in order to begin construction.

### **Old Business**

None.

### **New Business**

### **Other Business**

**Extraterritorial Jurisdiction (Buffer Zone) & Other Amendments to the Zoning Ordinance** – Ms. Tennell reported that Johnson County has completed the process for taking back control of the Buffer Zone as of January 1, 2023. Ms. Tennell identified a section of Franklin's zoning ordinance that refers to jurisdiction outlining Franklin's extraterritorial jurisdiction. An ordinance amendment needs to be completed to revise this. Ms. Tennell would also like to include some updates due to the repeating variance requests the Board of Zoning Appeals have heard and other repetitive issues and questions experienced in the planning office. She identified the topics for the commission's review and consideration.

1. Sign Regulations – Changeable Copy and Electronic Message Boards
2. Storage Lots – Materials Used
3. Fence Regulations – Non-Residential and Residential

4. Maximum Non-Residential Structure Height
5. Buffer Yard Requirements – Adjacent to Rights-of-Way
6. Zoning Code Consistency with Indiana Code

Mr. Abban made a motion to instruct staff to move ahead with the proposed amendments. Mr. Kempinski seconded. Ms. Haltom asked if there are any other sign issues that come up routinely. Ms. Tennell replied that there are not. Ms. Haltom additionally asked about the signs put up along the highway such as real estate signs that are not always picked up. Ms. Tennell said in better weather the street department usually picks them up. Ms. Gray added that signs are required to be content neutral and that the placement of signs is more of an enforcement concern. Even along US 31, as long as signs are within the city limits, if they are placed in the right-of-way, city regulations allow for them to be picked up. Passed unanimously, 8-0.

Ms. Tennell provided an updated list of member contact information. Commission members were asked to review and approve for final distribution. All confirmed at the meeting their information was correct. Debbie Gill is pending official Park Board reappointment at their Thursday meeting.

### **Adjournment**

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of April, 2023.

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Jim Martin, President

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Joe Abban, Secretary