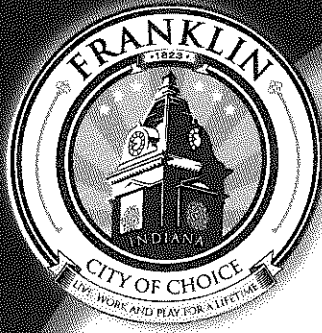




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT · DEPARTMENT OF ENGINEERING

MINUTES

FRANKLIN CITY PLAN COMMISSION

September 18, 2018

Members Present:

Joe Abban	Member
Pam Ault	Member
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
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 June 19, 2018 minutes. Mark Richards 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: June 21, July 26 & August 23, 2018

Joanna Myers reported on two agenda items from the June 21st meeting. BSTP Development subdivision was a primary plat review at the northwest corner of US 31 and Commerce Drive. It is being refiled and will come before Plan Commission in the future. The second item was Compass Park Road Extension at 690 State

Street. They are in the process of converting Ashlar Drive which intersects with South Street. They are widening it and instead of being one-way north, it will be two ways with designated right and left turn lanes.

The July 26th meeting had three items on the agenda. Homesteads at Hillview, Section Three located at the southeast corner of Eastview Drive and Upper Shelbyville Road. It was a review of construction plans and secondary plat for the last section. Franklin Gateway Development filed a secondary plat and construction plans for Section One including the far north lot where Hampton Inn is proposed and additional improvements beneficial to the rest of the subdivision. The third item was a site plan review for Hampton Inn located at 361 Paris Drive.

The August 23rd meeting had five agenda items. The first was the indoor training center proposed at the Legends Golf Course at 2555 N. Hurricane Road. It was a site plan review for that facility, currently pending review. The second item was the Linville Annexation which is 8.711 acres on Graham Road to be heard this evening. There was a site plan review for the S. Main Street parking lot located at 260 S. Main Street and 231 S. Jackson Street, immediately north of Young's Creek on the west side of S. Main Street. It is a City of Franklin project. The fourth item was the Kelsay Annexation and Rezoning which is being heard this evening. Last was a site plan review for Airtomic proposed at Lot Two of Linville Business Park.

Old Business

New Business

PC 2018-22 (A): Linville Annexation – 8.711 acres Graham Road

Ms. Gray explained that Charlotte Sullivan is the daughter of petitioner Fred Linville, so she will recuse herself from the board for this discussion and vote. She will be the presenter on behalf of her father.

Ms. Myers introduced the Linville Annexation located on Graham Road immediately north of 2160 N. Graham Road which is the location of the Johnson County Animal Shelter. The request is for annexation of 8.711 acres currently zoned Industrial: Light and proposed to remain that zoning. The property is included in the Needham Fire Protection District. There is Indiana Code regarding fire protection districts stating that an annexation cannot take effect until the second January 1 following the adoption, so if approved this annexation will take effect January 1, 2020. Ms. Gray added the reason for this is to allow a fire district to prepare in its budgetary process for losing a tax base.

Ms. Sullivan identified herself as POA for her parents, Maurice Fred and Helen Linville, and due to their inability to be in attendance, she presented on their behalf. They were asking to be annexed into the city. There will be two parcels. One is 5.01 acres and the other the remaining amount. On the 5.01 parcel Dave Dowden's granddaughters are proposing to build a pet boarding facility directly beside the animal shelter. The other parcel is not planned for sale.

Ms. Myers presented staff's recommendation for a favorable recommendation to be sent to City Council.

Joe Abban made a motion to forward a favorable recommendation to City Council and Mr. McElyea seconded. Passed.

PC 2018-24 (A) & PC 2018-25 (R): Kelsay Annexation & Rezoning

Ms. Myers presented the annexation and rezoning requests. The annexation is for approximately 425 acres located at the southeast corner of Paul Hand Boulevard and US 31 bounded on the east side by Graham Road. The rezoning request is for two separate zoning districts. One is for the Mixed Use: Community Center which is proposed to parallel the centerline of US 31 600 feet to the east which would then coincide with the existing Gateway Overlay District. The remaining property from the 600-foot line to the east is proposed to be rezoned to Industrial: General. The rezoning includes the parcel at the immediate southeast corner of Paul Hand Boulevard and US 31, but that piece is not proposed to be within the annexation boundaries. The annexation portion from the railroad east is included in the Needham Fire Protection District and would be effective

January 1, 2020, if approved. West of the railroad to US 31, if approved, would take effect upon recordation this year. The railroad is not included in either the annexation or rezoning.

Ms. Gray added that the request is a voluntary annexation. However, the Kelsay's were approached by the city to discuss the possibility of being annexed. Ms. Myers stated that there is a section of the annexation law that allows property that is taxed as agricultural property to be tax exempt from municipal taxes as long as the property remains agricultural. She stated that once the property is developed or no longer used for agricultural purposes municipal taxes would be assessed. This request will go before the City Council for their approval.

Petitioner Joe Kelsay appeared as representative of Kelsay Farms and property owners MRJ Associates and JRM Associates. He stated that the railroad runs through the middle of the property and they have no current plans to develop it but only to continue farming for some time to come. Ms. Gray disclosed her role as Kelsay's attorney in other matters not involving the city. Mr. Kelsay went on to address the five rezoning criteria.

1. Comprehensive Plan – They deemed this very important and part of the extended view of where Franklin wants to move. The rezoning request matches the land use plan within the Comprehensive Plan
2. Current Conditions – The rezoning is consistent and similar to the surrounding areas as well.
3. Desired Use – Though remaining agriculture for the foreseeable future, it puts it in line with Franklin's potential future development with access to rail and US 31.
4. Property Values – Mr. Kelsay stated agreement with staff findings.
5. Responsible Growth – Mr. Kelsay also stated agreement with staff findings.

Georganna Haltom asked about what the separate parcel indicated on the map was and Mr. Kelsay explained it to be a home and detached garage currently being rented and would be taxed differently. Ms. Myers stated that the parcel in question is also located in the Whiteland Fire Protection District.

Staff recommended a favorable recommendation for annexation be forwarded to City Council. Mr. Abban made such a motion. Ms. Haltom seconded. Passed.

Staff recommended a favorable recommendation for rezoning be forwarded to City Council. Suzanne Findley made a motion with a second from Pam Ault. Passed.

The first reading of the Ordinances will be before the City Council on October 1, 2018.

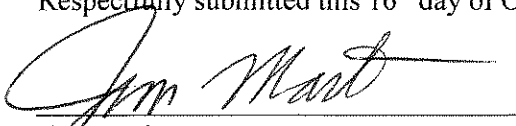
Other Business

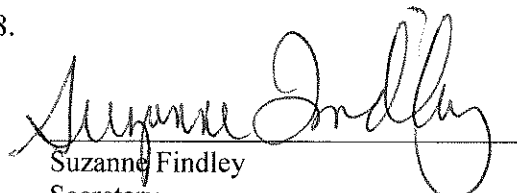
None.

Adjournment

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

Respectfully submitted this 16th day of October, 2018.


Jim Martin
President


Suzanne Findley
Secretary