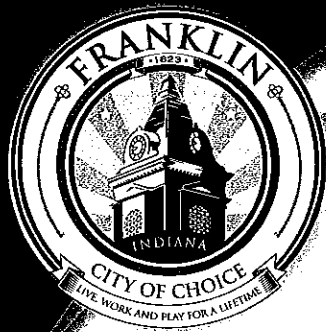




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

March 22, 2011

Members Present:

Mike Auger	President
Bob Swinehamer	Vice President
Chris Phillips	Secretary
Joe Abban	Member
Suzanne Findley	Member
Jim Martin	Member
Dan Murphy	Member

Members Absent:

Tim Holmes	Member
Diane Gragg	Member
Georganna Haltom	Member
Kevin McElyea	Member

Others Present:

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

Call to Order:

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

Approval of Minutes:

Ms. Gray stated that the discussion pertaining to the waiver request from the safety ledge for PC 2011-02 Davidson Industries Commercial Plat should be included in the February 22, 2011 minutes. She suggested the approval of minutes be tabled for 30 days so the additions could be made. Bob Swinehamer made a motion to table the approval of the February 2011 minutes until the April 19, 2011 meeting. Jim Martin 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 two items were reviewed by Technical Review Committee at their last meeting. The first case reviewed was the Hurricane Industrial Park Rezoning request, which is being presented tonight. The second case was for a site development plan for Sister's Self Storage that was originally reviewed in 2009. He stated that the plan was re-reviewed by TRC as revisions to the site design were substantial. The case has been forwarded to the Plan Commission for approval of waiver requests. It should be being heard at the April 19, 2011 meeting.

New Business:

PC 2011-04 (R): Hurricane Industrial Park Rezoning:

Steve Huddleston, legal counsel for Wilson Farms Properties, LLC, stated that Dan Cartwright from Wilson Farms Properties and the representatives from Style Dance Academy were in attendance. Representatives from Commercial Team Construction and Projects Plus were in attendance as well.

Mr. Huddleston stated the rezoning involves 6 lots in the Hurricane Industrial Park. Lots 10, 13, 14, 15, and 16 are front on Hurricane Road. He stated that Lot 9 is located on the north side of Amy Lane. The total area of the subject lots is approximately 6 acres. He stated the current zoning is Industrial: Light, or IL. The petitioner is requesting the zoning be changed to Industrial: Business Development, or IBD. The property is located in Needham Township at the northwest corner of Arvin and Hurricane Roads. He stated that the property to the north is zoned PUD, which is the location of Heritage Subdivision. The land to the northeast is also zoned PUD, which is the Legends Golf Course and residential subdivisions. Mr. Huddleston stated that the property to the east is in the IBD zoning district and the property to the south is zoned Industrial: General or IG.

Mr. Huddleston stated that the owners of the Style Dance Academy would like to construct a new building on Lot 9. He stated that a dance academy is classified as personal services use and the current zoning of IL does not list it as a permitted use, thus the reason for the rezoning. Mr. Huddleston stated that Style Dance Academy is currently located southeast of the subject property on the south side of Eastview Drive. Style Dance Academy has been in business for 12 years and leases their current space. He stated that they provide class instruction for dance and floor gymnastics for up to 250 students. The students' ages range from 18 months to adults. He stated most of the activity is from the hours of 4 p.m. to 9 p.m. Mr. Huddleston stated that students travel from as far away as Seymour and there is a waiting list to take lessons.

Mr. Huddleston stated the new building will be approximately 12,000 square feet in area and built on Lot 9. The first floor will be split into dance studio areas and the second floor will be used for office space and storage. He stated the exterior of the building will be constructed of split face decorative block. There will be lighting on all 4 corners of the building extending into the parking lot. He stated that the structure to be built on Lot 10 will be built at the same time and be approximately 11,600 square feet in area. The elevations of the proposed structures on Lots 9 & 10 will be similar and be constructed of the same split face block. The use of the proposed structure on Lot 10 is unknown at this time but it could be used for additional personal service uses in the future.

Mr. Huddleston stated that the rezoning request is in agreement with the Comprehensive Plan as a dance academy will fit in with the defined goods and services mentioned.

Mr. Huddleston stated that the current condition of the property is that it is mostly undeveloped land. The character of the area would be not changing with the proposed rezoning. He stated that the subject property was zoned I-2 at the time the subdivision was designed and constructed. He stated that the uses and standards

of the I-2 zoning district are similar to those of the IBD zoning district. The property was rezoned to IL when the Zoning Ordinance was adopted in 2004.

Mr. Huddleston stated the rezoning will be a desirable use for the land. The IBD zoning for these properties would provide a nice transition of the heavy industrial area to the residential area. He stated it fits into the character of residential subdivisions, Heritage and the Legends.

Mr. Huddleston stated that they don't believe that the rezoning will cause any adverse effect on the adjacent property values or use. He stated that it will add to the property values as it will allow personal service uses to developed within the area and will help the stagnant industrial park.

Mr. Huddleston stated that it will provide responsible development and growth as the size of the lots are more suited to the uses listed in the IBD zoning district.

Mr. Huddleston stated that he would like to include copies of the slides shown as Exhibits 1-12 and also the exhibits attached to the application and Staff report.

Mr. Swinehamer stated that Lots 10, 13, 14, 15 and 16 front Hurricane Road. He stated that the Greenway Trail is planned to extend along this frontage and connect into the existing system at Eastview Drive. He stated it may be a necessary to use some of the frontage for the trail. He questioned if they would object to allowing a 4 foot easement along the properties where the trail would be. Mr. Huddleston stated they did not have a problem working that out with Staff.

Mr. Wilkerson stated the City has contacted Mann Property, owner of the property to the north, to acquire an easement for the trail for the proposed extension along their property. He stated that the City has also contacted several design engineers to get quotes for the work.

Dan Murphy questioned what additional uses would be allowed with the proposed rezoning. He stated his concern that an outdoor boat and RV storage facility would be permitted adjacent to Hurricane Road. Mr. Huddleston stated that the petitioner would be willing to record a covenant, that would run with the land, prohibiting boat and RV storage as a permitted use. Ms. Myers asked if the petitioner was offering a written commitment to prohibit the use listed as Boat and RV Storage Facility with the rezoning. Mr. Huddleston stated that they were offering it as a rezoning commitment.

Ms. Gray stated that the final decision of a rezoning request is held by the City Council. She stated that the Plan Commission provides a recommendation on the rezoning for Council's consideration.

Action taken on PC 2011-04 (R): Hurricane Industrial Park Rezoning:

Bob Swinehamer stated that the request met the outlined decision criteria and made a motion to forward a favorable recommendation to City Council with the following commitments:

1. The petitioner has made a commitment to work with the City if right-of-way is needed for an extension of the Greenway Trail to Arvin Road along lots 10, 13-16.
2. A written commitment in the covenants will prohibit outdoor RV and boat storage.

Chris Phillips seconded the motion. The motion passed unanimously. A favorable recommendation with the above stated commitments will be forwarded to Council.

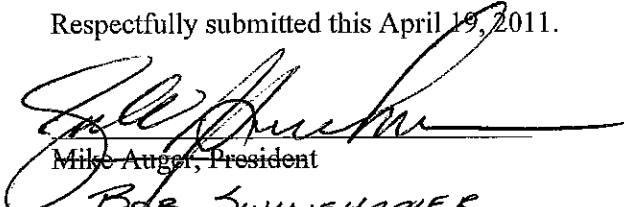
Other Business:

None.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this April 19, 2011.


Mike Auger, President
BOB SWINEHAMER
VICE PRESIDENT


Chris Phillips, Secretary