CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT · DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

December 20, 2016

Members Present:

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

Members Absent:

Pam Ault	Member

Others Present:

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner
Julie Spate	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 April 19, 2016 minutes. Georganna Haltom seconded the motion and it carried unanimously.

Swearing In:

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

Reports of Officers and Committees:

Technical Review Committee Report April 28, 2016, June 2, 2016, September 1, 2016, September 29, 2016, October 27, 2016 and December 1, 2016

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Joanna Myers reported on the Technical Review Committee (TRC) meeting held April 28, 2016 reviewing Cumberland Trace, Section 1 construction plans and secondary plat with the construction anticipated for 43 single family residences. On October 27 construction plans for Section Two of Cumberland Trace was also reviewed for an additional 33 lots. The first section may be recorded at the beginning of 2017 with Arbor Homes starting home construction. Also at the April meeting the construction plans for Heritage Subdivision Section Eight were reviewed and approved for construction of 39 single family residences.

The June 2, 2016 meeting received one petition, Madison Street Salvage located at the northwest corner of Depot and Madison Streets. Construction of an offsite parking lot was anticipated which has been installed and completed.

On September 1, 2016, TRC reviewed the Kroger Fuel Center located at 1859 Northwood Plaza for an additional restroom. Construction should begin soon. She stated that Homeview Healthcare Parking Lot and building addition at State and Palmer Streets were reviewed. Both cases are still pending review due to the number of required variances because of lot configuration and Board of Works approval. They should go before BZA and BOW sometime in early 2017.

The September 29, 2016 meeting reviewed the convenience mart, previously Swifty gas station, at 125 N. Morton Street. The site is being redeveloped by adding on to the existing facility to include a convenience mart towards the north side of the property. Also at 1771 Thornburg Lane, Johnson County Department of Child Services has proposed to construct an additional building immediately west of their current facility. It is a little over 6000 sq. ft. and construction has started.

On December 1, 2016 the Meijer Franklin Subdivision Phase Two and replat of Lot Three and Block One was reviewed and will be heard this evening. The pond adjacent to Simon Road and 31 was included with this. Initially it was temporarily installed for the three model homes that had previously been moved, but it will now be removed and filled in. The drainage will be taken care of with the previous drainage plan of the Meijer subdivision from 2015.

A TRC meeting is scheduled for next Wednesday. Two items are on the agenda. One is Buffalo Wild Wings to be located on Lot 4 of the Meijer Subdivision at 2330 N. Morton Street. It will be a little under 6,500 sq. ft. Heritage, Section 9 will also be reviewed for construction plans. This is the final expansion of Heritage to the north of the existing subdivision and includes 67 single family lots. Arbor Homes is the anticipated home builder.

Old Business:

None.

New Business:

PC 2016-21 (PP): Meijer Franklin Subdivision, Phase II & Replat of Lot 3 & Block 1:

Joanna Myers explained the reason for tonight's presentation. With the original primary plat, the remaining area at the southeast corner wasn't identified on how many lots it would be divided into. With Plan Commission approval, a condition was included that once the block was to be divided further, they needed to come back through for Plan Commission permission.

John Sheidler with Woolpert and Adam Fisher with Thompson Thrift presented. The replat includes Lot 3 which is the Meijer gas station as they are adding an access easement on a portion of Lot 3 so that Lot 4 has access to the entrance drive on the south side of the gas station. Lot 4 at 1.04 acres will be immediately adjacent to the south side of the gas station. Lot 5 to the south of Lot 4 and at the very southeast corner of the development is at 0.98 acres. Both lots are zoned MXC, Mixed Use: Community Center and are included in the Gateway Overlay district. The proposed use for Lots 4 and 5 is a restaurant. Access to both lots will be from the interior of the overall development. Primary plat shows proposed ingress egress easements on Lot 3 and within Lots 4 & 5 so they can share access across their lot to the two other proposed access points inside the subdivision. The drainage is unchanged. Utilities are available and all setbacks and easements are provided. No waivers are being requested with the plat. Site development plans are being filed separately from the primary plat. Mr. Martin asked Mr. Sheidler to review the decision criteria.

1. Subdivision Control Ordinance Requirements: It is consistent with the requirements.
2. Zoning Ordinance Requirements: It is consistent with the requirements.
3. Other Requirements: It is consistent with the requirements.

Ms. Gray verified there are no waivers with the primary plat and Mr. Sheidler confirmed.

Ms. Haltom confirmed that both lots are for restaurants and petitioner confirmed.

Action taken on PC 2016-21 (PP): Meijer Franklin Subdivision, Phase II & Replat of Lot 3 & Block 1:

Ms. Myers gave staff recommendation for approval of primary plat with one condition that all easements will need to include distances and bearings on the secondary plat and correspond with the location of improvements proposed on Lots 3, 4 and 5. Ms. Gray asked if the recommendations are acceptable to the presenter and he confirmed that they were. Tim Holmes made a motion for approval. Mr. McElyea seconded the motion. It passed unanimously.

Other Business:

Approval of 2017 Plan Commission Calendar of Meeting Dates

Ms. Myers presented the 2017 meeting date schedule. Motion made by Debbie Swinehamer. Second by Suzanne Findley. The motion passed.

Adjournment:

A motion was made by Ms. Haltom and seconded by Chris Phillips. There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted this 21st day of February, 2017.

Jim Martin
President

Chris Phillips
Secretary