



City of Franklin

Department of Planning & Economic Development

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MINUTES

FRANKLIN CITY PLAN COMMISSION

January 22, 2008

Members Present:

Robert J. Swinehamer	Vice-President
Georganna Haltom	Secretary
Barbara Wilham	Member
Dr. Ted Murphy	Member
Kevin McElyea	Member
Dan Murphy	Member
Tim Holmes	Member
Suzanne Findley	Member
Chris Phillips	Member
Michael Auger	Member

Members Absent:

Ted Bishop	Member
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Others Present:

Joanna Myers	Senior Planner
Mike Buening	City Engineer
Lynn Gray	Legal Counsel
Fred Paris	Mayor
Julie Parsley	Recording Secretary

Call to Order:

Bob Swinehamer called the meeting to order at 7:00 p.m.

Lynn Gray administered the oath of office to new Plan Commission appointees Suzanne Findley, Dan Murphy, and Michael Auger.

Election of Officers:

On a motion by Georganna Haltom and a second by Suzanne Findley, the members voted unanimously to elect Bob Swinehamer as President.

On a motion by Chris Phillips and a second by Suzanne Findley, the members voted unanimously to elect Georganna Haltom as Vice-President.

On a motion by Georganna Haltom and a second by Kevin McElyea, the members voted unanimously to elect Chris Phillips as Secretary.

Election of Legal Counsel:

On a motion by Chris Phillips and a second by Dan Murphy, the members voted unanimously to elect Lynn Gray as Legal Counsel.

Buffer Zone Representative to the Board of Zoning Appeals:

On a motion by Chris Phillips and a second by Dr. Murphy, the members voted unanimously to elect Tim Holmes as the Plan Commission member to represent the Buffer Zone on the Board of Zoning Appeals.

Approval of Minutes:

On a motion by Dr. Murphy and a second by Chris Phillips, the members voted unanimously to approve the minutes from the July 17, 2007 meeting.

On a motion by Tim Holmes and a second by Barbara Wilham, the members voted unanimously to approve the minutes from the July 30, 2007 Special Plan Commission meeting.

Swearing In:

En masse, Ms. Gray swore in all individuals in the audience who were going to be presenting testimony.

Report of Officers and Committees:

Technical Review Committee Report:

Mike Buening provided the members with a report of the recent cases reviewed by the Technical Review Committee. Mr. Buening stated that Kohl's Department Store had been reviewed by the Committee and due to the scale of the project a representative was asked to provide an overview to the Plan Commission.

PC 2007-21...Kohl's Department Store:

Bob Swinehamer stated that this petition was not presented for public hearing, but was merely presented for informational purposes only.

Todd Mosher, Greenberg Farrow, presented the petition. Mr. Mosher stated that they were the development coordinators and civil engineers for the Kohl's project. Todd Mosher stated that his company had been working with the City of Franklin Planning & Engineering Department for the past several months in site planning and designing the proposed Kohl's store which will be located along U.S. 31 behind the Wendy's and Applebees restaurants. Mr. Mosher stated that he would be happy to address any questions that the Commission might have regarding the proposed Kohl's. Todd Mosher stated that the store would be roughly 90,000 sq. feet in area and would have to meet the Gateway Overlay zoning requirements. Mr. Mosher stated that their submittal had met every requirement of the Gateway Overlay and all landscaping requirements. Todd Mosher stated that the Gateway Overlay required a public art area. Mr. Mosher stated that they have submitted requests for the art to several local schools, but have not made their selection to date. Todd Mosher stated that construction is planned to begin in February and are required to meet Kohl's opening date for the first week of October.

Lynn Gray questioned the proposed signage for Kohl's.

Todd Mosher stated that they have proposed one multi-tenant sign.

Discussion was held regarding a proposed stop light at Mallory Parkway and U.S. 31.

Mike Buening stated that he felt that with the construction of Kohl's a stop light would be warranted, but that would be under INDOT's jurisdiction. Mr. Buening had directed Mr. Mosher to discuss the matter further with INDOT.

Bob Swinehamer stated that the rumors heard were that Fazoli's had purchased the remaining vacant lot and questioned if there had been anything submitted to date.

Mike Buening stated that the Planning Department had been contacted by a Fazoli's representative and that they were in the process of submitting a site plan to the Technical Review Committee.

Mr. Swinehamer had questions regarding the information sheet submitted by Mr. Buening outlining recent Tech Review cases. Bob Swinehamer asked for clarification regarding the East King Street Convenience Center petition.

Mike Buening stated that this proposal was for the removal of the existing structure and the construction of a larger multi-use structure at the site of the current Shell gas station.

Old Business:

Georganna Haltom questioned if there had been any further contact with Americare since the July 2007 meeting at which time the Commission had suggested that a variance would be a much more appropriate manner in which to address their request.

Joanna Myers stated that she had not been contacted by any of their representatives regarding a variance.

Lynn Gray stated that she had a conversation with one of the Americare representatives after the July meeting informing them that the Board didn't think negatively of their proposal in theory, but felt that a variance would be a more appropriate method in attempting to attain their goal.

New Business:

Bob Swinehamer stated that information had been provided to the Commission members regarding a Land Use seminar presented by the Purdue Extension office. Mr. Swinehamer stated that this would be a rare opportunity for the members to be able to attend a seminar in Franklin.

Joanna Myers stated that the class would be held on January 23rd in the Oren Wright building. Mrs. Myers stated that she had made reservations.

Mike Buening stated that as of August 2007 FEMA's new floodplain maps were implemented. Mr. Buening stated that the Planning and Engineering Department has been spending a lot of time working with the public regarding these changes. Mike Buening stated that he had originally appealed all of the flood maps, but FEMA would only accept the Canary Creek appeal. Mr. Buening stated that this area is still being reviewed by a consultant that had been hired. Mike Buening stated that it appears that it would be widened some, but not nearly as much as FEMA's original submission.

Other Business:

2008 Calendar of Meeting Dates:

Joanna Myers pointed out to the Commission that the November 26 and December 31 Technical Review dates were moved to a Wednesday due to conflicts with Holidays.

Action taken on 2008 Calendar of Meeting Dates:

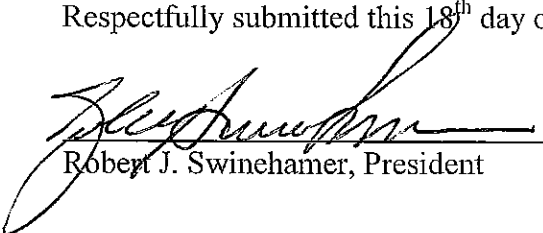
On a motion by Suzanne Findley and a second by Barbara Wilham, the members voted unanimously to approve the 2008 Calendar.

Bob Swinehamer stated that he felt that the Commission needed to meet at least once a quarter whether or not there were any petitions to be heard. He stated that he felt that the Commission needed to be kept updated on any potential developments.

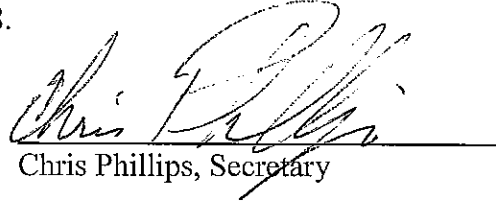
Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of March 2008.



Robert J. Swinchamer, President



Chris Phillips, Secretary