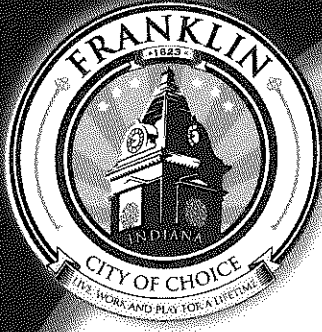




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT · DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

May 15, 2018

Members Present:

Suzanne Findley	Secretary
Jan Giles	Member
Diane Gragg	Member
Georganna Haltom	Member
Jim Martin	President
Kevin McElyea	Vice President
Mark Richards	Member
Charlotte Sullivan	Member

Members Not Present

Joe Abban	Member
Pam Ault	Member
Deb Swinehamer	Member

Others Present:

Joanna Myers	Senior Planner II
Lynn Gray	Legal Counsel
Julie Spate	Recording Secretary

Call to Order:

Jim Martin called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Approval of Minutes

Kevin McElyea made a motion to approve the April 17, 2018 minutes. Georganna Haltom seconded. Passed.

Swearing In

City Attorney Lynn Gray swore en masse anyone intending to speak during the proceedings.

Report of Officers and Committees

Technical Review Committee Report: April 19, 2018

Joanna Myers reported that there were two items on the April 19, 2018 Technical Review Committee agenda. The first is being presented tonight. The second was for the revised site development plan for First Financial

Bank located at 50 Branigin Road. It originally went through Technical Review Committee, was approved and received a building permit. Due to the merger of First Financial Bank and MainSource, they regrouped and made some modifications. The building is larger, added a community conference room and rearranged some of the parking. It is currently in the review process and construction should resume shortly.

Old Business

New Business

PC 2018-10 (R): Malores Rezoning

Ms. Myers introduced the request by Sunbeam Development Corporation to rezone approximately 38 acres located at the northwest corner of State Road 44 and Jim Black Road. It is currently zoned Mixed Use: Regional Center and includes the Gateway Overlay District. They are requesting to rezone the property to Industrial: Light only. Public notice has been completed and the case is ready for consideration.

Max Mouser with Studio A presented and introduced Ken Kern from Sunbeam. He stated that Sunbeam is building the 933,000 square foot warehouse on the property immediately south of State Road 44, for which the Gateway Overlay district was removed and zoning changed from MXR to IL also. He pointed out that many of the adjacent properties are zoned Industrial as well. He stated that development of the property and adding jobs would be an asset. Mr. Mouser stated that the following commitments have been offered:

1. The front entry of a primary building located on a parcel having frontage along SR 44 shall be oriented either to SR 44, I-65 or if oriented to Jim Black Road there would be a 240' setback.
2. The front entry to a primary building not having frontage along SR 44 may be oriented either to Jim Black Road or I-65.
3. A primary building located on the real estate shall include the construction of a parapet wall screening rooftop mechanicals and HVAC units from grade level view.
4. A primary building shall include a pedestrian walkway being at least five feet (5') in width along the entire frontage of such building, so as to connect the visitor/employee parking areas with the entry to the building. This pedestrian walkway shall include a minimum of a four foot (4') wide landscape strip between the walkway and the front façade of the building with at least twenty-five percent (25%) of the length of such strip being composed of shrubs, trees or flowers and the balance in turf or ground cover plantings.

Ms. Gray asked if the zoning commitments would be recorded and run with the land and Mr. Mouser confirmed. He was asked to re-address the statutory criteria related to responsible growth. He stated that adding new jobs to the economy and the tax base benefits will result in responsible growth.

Steve Overton, 2155 McClain Drive, spoke of his concern regarding drainage. Mr. Mouser responded that they have looked at the drainage. The site currently drains to the northeast corner near the lift station. There is then a storm pipe that parallels Jim Black Road and flows to the south, going under SR 44, ties into the storm system along Bartram Parkway and outlets into the pond south of the existing small industrial building, eventually draining to the east into Amity Ditch. Mr. Mouser stated that with the development of the property the water will need to be detained and released at a slower rate. They are proposing to construction a detention pond.

Georganna Haltom asked if the existing storm pipe would need to be enlarged and Ms. Gray said not for rezoning. Mr. Mouser added that the pipe's current size is adequate.

Mr. McElyea asked if the wooded area would remain. Mr. Mouser insured that at least some of it will remain although they do not have all of those details determined yet.

Ms. Gray asked why the request is made to remove the Gateway Overlay. Ms. Myers explained it to be a similar case to the property to south. In looking at the Gateway Overlay as it applies to commercial uses and

retail, it makes sense and has good results. Industrial uses are different and a lot of the items don't apply to industrial development and results in the need to obtain a number of variances. She stated that the commitments offered address the items that do apply to industrial developments.

Ms. Myers presented staff's recommendation that a favorable recommendation, including the zoning commitments offered by the petitioner, be forwarded to City Council for the requested zoning change to Industrial: Light. Mr. McElyea moved to forward a favorable recommendation with the commitments offered to City Council. Suzanne Findley seconded. Passed.

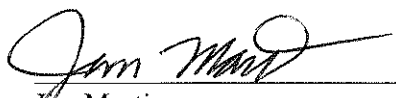
Other Business

None.

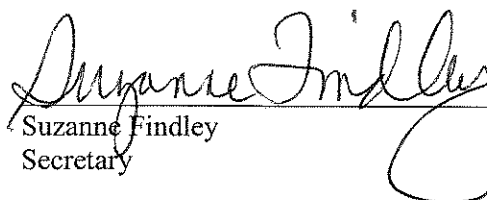
Adjournment

A motion was made and seconded to adjourn. There being no further business, the meeting was adjourned.

Respectfully submitted this 19th day of June, 2018.



Jim Martin
President



Suzanne Findley
Secretary