

CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

May 21, 2013

Members Present:

Jim Martin	President
Kevin McElyea	Vice-President
Steve Davis	Member
Georganna Haltom	Member
Chris Phillips	Member
Debbie Swinehamer	Member

Members Absent:

Joe Abban	Member
Pam Ault	Member
Suzanne Findley	Secretary
Diane Gragg	Member
Tim Holmes	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:

Steve Davis made a motion to approve the March 19, 2013 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 there were five items on the May 2, 2013 agenda for the Technical Review Committee. Two are being heard tonight, the Pickett/Whitaker subdivision and the waiver request for the Johnson County Shooting Range at 1091 Hospital Road.

She stated they also reviewed the Pickett Equipment Rental site development plan which will be located on Lot 1 of the Pickett/Whitaker subdivision at 3011 Hudson Street. It is an expansion of the Pickett Equipment operations which is already located along Hudson Street. They are proposing to build a warehouse on the lot.

Ms. Myers stated the TRC reviewed a site plan for RSW Industrial Park, Lot 2, located on Commerce Drive. They are proposing to build an office building similar to the one that is adjacent to it to the west. In addition, the Legends Golf Course is proposing to construct an assembly building at 2555 N. Hurricane Road.

Old Business:

PC 2012-18 (PP): Pickett/Whitaker Subdivision:

Steve Huddleston, Huddleston & Huddleston, stated that Pickett Equipment is a company located on the north end of the City of Franklin along Earlywood Drive and Hudson Street. Mr. Huddleston stated that Jim Pickett wants his new warehouse located at the end of Hudson Street. Mr. Huddleston stated that the property is zoned IBD and most of the ground around it is undeveloped and is also zoned IBD. Mr. Pickett owns 10 acres which is proposed to be divided into 2 lots. The driveway is proposed to be located off of Hudson Street and will be a shared drive between the two lots. Mr. Huddleston stated they have provided an access easement on the plat and the appropriate maintenance agreements will be provided.

Chris Phillips questioned if the ingress/egress easement would be built up to access Lot 2. Mr. Huddleston stated they would have an agreement with them.

Action taken on PC 2012-18 (PP): Pickett/Whitaker Subdivision:

Steve Davis made a motion to approve the preliminary plat as presented. Kevin McElyea seconded the motion. The motion carried.

New Business:

PC 2013-06 (SPR): Johnson County Shooting Range:

Trent Newport, CrossRoad Engineers, stated they are requesting a drainage waiver for the Johnson County Shooting Range located at 1091 Hospital Road. They received approval of the use variance at the May 1, 2013 BZA meeting. Mr. Newport stated they want to reorient and lengthen the shooting range. Dirt mounds will be provided around it for protection with pea gravel in the middle. He stated they are adding very little impervious area.

Mr. Newport stated the general health and public welfare will not be affected in an adverse manner. The drainage that is there today sheet flows into a swale and outlets into the creek. He stated the drainage pattern is not being changed and no significant runoff areas are being added.

Mr. Newport stated the adjacent property will not be affected in an adverse manner. He stated there will not be a change in the amount of water that is there and it will go to the same outlet point within the property limits.

Mr. Newport stated the unique condition of the site is that it's not a typical development where impervious areas are added. He stated they are adding dirt mounds and pea gravel, which is the same concept as what is there now and rotating the orientation of the shooting range.

Mr. Newport stated that a hardship would result due to the topography of the property. He stated if they had to provide detention, it would take up the majority of the property where the range is proposed and would be difficult to meet the minimum requirements as the additional runoff is very little.

Mr. Newport stated the comprehensive plan will not be affected with this project.

Deborah Pitcher, neighbor, stated she lives next door to the jail and there is a drainage ditch there already. She stated they do have problems with drainage in that area. She wants to make sure the new range will not cause any additional problems. Mr. Newport stated there will be a pipe that will redirect the water. It will not affect her drainage as that is coming from a different area of the site and is not being affected by this project.

Mr. Davis questioned where the water currently goes. Mr. Newport stated that it goes toward the woods and filters down into the ground. They are not changing the drainage pattern. He stated the range is surrounded by soil mounds as well.

Mr. Davis expressed his concern over guns being fired toward the Franklin Lakes subdivision. Brian Baird, County Commissioner, stated there was a 40 caliber bullet found in the neighborhood once but the County does not use weapons with that ammunition on the range and could not confirm where it had come from. He stated the new berm will be 3 feet higher than it is now and the range should be safer as they will be shooting toward an open field.

Travis Underhill, City Engineer, stated CrossRoad did some preliminary drainage calculations and the increase in the drainage equaled less than 0.1% of overall drainage discharge. He stated that it is so minimal that you wouldn't be able to design it.

Action taken on PC 2013-06 (SPR): Johnson County Shooting Range:

Kevin McElyea made a motion to approve the waiver from drainage requirements as presented. Chris Phillips seconded the motion. The motion carried.

PC 2013-05: Amendment to Subdivision Control Ordinance:

Ms. Myers stated that Article 6.19 of the Subdivision Control Ordinance deals with sump pumps, downspouts and foundation drains. She stated it does not differentiate between single family residential development and all other types of development. She stated that staff has received requests from a number of industrial and commercial developments wanting to tie into their onsite storm systems but because of the current ordinance, it is not permitted and they are required to outlet onto a grass surface. Ms. Myers and Mr. Underhill are proposing amendments while still requiring single family residences to outlet their downspouts and sump pumps as they currently are required to.

The second amendment request is that the Subdivision Control Ordinance makes reference to "preliminary plat" and "final plat". She stated that the terminology is not consistent with how Indiana Code is written. They are requesting an amendment that every reference in the Subdivision Control Ordinance to "preliminary plat" be revised to "primary plat" and "final plat" changed to "secondary plat" to make the ordinance consistent with Indiana Code. Ms. Gray stated that the City has been interpreting it the same way as Indiana Code, so the change would just make the terminology consistent with the Code.

Mr. Underhill stated the amendments to Article 6.19 benefit the City from an MS4 standpoint.

Action taken on PC 2013-05: Amendment to Subdivision Control Ordinance:

Steve Davis made a motion to forward a favorable recommendation to City Council for the amendments. Kevin McElyea seconded the motion. The motion carried.

Other Business:

Ms. Myers stated the City's comprehensive plan is currently being updated. The next steering meeting is scheduled for June 3, 2013.

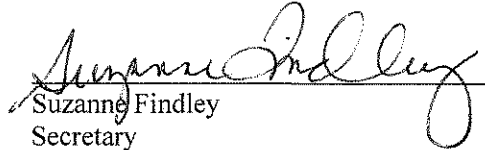
Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of June, 2013.



Jim Martin
President



Suzanne Findley
Secretary