

MINUTES
FRANKLIN CITY PLAN COMMISSION

April 15, 2025

Members Present

Bill Carson	Member
Suzanne Findley	Member
Norm Gabehart	President
Georganna Haltom	Vice President
John Kempinski	Member
Irene Nalley	Member
Matt McElroy	Member
Michelle Stringer	Member

Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Planning Director

Members Not Present

Call to Order

President Norm Gabehart called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Election of Officer: Secretary

Joanna Tennell announced Jim Martin's resignation for health reasons.

Mr. Gabehart nominated Bill Carson. Suzanne Findley seconded. Motion to close nominations was made by Georganna Haltom and seconded by Ms. Findley. Passed unanimously, 8-0. The nomination to appoint Mr. Carson as secretary was unanimously approved, 8-0.

Approval of Minutes

January 21, 2025 – Ms. Haltom made a motion to approve the minutes as presented. Mr. Carson seconded. Passed unanimously, 8-0.

Report of Officers and Committees: January 23, February 20 & March 20, 2025 – Joanna Tennell reported on three agenda items for the January 23rd meeting. The first was at Compass Park. They are proposing some additional duplexes on the north end. The project is called the North Cottages. At 500 Earlywood Drive the site development plan was reviewed for the Franklin Community School Corporation Earlywood Pre-school. The

groundbreaking was last week. Also reviewed was the site development of the expansion of Franklin's wastewater treatment plant. Contractor is obtaining all state and local permits in order to start construction.

On February 20th there were five agenda items. The first was the Franklin Community School Corporation Earlywood Pre-School. It was re-docketed as there were a number of items being looked at and needing coordination with the site to the west. The second item was at 597 Johnson Avenue. It was a site development plan for redevelopment of the property to locate Dave O'Mara equipment and storage yard. They have secured all approvals and are ready to start the work. At 50 South Morton Street which is the northwest corner of Hospital Road and US 31, the Marathon gas station has been demolished, and they are currently in the process of building a new facility. The fourth item was the secondary plat and construction plans for Kingsbridge, Section 4 located nearest Park Forest which would be the far west section. Kingsbridge has gone through some modifications, division and relocation of previously approved sections. There was also the secondary plat and construction plan review for Commerce Point which was before Plan Commission previously for the primary plat at the northwest corner of US 31 and Commerce Drive. It is the property approved for six lots.

At the March 20th meeting, there were six items on the agenda. The first was the primary plat for the Redwood Apartments to be heard this evening. There was also a site development plan for the eight acres on the west side of Graham Street, north of Arvin Road. It is where Brusco was located. It will be redeveloped for Yount building. He owns a landscape and construction company. A site development plan was reviewed for 75 Linville Way where Airtomic is looking at doing a building expansion on the current facility. Compass Park also has the development of additional duplexes and possibly a four-plex on the east side of the property closest to Department of Public Works. The project is called the East Cottages. The secondary plat and construction plans for Kingsbridge Section Two and Five were reviewed, encompassing what was originally all of Section Two.

Old Business

New Business

PC-25-8 (PP): Redwood Apartments at Franklin – Ms. Tennell introduced this primary plat for a one-lot, multi-family subdivision. Due to the nature of the development as a site development plan for the apartments, there are a number of easements needing to be established along with dedications of right-of-way. Due to the magnitude of the number and complexity of the easements, it is better and easier to track if it is a recorded plat. All of the easements dedication correspond with site development plan that has been reviewed beginning in 2023. Currently it is in the process of final review and issuance of approvals for start of construction. It is a multi-family project. The property was previously rezoned to RM (Residential: Multi-Family) with some conditions on what could be developed to insure what was presented is what was provided. The project has been advertised.

Ken Moorhead with American Structure Point represented Redwood. The development will be a 156, two-bedroom, single story, two car attached garages apartment project. One entrance is off Hurricane Road and one off Upper Shelbyville Road. Both align with entrances across the street. Approval for a buffer yard setback variance has been granted, reducing it to zero. All plantings are still required in the area. There are two wet ponds. One is for site detention and one for floodplain compensation. IDNR floodway approval has been secured.

Mr. Gabehart asked if there were any positive effects downstream from the floodplain compensation for a possible LOMA in the future. Mr. Moorhead stated they didn't do that in-depth a study, but he thought it possible. City Engineer Matt McElroy stated DNR would study that further, but also anticipated a positive effect. City Attorney Lynn Gray asked if they met the criteria in all respects. Ms. Tennell confirmed that to be true. She stated that only two things didn't make the staff report. One of the street names, Red Lily, was spelled Lilly, and it should be Lily. And the City of Franklin owns the triangle at the southeast corner, and part of their drainage facilities are going to be located on the city property, so they will have to secure that offsite drainage easement. Those would be the two suggested conditions. Ms. Haltom asked what clientele are primarily being targeted in marketing efforts. Mr. Moorhead felt it to primarily be retirement age and younger couples without children but all are allowed in the

community. Mr. Gabehart asked if it was a market rate project. Mr. Moorhead was not sure, but Ms. Tennell confirmed that it was. A public hearing was held with no respondents.

Irene Nalley made a motion for approval of the primary plat. Mr. Carson seconded. Passed unanimously, 8-0.

Other Business

Ms. Tennell announced restructuring in Planning and Engineering. Matt McElroy is City Engineer. Civil Technician Jim Farr is retiring May 16. Advertising to fill the position will be done. A new part-time position for a Utility Restoration Inspector has been established. Ms. Tennell has been appointed Planning Director. Mr. Gabehart asked if the Utility Restoration Inspector was a new position. Ms. Tennell stated that it was and explained that Franklin has a lot of underground utilities going through the city. The permitting and issuance of those and inspections have been handled by the Civil Technician along with all other duties. The goal is for a part-time individual dedicated to this work of inspections and contractors working without permits and preventing damage from boring through lines. Mr. Gabehart asked if there is a bonding process. Ms. Gray assured that there is, but there are occasional boring issues and repair with flowable fill. Mr. McElroy added the difficulty for one person to track all the activity. The utilities usually don't schedule their activity.

Mr. Gabehart stated that he met with an engineering firm working on a project outside of Franklin. The engineer cited Franklin as the best to work through the bureaucracy to know where you stand and applying good standards in each community. Mr. Gabehart felt this to speak well of what the planning and engineering staff do and expressed appreciation for what they do.

Adjournment

There being no further business, a motion for adjournment was made by Ms. Haltom with a second by Ms. Nalley. Passed unanimously, 8-0.

Respectfully submitted this 20th day of May, 2025.

President, Norm Gabehart

Secretary, Bill Carson