

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

December 6, 2017

Members Present

Tim Holmes	Chairman
Phil Barrow	Vice Chairman
Jim Martin	Secretary
Brian Alsip	Member
Richard Martin	Member

Others Present

Alex Getchell	Senior Planner
Lynn Gray	Legal Counsel
Julie Spate	Recording Secretary

Call to Order

Tim Holmes called the meeting to order at 7:00pm.

Approval of Minutes

Lynn Gray offered corrections to the minutes.

1. Page 2, first full paragraph – It should begin with “Petitioner, and owner of”, not “if”.
2. Page 2, second full paragraph, third sentence – “The business is growing and they may add” instead of “made”.

Alex Getchell also pointed out a mistake at the end of the minutes with “Respectfully submitted this 6th day of December” instead of “1st day of November”.

Jim Martin made a motion to approve the minutes as amended. Phil Barrow seconded the motion. The minutes were approved, 5-0.

Approval of 2018 BZA Calendar

Mr. Getchell presented the 2018 meeting calendar as the same calendar as 2017, just moved into the 2018 year. Richard Martin made a motion to approve the 2018 calendar as submitted. Mr. Martin seconded. The motion was approved unanimously, 5-0.

Swearing In

Lynn Gray swore en masse anyone planning to speak.

Old Business

None.

New Business

ZB 2017-16 (V) – Direct Conveyors

Mr. Getchell introduced the case and stated it was publicly notified appropriately and in a timely manner. Mr. Getchell stated the request is a Developmental Standards Variance request by Runnebohm Construction. The property in question is 91 Linville Way, which is part of the new Linville Business Park off of Commerce Drive and Graham Road. The property is approximately five acres and zoned Industrial Light. The Comprehensive Plan also calls for the area to be Light Industrial. The details of the request are for a developmental standards variance to permit loading berths to be located in a front yard. The subject property is toward the south end of the Linville Business Park subdivision. The loading berths are proposed to be on the right side of the building, in the front yard along Linville Way.

Chris King with Runnebohm Construction presented. Mr. King stated this is the same variance request as they brought for the shell building on Linville Way. With this corner lot site, there are two front yards and no other real option for locating the loading berths, so they are respectfully requesting the variance with the staff findings of fact. Mr. King then reviewed the decision criteria:

1. General Welfare: According to the staff report, the approval will not be injurious to the public health, safety, morals and general welfare of the community. Locating the loading berths along Linville Way will have no impact on the general welfare and community.
2. Adjacent Property: They will not be affected adversely as this is an industrial park. The surrounding ground is industrial and agricultural. Loading berths are already common in front yards of other properties.
3. Practical Difficulty: Not receiving the variance will result in a practical difficulty as there are two front yards and they would not be able to use the front yard along Linville Way, given the shape of the property.

Mr. Holmes opened the public hearing by asking if there was anyone in the audience wishing to speak for or against the proposal. No one appeared.

Rev. Martin asked if this layout would still allow for enough parking. Mr. King assured it would.

Mr. Getchell presented staff's recommendation for approval with one condition, as outlined in the staff report, that loading berths are limited to the front yard along Linville Way only. The condition was acceptable to Mr. King.

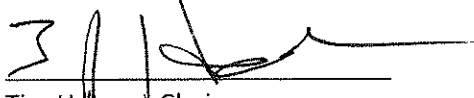
Mr. Martin made a motion to approve the variance with one condition, as recommended by staff. Brian Alsip seconded. The motion passed unanimously, 5-0.

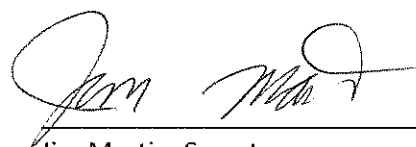
Other Business

Adjournment:

There being no further business, the meeting was adjourned at 7:09 pm.

Respectfully submitted this 3rd day of January, 2018.


Tim Holmes, Chairman


Jim Martin, Secretary