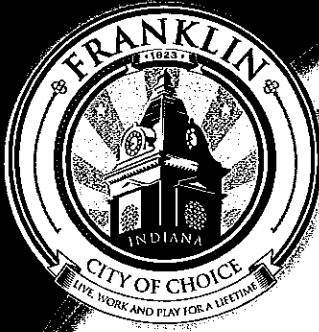




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT · DEPARTMENT OF ENGINEERING

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

April 6, 2011

Members Present:

Richard Pfifer
Bob Swinehamer
Phil Barrow
Rev. Richard Martin

Chairman
Vice Chairman
Member
Member

Members Absent:

Tim Holmes

Secretary

Others Present:

Joanna Myers
James MacAbee
Jaime Harshman

Senior Planner
Legal Counsel
Recording Secretary

Call to Order:

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

Approval of Minutes:

Phil Barrow made a motion to approve the March 2, 2011 minutes as presented. Rev. Martin seconded the motion and the members voted unanimously to approve the minutes.

Swearing In:

James MacAbee swore in the audience en masse.

Old Business:

None.

New Business:

ZB 2011-03 (UV): Salvage Sisters Antique Market:

Ms. Myers stated the property is located at 383 E. Madison Street. The petition is for a use variance to allow the operation of an antique shop. The property is zoned Residential: Traditional Neighborhood. A variance is needed as an antique shop is not a permitted use.

Julie Stewart stated the new store would not be called Salvage Sisters. Amy Grimmer and Diane Schultz were also present.

Ms. Stewart stated that she purchased the home and would like to expand the current Salvage Sisters shop. They would like to sell recycled, repurposed and reclaimed items from the first floor of the home. She stated they are in the process of finishing the restoration of the home.

Ms. Grimmer stated the business would be in conjunction with Salvage Sisters and not technically an antique store. The proposed site will provide a retail outlet to the community. The merchandise will consist of unique home goods, clothing, accessories, herbs & native plants and gifts made locally, or within the United States.

Ms. Grimmer stated that the issue of parking under general welfare may be resolved. There are several parking places that they have taken into consideration. Two parking spaces would be designated for 383 E. Madison. One would be for the employee of the shop and one for the renter that would live upstairs. She stated that there are 4 parking spaces located in front of the house and an additional 3 spaces could be used on Yandes Street and the others on Jefferson Street. Visitors from Franklin College could easily access the store as well.

Ms. Grimmer stated that in regard to the adjacent property, the exterior of the home has been greatly improved since Ms. Stewart has purchased the home. She stated that period appropriate paint choices have been used on the home. New sidewalks have been installed and repaired around the home. Improvements will be continued as necessary.

Ms. Grimmer stated that Ms. Stewart is part owner of the home and would be one third owner of the proposed business. She would make sure the structure is maintained. The use of the lower floor is in close proximity to other retail spaces.

Ms. Grimmer stated that in regards to an unnecessary hardship if the variance is denied, they would need to find another location which may not be affordable. She stated it is their intent to encompass sustainable practices to the cliental.

Ms. Grimmer stated that in regards to the comprehensive plan, their business will improve the aesthetics of the neighborhood. She stated the house has good curb appeal and the business will benefit revitalization efforts in Franklin. The merchandise will be comprised of merchandise from local artisans reducing the need for heavy carrier deliveries and overseas purchasing so they will not be having huge trucks going down the street. Ms. Stewart has already secured a plant grower from Noblesville who will sell plants to the location. Ms. Grimmer stated the potential for the business to attract people into the city would be very great.

Ms. Myers stated the staff report was drafted for the use as an antique store as stated on the application. She stated the correct classification for the store proposed would be a "variety store". The same type of variance would still be needed and the calculations regarding parking would still be the same.

Mr. Pfifer questioned if the use would or would not be injurious to the public health and general welfare. Ms. Grimmer stated that it will not be injurious to the public. She stated the premise is to promote sustainable living and to make repurposed items available to customers.

Rev. Martin stated he liked the concept but thought the location is awkward. He stated that being on a dead end street within a residential neighborhood will be hard for people to find. He stated he didn't think 4 cars would be able to be parked in front of the structure. Ms. Myers stated that with the proposal nine (9) off street parking spaces would be required to be provided.

Ms. Grimmer stated that you could also walk to the new store from Salvage Sisters. Ms. Stewart stated a lot of people park in the lot by Thanks for the Thyme. She stated that there is also street parking by the stop sign on Madison and the house to the east has 3 spaces behind it designated for them.

Ms. Myers stated the property to the west of 383 E. Madison was a case that had been before the board for a use variance and was denied due to similar concerns presented. She stated the Chamber of Commerce called and voiced their concern about parking. Ms. Stewart stated she called the Chamber about their parking and was directed to John Tranter. Mr. Tranter stated that the next Education Foundation board meeting was in June and he would have to discuss the possibility of Ms. Stewart having her employees park there or rent spaces.

Ms. Stewart stated that in 2010 they did \$99,000 worth of business at Salvage Sisters. From January 2011 to the present, they have made \$26,000. She stated they have done well and want to expand it in a different direction. She stated she does not own the building in which Salvage Sisters is located.

Mr. Swinehamer stated they have to look at how the business impacts the community as a whole. He stated that it's tough to get through the area and all the people are competing for parking spots. He suggested that the house might be fixed up and continue to be used and a two-family residence. He stated that long term it might be a bad decision for them to change the use. Mr. Swinehamer stated that the Comprehensive Plan is specific in stating that historically significant houses should not be converted into businesses and is concerned about going against that recommendation.

Ms. Stewart stated that they've only seen 2 cars park on the street. There is parking behind Salvage Sisters and you can put 6 cars behind the shop plus more can park on Jefferson Street. She stated that people walk to the antique market that they have at Salvage Sisters. Ms. Grimmer stated they are trying to encourage patrons to walk. Rev. Martin stated that parking on Jefferson Street is a problem and can be hazardous.

Mr. Swinehamer suggested that they look into the building the Chamber is currently in. Ms. Grimmer stated they want to sell their goods in a restored home. They have received funds from the FDC to help with the restoration. Ms. Grimmer stated what they intend to sell from their store is items that are repurposed.

Ms. Stewart stated that she could also tear down the garage for more parking spaces. Mr. Pfifer stated there are a lot of businesses in that area and only a few that are single family dwellings. He stated that he is concerned about parking and stated that the minimum number of spaces required must be complied with. He stated the rest of it he has nothing but admiration for. He stated he just doesn't see any way around the parking.

Ms. Myers stated that shared parking is allowed by ordinance and an option is to request a continuance to allow additional time to address the concerns presented. She stated that she would be willing to meet

with the petitioner to discuss the case further. If shared parking is considered, she stated one of the requirements is that the parking needs of both businesses must be being met. Ms. Myers stated parking is based on the number of employees and square footage of the building.

Ms. Stewart stated she would like to request a continuance to the May meeting.

Action taken on ZB 2011-03 (UV): Salvage Sisters Antique Market:

Rev. Martin made a motion to grant a continuance to the May 4, 2011 meeting. Phil Barrow seconded the motion. The motion passed unanimously.

Other Business:

Ms. Myers stated the Planning Department Annual Report was handed out to all members.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 4th day of May, 2011.


Richard Pfifer, Chairman

Tim Holmes, Secretary