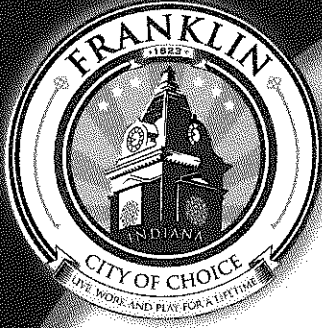




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT • DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

December 16, 2014

Members Present:

Jim Martin	President
Kevin McElyea	Vice-President
Chris Phillips	Secretary
Joe Abban	Member
Suzanne Findley	Member
Georganna Haltom	Member
Tim Holmes	Member
Debbie Swinehamer	Member

Members Absent:

Pam Ault	Member
Steve Davis	Member
Diane Gragg	Member

Others Present:

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:

Joe Abban made a motion to add Kevin McElyea to Members Present on the November 18, 2014 minutes. Georganna Haltom seconded the motion. The motion carried.

Tim Holmes made a motion to approve the November 18, 2014 minutes as corrected. Joe Abban seconded the motion. The motion carried.

Swearing In:

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

Reports of Officers and Committees:

Joanna Myers, Senior Planner, stated the last Technical Review Committee meeting was held on November 26, 2014. There were four projects reviewed, three relating to Meijer and the last to Heritage, which is being heard tonight.

Old Business:

PC 2014-20: (A) & PC 2014-21 (R): Meijer Annexation & Rezoning:

Meijer has withdrawn their petitions. They indicated that they will resubmit at a future date.

New Business:

PC 2014-22 (PUD-Amendment): Heritage PUD Amendment:

Tim Stevens, Mann Properties, LLC., is requesting a change to the Heritage subdivision primary plat. There are 67 lots that have alleys in the back. The street layout would remain the same. The lots would be widened to 50 feet from 41 feet wide and are proposing to remove the rear alleys. He stated they would be reducing the number of lots from 67 lots to 55 lots. Mr. Stevens stated there are development standards outlined in the PUD Ordinance for four different kinds of areas: A, B, C, and D. They want to propose that area B standards apply to these 55 lots, which would allow slightly larger homes. He stated the street patterns, drainage and utilities will all remain the same.

Travis Underhill, City Engineer, stated he does not have a problem with the plan. One of their biggest tasks is alleys and not having them is helpful.

Staff recommends approval.

Action taken on PC 2014-22 (PUD-Amendment): Heritage PUD Amendment:

Chris Phillips made a motion to approve the case as presented. Suzanne Findley seconded the motion. The motion carried.

Other Business:

Approval of 2015 PC Calendar of Meeting Dates:

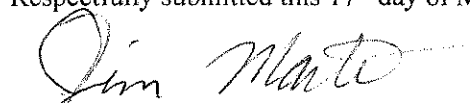
Discussion was held on having the meeting time at 6:30 p.m. instead of 7:00 p.m.

Debbie Swinehamer made a motion to approve the calendar as presented with the 7:00 p.m. meeting time. Debbie Swinehamer-yes, Kevin McElyea-yes, Joe Abban-yes, Georganna Haltom-yes, Jim Martin-yes, Chris Phillips-yes, Suzanne Findley-yes, Tim Holmes-no. The motion carried 7-1.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 17th day of March, 2015.



Jim Martin
President



Chris Phillips
Secretary