

CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT · DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

February 19, 2013

Members Present:

Jim Martin	President
Kevin McElyea	Vice-President
Suzanne Findley	Secretary
Joe Abban	Member
Pam Ault	Member
Steve Davis	Member
Chris Phillips	Member

Members Absent:

Diane Gragg	Member
Georganna Haltom	Member
Tim Holmes	Member
Debbie Swinehamer	Member

Others Present:

Travis Underhill	City Engineer
Joanna Myers	Senior Planner
Lynn Gray	Legal Counsel
Jaime Shilts	Recording Secretary

Call to Order:

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

Approval of Minutes:

Kevin McElyea made a motion to approve the January 15, 2013 minutes as presented. Pam Ault seconded the motion. The motion passed unanimously.

Report of Officers and Committees:

Joanna Myers stated the only item on the January 21, 2013 agenda for the Technical Review Committee was the case for Parks and Recreation, which is being heard tonight.

Old Business:

None.

New Business:

PC 2012-18 (PP): Picket/Whitaker Subdivision-CONTINUED TO MARCH 19, 2013

Ms. Myers stated the case requires Board of Zoning Appeals action which has been continued to the March 6, 2013 BZA meeting. The petitioner has requested by letter that the case be continued to the March 19, 2013 Plan Commission Meeting. She stated that as the request was received in a timely manner the continuance is automatically granted per the Plan Commission Rules & Procedures.

PC 2013-01 (SPR): Parks & Recreation Parking Lot:

Derek Snyder, CrossRoad Engineers, stated they are requesting the approval of various drainage waivers of the subdivision control ordinance for the parking lot project at 396 Branigin Boulevard. The project will improve drainage around the existing building and add much needed parking to the site. He stated the BZA approved a variance request to allow both 9'x20' and 10'x18' parking spaces as opposed to the 10'x20' parking spaces required by ordinance. A new storm sewer system will be installed for the parking lot and a dry detention pond will meet stormwater requirements. He stated a new storm sewer system will be installed to relieve flooding around the building.

Mr. Snyder stated that the City Engineer agrees with the request to use an alternate method for calculating the stormwater runoff. The size of the site is just over 1 acre and it is a generally accepted practice to use the modified rational method for sites smaller than 5 acres.

Mr. Snyder stated the granting of the waiver will not be detrimental to public health, safety, or general welfare, because the method requested is widely accepted as an appropriate means for determining stormwater detention volume on smaller sites. The project site is approximately 1 acre and is within the widely accepted threshold.

Mr. Snyder stated the granting of the waiver will not be injurious to adjacent properties. The size of the park property provides ample separation between the pond and any adjacent properties.

Mr. Snyder stated the conditions upon which the requests for the waiver are based are unique to the property. They are not applicable to other properties because the waiver request corresponds to the size of the site itself and the use of the approved method would produce questionable results.

Mr. Snyder stated there would be a hardship to the owner if the strict regulations of the ordinance were followed due to the small size of the site.

Mr. Snyder stated the comprehensive plan would not be impacted because it does not impact the land use.

Mr. Phillips questioned the location of the detention area in relation to the Young's Creek watershed. Mr. Snyder stated he did not know its relation to the entire watershed itself. Mr. Phillips questioned if they would be adding to the flooding in the park due to the location of the pond. Greg Ilko, CrossRoad Engineers, stated the pond itself is located outside the delineated floodplain area. Mr. Phillips questioned if they did not install the pond, would it prevent the water from adding to the watershed. Mr. Ilko stated there will be problems during 100 year storms but it will be improved for the vast majority of the storms that occur, though the amount would be negligible. He stated the pond will be 2.5 feet deep. Mr. Phillips stated he thinks that the

pond is not needed and will cause a safety hazard and he would rather have the water released prior to the peak and flow on its own. Mr. Ilko stated that he agrees.

Mr. Underhill stated that he would not have a problem with the removal of the detention pond due to the large green space area and its proximity to Young's Creek. He stated the grass would remove the pollutants from the water before it enters the creek and serve as the BMP.

Ms. Gray stated that no further waivers would be needed if the Board wished to waive the drainage requirements. The petitioner requested that the waiver request be amended to a waiver of the drainage requirements in their entirety due to the reasons previously listed.

PC 2013-01 (SPR): Parks & Recreation Parking Lot:

Kevin McElyea made a motion to approve the waiver of the drainage requirements as supported by the City Engineer's. Steve Davis seconded the motion. The motion passed unanimously.

Other Business:

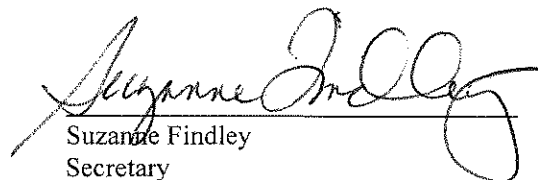
None.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 19th of March, 2013.


Jim Martin
President


Suzanne Findley
Secretary