



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

November 16, 2010

Members Present:

Mike Auger
Bob Swinehamer
Chris Phillips
Diane Gragg ~
Georganna Haltom ~
Tim Holmes
Jim Martin ~
Kevin McElyea ✓
Dr. William Murphy .

President
Vice President
Secretary
Member
Member
Member
Member
Member
Member

Members Absent:

Suzanne Findley ~
Dan Murphy ~

Member
Member

Others Present:

Rachel Pendleton
Lynn Gray
Jaime Harshman
Todd Wilkerson

Associate Planner
Legal Counsel
Recording Secretary
Project Director

Call to Order:

President Mike Auger called the meeting to order at 7:00 p.m.

Approval of Minutes:

Dr. Murphy made a motion to approve the September 21, 2010 minutes as presented. Georganna Haltom seconded the motion. The motion passed unanimously.

2011 Calendar

Dr. Murphy made a motion to approve the 2011 Plan Commission Hearing calendar. Kevin McElyea seconded the motion. The motion passed.

Swearing In:

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

Report of Officers and Committees:

None.

New Business:

PC 2010-29: Recreation Impact Fee Study:

Chip Orner, Director of Franklin Parks & Recreation, stated that they are at the meeting to present the updated recreation impact fee for the next 5 years. The fee was implemented 5 years ago and came before the Board then. The impact fee committee is comprised of Mike Waugh, Joe Negangard, Mike Auger, Rob Henderson, Jerry Ott & Craig Wells. The committee met the master plan which was completed in the first 6 months of 2010.

Matt Eckerly, of Umbaugh, a financial advisory firm, stated that impact ordinance fees expire after 5 years, and the next 5 year period coming up next year. Mr. Eckerly stated that page 8 of the Study is the summary sheet. The impact fee credits are for new homeowners' construction. The dollars go toward capital projects. The base impact fee for a single family housing unit is \$366, down from the current fee of \$578. The main reason for the fee going down is because of more conservative population projections for the next 5 years. Mr. Eckerly stated that Krista Linke used historical and moving trends to arrive at the projections. He stated that it is important to remember that you can always revisit the plan sooner than the 5-year limit.

Ms. Gray questioned why the fee is only residential and not commercial. Mr. Eckerly stated that businesses don't create the need for a parks infrastructure that a residential unit does. There are some nationally in some communities but it is very rare. There is a fee base amount and there are adjustments for multi-family developments. They would be levied on a per unit basis. He stated there are still impact fees in the bank for 2005 that can still be used. There are no current deficiencies that have to be funded. No impact fee dollars have been spent in the past 5 years. There were plans to spend it but then the flood occurred.

Action taken on PC 2010-29: Recreation Impact Fee Study:

Tim Holmes made a motion to make a favorable recommendation to City Council. Chris Phillips seconded the motion. The motion passed unanimously.

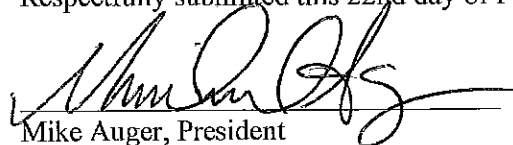
Other Business:

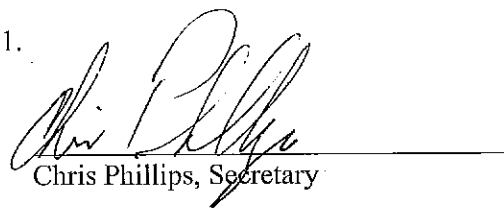
None.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 22nd day of February, 2011.


Mike Auger, President


Chris Phillips, Secretary