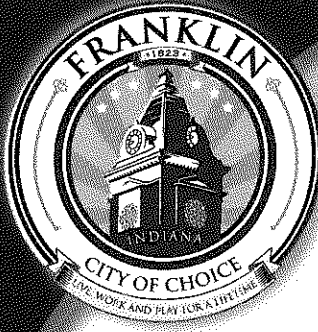




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

June 19, 2012

Members Present:

Jim Martin	President
Kevin McElyea	Vice-President
Joe Abban	Member
Pam Ault	Member
Steve Davis	Member
Suzanne Findley	Secretary
Diane Gragg	Member
Georganna Haltom	Member
Chris Phillips	Member
Debbie Swinehamer	Member

Members Absent:

Tim Holmes	Member
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Others Present:

Joanna Myers	Senior Planner
Kevin Tolloty	Associate Planner
Lynn Gray	Legal Counsel
Jaime Harshman	Recording Secretary

Call to Order:

Jim Martin called the meeting to order at 7:00 p.m.

Approval of Minutes:

Pam Ault made a motion to approve the May 15, 2012, meeting minutes as presented. Georganna Haltom seconded the motion. The motion passed unanimously.

Swearing In:

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

Report of Officers and Committees:

Joanna Myers stated that the Technical Review Committee met on May 31st, 2012. There were two items on the agenda. KYB is locating their headquarters in Franklin and is proposing to connect their existing facility with the Daily Journal property with an entrance and driveway. The other item was the St. Rose Athletic Field, which will be heard tonight.

Old Business:

None.

New Business:

PC 2012-09 (SPR): St. Rose Athletic Field:

Gregg Cantwell, CKW Land Surveying, on behalf of St. Rose Catholic School, stated their request is in regards to drainage waiver requests of the minimum slope and swale. The site is bordered to the west & north by residences and to the east by the Franklin United Methodist Community and to the south by professional offices. They are proposing to install a permanent football field, with goal posts, surface drainage improvements, an outdoor classroom and rain garden area, complete with an underdrain system. The football field will be connected by a paved walkway to the existing parking lot. He stated there will not be a press box or a permanent public address system and the field will not be lighted.

Mr. Cantwell stated that the proposed drainage plan will be draining from the crown of the field out and south to the rain garden area. Currently, the church and school buildings drain to the north and west. The field and parking area drain south and southeast. The drainage eventually makes its way south to Young's Creek. He stated that two surface inlets exist along the south property line. They are proposing a direct flow into the swale or a french drain into a rain garden.

Mr. Cantwell stated that the granting of the waivers will not be a detriment to the public safety, health or general welfare of the community. He stated their proposal will actually be an improvement.

Mr. Cantwell stated that the granting of the waivers will not be injurious to the reasonable use and development of other property. He stated they have intentionally held their design away from the Methodist Community to allow for their natural water runoff. They will also have an improvement in storm water runoff.

Mr. Cantwell stated the unique conditions are that they are a school.

Mr. Cantwell stated that the physical conditions of the property would result in specific hardships because it would be a hardship to install concrete swales. They could dig a pond but then it would have to be secured and then tied to the storm system on Jefferson Street. He stated what they are proposing is better for the environment and an opportunity for their students to have a hands-on outdoor science lab.

Mr. Cantwell stated that the approval of the waivers will not contradict the intent of the Franklin comprehensive plan.

Claus Muth, 349 Lancelot Drive, questioned if any air horns would be allowed during the games. He stated there is lots of noise during the game season and wants to know if there are going to be any noise reductions.

Kevin Workman, St. Rose coach, stated that he'd be glad to address the issue of people bringing in air horns. Mr. Muth stated they have already had quite a few people walking through their yard to get to school events. Mr. Workman stated that they could talk to their students at the beginning of the school year. Mr. Muth stated

that he has had issues with never getting a response from St. Rose to his questions in the past. He stated it took 5 months to get the evergreen trees cut down and they are still lying on his property line. Mr. Workman stated they could get that picked up.

Bob Sargent, responsible for buildings and ground at St. Rose, stated they have taken down a couple of trees in the past few weeks. He stated that they will have the wood removed as soon as possible which will be within 30 days, but hopefully in 7 days.

Jennifer Auger, St. Rose parishioner, stated that the football field where it exists now has had lots of complaints from residents about the noise on Sundays during games. There will be no need for anyone to park in Camelot subdivision now as there will be direction to guide traffic from the parking lot. Mr. Cantwell stated that the distance from the property line to the residences is approximately 89 feet.

Chris Phillips questioned if Greg Ilko, representative for the City Engineer, had reviewed the drainage of the project. Mr. Ilko stated that he is waiting on some calculations from the designer. He stated he would like to add as a commitment that the football field and the entire rain garden be constructed at one time. Ms. Gray questioned if there are any improvement location permits needed. Ms. Myers stated they will need to obtain a land disturbance permit and have a final inspection upon completion. She stated for rain gardens, Staff generally requests that as-builts be submitted.

Georganna Haltom questioned if there would be signage to show people how to get to the fields and to stay out of yards. Ms. Myers stated that there is a sign at State Road 44 that directs people to the school.

Action taken on PC 2012-09 (SPR): St. Rose Athletic Field:

Steve Davis made a motion to approve the petition with the following conditions:

1. The field will not be lighted
2. The field will not have a press box.
3. The field will not have a P.A. system
4. The trees that have been felled will be removed no later than 30 days.
5. The approval is subject to compliance with the City Engineer's approval.
6. The construction of the project will be in accordance with the approved plans and be done in its entirety before use.
7. The petitioner will obtain all necessary improvement location permits.

Kevin McElyea seconded the motion. The motion passed unanimously. The petition was approved with conditions.

PC 2012-04: Amending Article 8-Sign Standards & Article 13.2-Definitions of Zoning Ordinance:

Ms. Myers stated that this is the second time the sign ordinance amendment has come before the Commission. It originally came was heard on April 17, 2012 and the Commission forwarded a favorable recommendation to City Council at that time. It was introduced at Council on May 7th, 2012 and a public hearing was held on May 21, 2012. She stated that the City Council rejected the proposal at that time. She stated that City Council could have accepted the sign code as presented, they could reject it, or they could make an amendment to what was presented to them. The Planning Department has taken the Council's discussion into consideration and has reviewed what other cities have in their ordinances concerning banners and abandoned signs. The Commission can now forward a favorable recommendation of the updated sign code, make changes, or forward an unfavorable recommendation to the Council.

Ms. Myers stated there was a lot of talk about allowing banners for 365 days a year. Mr. Abban stated the Council wanted the 365 days instead of the proposed number of days for banners.

Kevin Tolloty, Associate Planner, stated that there was discussion during City Council about allowing banners 365 days a year, a discussion about abandoned signs and allowing more temporary signs for larger parcels. He stated that overall the sign code is essentially the same with three revisions. The first has to do with the abandoned sign structures. The wording is now changed from "shall be removed" to "may be removed". He stated if the building is still there but the store has gone out of business, they sign may be required to be removed. If the building is demolished the sign and sign structure must be removed.

Mr. Tolloty stated they did not revise any other requirements related to temporary signs. Larger lots generally are allowed larger free standing signs as their buildings are larger so they should not need additional temporary signs. In addition, changeable copy signs are allowed.

Mr. Tolloty stated that he understands why businesses want banners year round. He stated that he did research in a 250 mile radius of Franklin and 194 different sign codes and found 2 cities that allowed banners year round. Overall, the average time allowed for banners in those cities is 71 days per year. Currently, Franklin allows 84 days per year and the new revision is to allow them for 120 days. Ms. Myers stated that the City is also now allowing electronic message boards and is proposing to increase the size of the sandwich board signs. She stated that businesses are not utilizing all the types of signs that they are allowed to use.

Diana Gragg questioned the time allowed for sandwich boards. Mr. Tolloty stated the boards are allowed year round. Mr. Abban stated the banners are mostly going to be downtown. Ms. Myers stated they have had businesses use banners as their permanent signs in the past. Kevin McElyea questioned if the banners would be required to be maintained. Mr. Tolloty stated they would be. Mr. McElyea questioned if the electronic signs are allowed to run cords along the sidewalk. Ms. Myers stated the electrical connection of electronic signs is covered under the building code.

Ms. Gray stated that what Staff is proposing is from a planning perspective. Ms. Myers stated that Staff has tried to inform businesses of the different types of signage they could use but many do not utilize all the types of signage available.

Mr. McElyea questioned the regulations of the upkeep of banners. Ms. Myers stated that is very hard to regulate based on the condition of the sign as everyone's perception of well maintained is different. She stated that Staff has not been enforcing the banner section of the ordinance while going through the sign revision process.

Mary Barnaby, Don & Dona's, stated that she was at the Council meeting. She stated that it was established at the meeting that the only complaints were businesses and the enforcement of banners was more complaint driven. She stated that the banners are helpful on S.R. 44 as it is very busy. She stated on the electronic boards it wouldn't be very practical on Jefferson Street due to vandalism. She stated that a banner affords you 24 hours of advertising.

Action taken on PC 2012-04: Amending Article 8-Sign Standards & Article 13.2-Definitions of Zoning Ordinance:

Kevin McElyea made a motion to forward a favorable recommendation with amending the section related to banner to state that they would be permitted for 365 days a year in the downtown overlay zoning district and in non-residentially zoned areas of the City. Joe Abban seconded the motion.

Kevin McElyea-yes, Joe Abban-yes, Pam Ault-yes, Steve Davis-yes, Diane Gragg-yes, Georganna Haltom-yes, Chris Phillips-no, Debbie Swinehamer- no, Suzanne Findley-yes, Jim Martin-yes.

The motion carried 8-2.

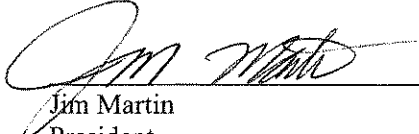
Other Business:

The Annual Nitty Gritty workshops will be held July 9th & 10th.

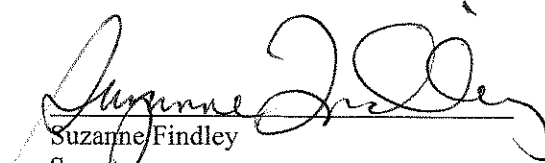
Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this September 18, 2012.



Jim Martin
President



Suzanne Findley
Secretary