

CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

September 18, 2012

Members Present:

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

Members Absent:

Joe Abban	Member
Pam Ault	Member
Tim Holmes	Member

Others Present:

Joanna Myers	Senior Planner
Lynn Gray	Legal Counsel
Jaime Shilts	Recording Secretary
Andrew Cochrane	Acting City Engineer

Call to Order:

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

Approval of Minutes:

Steve Davis made a motion to approve the June 19, 2012, meeting minutes as presented. Kevin McElyea 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 the only item on the previous Technical Review Committee agenda was the case being heard tonight.

Old Business:

None.

New Business:

PC 2012-13 (SPR): Downtown Parking Lot-Wayne St. & Jackson St:

Ms. Myers stated the project is located at the northeast corner of Wayne and Jackson Streets. The request is for a waiver from the drainage requirements. The petition did go through the Technical Review Committee for review. It was sent for outside engineering review by Whitaker Engineering as the design engineer is CrossRoad Engineers.

Greg Ilko, CrossRoad Engineers, representing the City of Franklin RDC, stated they were contracted to build parking areas in conjunction with the Gateways, Greenways and Redevelopment Project and the streetscape project. The parking area is at the northeast corner of Wayne and Jackson Streets and is a 44 proposed space parking lot that is currently unimproved. He stated that a rain garden with a retention area in the center is being proposed. He stated that due to the topography of the lot, it does not allow them to meet the subdivision control ordinance concerning drainage. He stated that the hydrograph method is generally used to determine retention volumes. Mr. Ilko stated that for such a small site, they used the modified rational method, which is typically used for sites less than 5 acres. They are requesting a waiver to allow the rational method be used.

Mr. Ilko stated the second waiver is to allow the flat bottom in the rain garden and deviate from the slope requirement. The subdivision control ordinance requires a 1% bottom slope. It is a low impact development with an underdrain system that will flow into a control structure. He stated a flat bottom is needed for the water to flow infiltrate into the structure.

Mr. Ilko stated the third waiver is from the 2 foot of freeboard specifications. Two feet of additional freeboard is required to allow water to flow out. He stated that due to the size and topographic features of the site they couldn't get the full 2 feet of freeboard. The spillway will overtop the bank of the asphalt and leave the site at the south and northwest corners.

Mr. Ilko stated that the approval will not be a detriment to the public safety and health. He stated they will not be flooding any areas within the 1% swale. The rational method calculation is widely accepted and will not have any negative impact on the public welfare.

Mr. Ilko stated the adjacent properties would not be negatively affected.

Mr. Ilko stated the unique condition is that the site is less than 5 acres in size. He stated the size and topographic conditions and features offers the design as proposed in lieu of the way the subdivision control ordinance stipulates.

Mr. Ilko stated there is no impact on the comprehensive plan.

Mr. Ilko stated the second waiver from the 1% bottom will not cause injury to the health or welfare of the general public. He stated they are providing storage for the way the basin is designed and it will be infiltrated through the underdrain and the lack of the 1% bottom will not cause injury to the health or welfare of the general public.

Mr. Ilko stated the adjacent properties would not be negatively affected.

Mr. Ilko stated the unique condition is due to the size and topographic conditions of the site. The physical conditions are much higher elevations to the north and south.

Mr. Ilko stated there is no impact on the comprehensive plan because it is a parking lot.

Mr. Ilko stated the lack of the freeboard is not detrimental to the health, safety, or welfare of the general public.

Regarding the spillway waiver, Mr. Ilko stated the stored water is not going to spill on to any adjacent properties.

Mr. Ilko stated the unique conditions are the size of the site and the topography nature of the site.

Mr. Ilko stated the comprehensive plan will not be affected.

Chris Phillips questioned if there was a curb and parking bumpers proposed adjacent to the rain garden. Mr. Ilko stated that a modified flush curb is proposed. Mr. Phillips stated that there will be standing water due to the curb being raised because it will flow in from the east and the west. Mr. Ilko stated it should be flush to the outfall, the curb offers separation from the rain garden and the parking spaces. It will drop off a foot to 18 inches. Mr. Phillips stated that with the plans presented there will be standing water as the curb is not shown to be flush. Mr. Ilko stated the grades will need to be revised to show that the curb is flush and not raised.

Andrew Cochrane, Acting City Engineer, questioned why HDPE pipe is proposed instead of RCP. Mr. Ilko stated the HDPE was used because of the structure type that they are using for the transition from the structure to the concrete. Mr. Cochrane stated he was concerned about the plastic pipe and believes that it may cause maintenance issues long term. Mr. Ilko stated they make adaptors that they can use. Mr. Ilko stated from the installation standpoint it's an easier unit to use and feels it will do the job. Mr. Cochrane stated that a standalone HDPE pipe is considered a structure; the plastic pipe alone is not. Mr. Ilko stated that it depends on the installation of the HDPE and if installed correctly will function properly. Mr. Ilko stated that inspections by the City will be conducted to ensure that the pipe is installed correctly.

Derek Snyder, CrossRoad Engineers, stated the cost difference between the two types of pipes is approximately \$442.00.

Action taken on PC 2012-13 (SPR): Downtown Parking Lot-Wayne St. & Jackson St:

Kevin McElyea made a motion to approve the waiver requests with the following conditions:

1. Use of pipe material (RCP) as recommended by the Acting City Engineer.
2. Plans to be altered to reflect the 0' grade change as discussed.

Diane Gragg seconded the motion.

The motion was approved with conditions by a unanimous vote.

Other Business:

None.

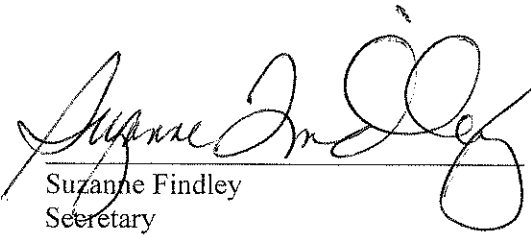
Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this October 16th, 2012.



Jim Martin
President



Suzanne Findley
Secretary