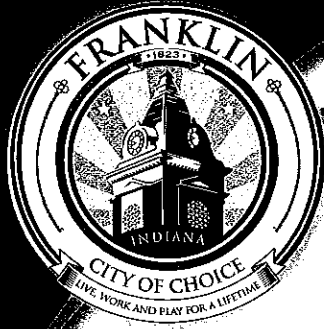




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT · DEPARTMENT OF ENGINEERING

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

October 7, 2009

Members Present:

Richard Pfifer	Chairman
Bob Swinehamer	Vice Chairman
Tim Holmes	Secretary

Members Absent:

Phil Barrow	Member
Rev. Richard Martin	Member

Others Present:

Joanna Myers	Senior Planner
Rachel Pendleton	Associate Planner
Lynn Gray	Legal Counsel
Jaime Harshman	Recording Secretary

Call to Order:

Richard Pfifer called the meeting to order at 7:00 p.m.

Approval of Minutes:

Tim Holmes made a motion to approve the September 2009 minutes as presented. Bob Swinehamer seconded the motion and the members voted unanimously to approve the minutes.

Swearing In:

Lynn Gray swore in William Kent.

New Business:

Case ZB 2009-15 (V): William Kent Jr.

Joanna Myers stated that the petition is for a developmental standards variance to allow an 8 foot tall privacy fence to be constructed on the rear of 1865 & 1875 Longest Drive. The property is zoned PUD and is also in a Gateway Overlay zoning district. A variance is needed as the PUD ordinance does not include any developmental standards in regard to fences.

William Kent, 1875 Longest Drive, stated that for additional privacy and security he is requesting the 8 foot fence. He has checked with his neighbors and none of them had any issues with the placement of an 8 foot fence.

Mr. Kent stated that the placement of the fence is a personal matter to allow additional privacy and will not bother neighbors or create any injury to them.

Mr. Kent stated that where the fence would be placed is consistent with the existing neighborhood. He stated that many of the properties along SR 44 also have privacy fences in their rear yards.

Mr. Kent stated that the area is steep and may be hard for repairman to access the area.

Tim Holmes asked if the request for a stake survey was acceptable. Mr. Kent stated that he is willing to have the survey done if necessary. Bob Swinehamer stated that he believes there are currently concrete monuments identifying the right-of-way of SR 44 and suggested that they may be able to be used in locating the rear property lines.

Ms. Myers stated that the Staff recommends approval with the following condition:

1. The south property line shall be established by a Licensed Professional Land Surveyor.

Action taken on Case ZB 2009-13 (V): Crane Federal Credit Union

Bob Swinehamer made a motion to approve the waiver with the conditions stated by the Staff:

1. The south property line shall be established by a Licensed Professional Land Surveyor.

Tim Holmes seconded the motion. The case was passed unanimously.

Case ZB 2009-16 (V): Hillview Country Club

Continued to November 4, 2009 due to insufficient notice.

Other Business:

The Zoning Ordinance has been updated with the amendments approved to date and is available on the City's website.

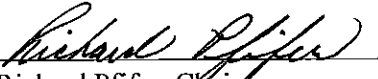
The revised Fee Schedule will go into effect on November 1, 2009.

The Phase 3 meeting for the buyout will be held Thursday, October 8th at 7p.m.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 4th day of November, 2009.


Richard Pfifer, Chairman

Tim Holmes, Secretary