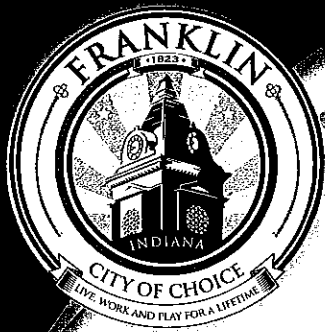




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

February 22, 2011

Members Present:

Mike Auger	President
Bob Swinehamer	Vice President
Chris Phillips	Secretary
Joe Abban	Member
Tim Holmes	Member
Jim Martin	Member
Kevin McElyea	Member
Dan Murphy	Member

Members Absent:

Suzanne Findley	Member
Diane Gragg	Member
Georganna Haltom	Member

Others Present:

Joanna Myers	Senior Planner
Lynn Gray	Legal Counsel
Jaime Harshman	Recording Secretary
Todd Wilkerson	Project Director

Call to Order:

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

Appointment of Officers

Chris Phillips made a motion to retain Mike Auger as President. Tim Holmes seconded the motion. The motion passed unanimously.

Jim Martin made a motion to retain Bob Swinehamer as Vice-President. Chris Phillips seconded the motion. The motion passed unanimously.

Jim Martin made a motion to retain Chris Phillips as Secretary. Dan Murphy seconded the motion. The motion passed unanimously.

Appointment of Legal Council

Mike Auger made a motion to retain Lynn Gray as legal council. Jim Martin seconded the motion. The motion passed unanimously.

Approval of Minutes:

Joanna Myers noted that a correction was needed on the date the minutes were submitted. The date should read February 22, 2011. Jim Martin made a motion to approve the minutes with the noted correction. Dan Murphy seconded the motion. The motion passed unanimously.

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:

Todd Wilkerson stated that Franklin College and Davidson Industries had both been before the Technical Review Committee. Franklin College is requesting a site plan review for an addition of a cul-de-sac to an existing parking lot located at the Deitz Center. The project for Davidson Industries will be heard by the Plan Commission tonight.

New Business:

PC 2011-02 (SPR): Davidson Industries Commercial Plan - Drainage Review:

Ms. Myers stated that the petitioner is requesting approval of four waivers. The property is located at 2801-2901 N. Morton Street and is zoned Industrial: General (IG) and is located in the Gateway Overlay zoning district. The request is for approval of four waivers relating to drainage. The first is to allow the pond to be located in the front yard adjacent to International Drive. She stated that an emergency spillway is not proposed and freeboard is not provided, the safety ledge does not meet requirements, and the side slope of the bank exceeds the maximum slope of 4:1.

Fred Paris, Mayor, stated that Davidson property had been subdivided and includes two (2) lots. The City of Franklin owns one of the lots in which the Police Department and Street Department are located. He stated that the City of Franklin and the Davidson's are working together to update the drainage of the property. The City will be responsible for installing the drainage system to be located on the Davidson's lot. Mayor Paris stated that the property is unique in that if it were not split into 2 lots, it would have been grandfathered and these issues would not be being discussed. He stated that the City has conducted a drainage study for that area of Franklin. The remainder of the improvements from the drainage study is being sent out for bid. These improvements include increasing the size and depth of the roadway ditches, installing new culverts under driveways, and putting in a new tile. Mayor Paris stated that it became critical to design a pond that would satisfy the City's needs but not use any more of the Davidson property than needed. The pond will be located to the north and west of the far east drive along International Drive. The pond will handle the drainage for the entire area of the Davidson Industries Commercial Plat. He stated the sides will be steeper and there will be no ledge. He stated that a fence will be provided around the pond for safety reasons. He stated that the pond will then outlet through a pipe into the ditch.

Mr. Phillips questioned how tall the fence will be. He stated that sometimes you don't see fences around ponds as a fence makes it harder to complete a rescue. Mayor Paris stated that a Knox box can be put on the gate if needed. Ms. Gray stated there are two trains of thought on ponds. The first is that you need the freeboard so you don't have as many people falling or driving in. The second opinion is that a fence is what

keeps people out of the pond, with the counter argument that a fence is what keeps rescuers out. Mr. Wilkerson stated that it would be a 6 foot tall chain link fence. Mr. Phillips stated if there is no freeboard and there is a 100 year flood, the pond will flood. He questioned what will that do to the surrounding area. Mayor Paris stated that the water can get under the railroad bridge.

Mr. McElyea questioned where the pond is located in reference to International Drive. Mr. Wilkerson stated that it is located approximately 20-25 feet off the road. He stated that an open ditch is located between the road and the pond.

Mayor Paris stated that the waivers will not affect the safety or general welfare of the community. He stated that the pond will be secured with a fence.

Mayor Paris stated that the adjacent areas will not be negatively impacted as the other adjacent properties are already developed.

Mayor Paris stated that there are unique conditions to the site. The property was completely built out and grandfathered. The property was also split and doesn't have much open space.

Mayor Paris stated there are physical conditions that will result in a hardship. There are two storage buildings that are used for storing lumber that would have to be taken down if the pond were moved to another location.

Mayor Paris stated that the waiver requests are not contrary to the Comprehensive Plan.

Ms. Myers stated that the pond is proposed to be located approximately 30 feet from the right of way. The front yard setback is 50 feet. Mr. Wilkerson stated that the pond will be 10 feet at the deepest point as required by Ordinance.

Fred McWilliams, 700 International Drive, questioned that in a 100 year flood what will happen to the water. Mayor Paris stated that during the flood of 2008, the east portion of the property was under water and not in this area. In addition, he noted that the existing roadside ditches will be widened and deepened in order to handle more flow.

Mr. Murphy questioned size of outlet will be being used. Mayor Paris stated it is going from a 36" to a 54".

Action taken on PC 2011-02: Davidson Industries Commercial Plan-Drainage Review:

Dan Murphy made a motion to approve the waiver requests as presented. Jim Martin seconded the motion. The motion passed unanimously.

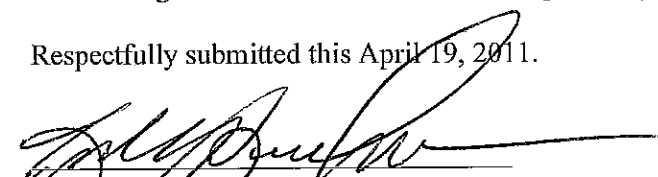
Other Business:

Ms. Myers stated that Joe Abban was appointed to the Plan Commission by the City Council.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this April 19, 2011.


Mike Auger, President
BOB SWINEHAMER
VICE PRESIDENT
Plan Commission Minutes-February 22, 2011


Chris Phillips, Secretary