

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

April 4, 2018

Members Present

Jim Martin	Chairman
Phil Barrow	Vice Chairman
Rev. Richard Martin	Secretary
Brian Alsip	Member
Charlotte Sullivan	Member

Others Present

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

Call to Order

Vice Chairman Phil Barrow called the meeting to order at 6:00pm.

Roll Call & Determination of Quorum

Election of Officers

- a. Chairman (vacant) – Mr. Barrow nominated Jim Martin. Charlotte Sullivan seconded and nominations were closed. The motion passed, 4-0. Mr. Martin abstained.
- b. Secretary (vacated by Mr. Martin's election as Chairman) – Brian Alsip nominated Richard Martin. Mr. Martin seconded and nominations were closed. The motion passed, 4-0. Rev. Martin abstained.

Approval of Minutes

Mr. Alsip made a motion to approve the minutes as submitted. Mr. Barrow seconded the motion. Passed.

Swearing In

Lynn Gray swore en masse anyone planning to speak.

Old Business

None.

New Business

ZB 2018-03 (V) – Sunbeam FTP, LLC

Senior Planner Alex Getchell introduced the Developmental Standards Variance requests by Sunbeam FTP, LLC located at 180 Bartram Parkway. The property is approximately 63.5 acres zoned Industrial Light (IL). The Comprehensive Plan also calls for this area to be Light Industrial. The first request is to allow loading berths in a front yard. The second is to remove the buffer yard type two requirement along State Road 44 and along Bartram Parkway. The request was notified properly and in a timely manner.

Max Mouser with Studio A presented on behalf of Sunbeam FTP, LLC. He was accompanied by Vice President of Development Ken Kern. There is a 933,000 warehouse building being constructed. Mr. Mouser explained being surrounded by right of way on three sides which presents a practical difficulty with regards to the loading berths locations.

Mr. Mouser addressed the statutory criteria:

General Welfare: Mr. Mouser explained it being self-contained on their site. They are following the ordinance to meet guidelines for traffic, safety, movement, drainage and everything else that goes along with that.

Adjacent Property: Mr. Mouser stated the adjacent properties would not be affected on a project like this, as there are loading docks on properties south and east of their property. He also stated the Interstate is located to the west and vacant ground to the north, which Sunbeam has already applied for a rezoning on.

Practical Difficulty: Mr. Mouser stated the three-sided frontage will not allow loading docks other than on the south side of the building, which presents their difficulty and is the reason for their request.

Mr. Mouser continued with the landscaping variance request. He stated MXR zoning is to the north and east of their property along with a good portion of their west boundary. Mr. Mouser stated they are doing full buffer yard screening along the west boundary and the required street tree plantings along the Interstate, State Road 44, and Bartram Parkway boundary. Part of the grading situation with the parking for this building, is the elevation actually drops down almost seven feet from the grade of the Northwest corner of the property, near SR 44 and the Interstate. He stated the effect there, is a mound without a mound actually being there, and cars going by won't see any of the parking lot until they get down to Bartram Parkway. He stated it will be almost screened due to elevation. Due to loading docks and amount of hard surface, there is additional landscaping. They have incorporated some of that the required landscaping at the north end. He stated the effect is sort of a double landscaping with the street tree area. They don't see general welfare and adjacent properties being affected as they are still abiding by a large landscape screening buffer area.

Ms. Gray asked Mr. Mouser what they consider to be the front of the building. Mr. Mouser stated the side facing State Road 44 would be the front of the building with the main entrance being the northwest corner of the building. Mr. Mouser stated if they get only one user, the northwest corner will probably be the only primary entrance. IF they get two users, the building will probably get divided in half and second primary entrance will be added on the south side, on either the east or west corner. Ms. Gray reviewed the situation again of three front yards to the property. Mr. Mouser confirmed and added they are more than 300 feet off the road of SR 44.

Mr. Martin requested staff's recommendation.

Mr. Getchell presented staff's recommendation for approval with two conditions:

1. Loading berths in the State Road 44 front yard are prohibited.
2. All other required landscaping, including street trees, site interior landscaping, parking lot interior landscaping and parking lot perimeter landscaping, where applicable, must be provided and maintained in accordance with Article 7, Chapter 16 – Landscaping Standards.

Ms. Gray asked petitioner if they accept the conditions. Mr. Mouser responded in the affirmative.

Mr. Barrow made a motion to approve ZB 2018-03 (V) with the conditions listed in the staff report.

Ms. Sullivan seconded the motion. The motion passed, unanimously, 5-0.

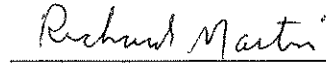
Other Business

Adjournment:

There being no further business, the meeting was adjourned at 6:19 pm.

Respectfully submitted this 6th day of June, 2018.



Jim Martin, Chairman

Rev. Richard Martin, Secretary