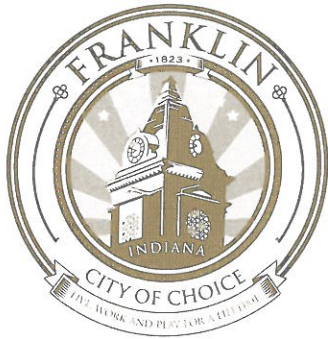




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

June 18, 2019

Members Present:

Joe Abban	Member
Jan Giles	Member
Georganna Haltom	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member
Charlotte Sullivan	Vice President

Members Absent:

Pam Ault	Member
Suzanne Findley	Secretary
Diane Gragg	Member
Debbie Swinehamer	Member

Others Present:

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

Call to Order:

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

Swearing in of Irene Nalley

Roll Call & Determination of Quorum

Election of Vice President

Mark Richards nominated Charlotte Sullivan. Jim Martin seconded. Passed.

Pledge of Allegiance

Joe Abban's granddaughter, Ava Kennedy, led.

Approval of Minutes

Mr. Richards made a motion to approve the February 19, 2019 minutes. Ms. Sullivan seconded. Passed.
Joe Abban made a motion to approve the April 16, 2019 minutes. Georganna Haltom seconded. Passed.

Swearing In

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

Report of Officers and Committees – Technical Review Committee Report: February 21, March 21, & May 23, 2019

Joanna Myers reported on three meetings since the last Plan Commission meeting. On February 21st there were three agenda items. East Village Master Plan at Compass Park is being updated. They are demolishing some existing buildings and creating a detention pond. The second item was a site plan for Starbucks to be located at 153 Granville Drive near the interstate. It has been approved for land alteration and they can start construction today. The third item was a site plan for Taco Bell at 115 Granville Drive immediately west of the proposed Starbucks. They also have their land alteration permit and can begin construction.

On March 21st there was one agenda item. It was a site plan for McAlister's at 2378 N. Morton Street, the southwest corner of Commerce Drive and Morton Street. It is the one remaining undeveloped lot near Meijer. Construction has already begun and building permit secured.

The May 23rd meeting had four agenda items. The first was a site plan for Specialty Storage Solutions, a mini-warehouse facility to be located at 1050 N. Hurricane Road, the southwest corner of Arvin and Hurricane Road near the new roundabout. A portion of Interstate Warehouse Phase 7A at 700 Bartram Parkway was the second agenda item and will be heard this evening. Coinciding with that is the re-plat of Franklin Tech Park Lot 2A and Block F also to be heard this evening. The last item on the agenda was The Bluffs at Youngs Creek construction plans and secondary plat for Section I which will be heard this evening for waiver requests only.

Old Business

None.

New Business

PC 2019-09 (SPR): Interstate Warehouse Phase 7A & PC 2019-10 (Replat/FP): Replat of Franklin Tech Park Lot 2A & Block F

Ms. Myers presented the two-fold request. The first is associated with the actual lot itself. Lot 2A was previously re-platted. At the time there were some rights-of-way and drainage and utility easements that needed to be modified with the expansion of the facility Phases 4-6. The proposed expansion for Phase 7A is a building addition to the south side of the existing building where a pond is currently located. The pond is proposed to be partly filled and the pond northeast of it expanded. Any time a utility easement is being modified, it has to come before Plan Commission. There is also a waiver request from Article 6.19(C)(4)(b) related to the pipe flow velocity.

Jason Bransteter represented Tippmann Realty Properties. They currently own a 900,000 square foot cold storage distribution center on Bartram Parkway. They would like to expand that by approximately 100,000 square feet. The expansion would be on the south side. The waiver request is to do some engineering to connect the two ponds together. As the one to the south fills up it will drain into the one to the northeast and then outflow off the property.

Waiver decision criteria –

1. Public Welfare – All proposed activity is on private property and outflow will be maintained as it currently is.
2. Adjacent Property – They are not affecting anything adjacent.

3. Unique Conditions – The existing stormwater pond has to be altered in order to accommodate the expansion.
4. Physical Conditions – Some easements will be eliminated. They are working with the utility companies to relocate any services into other easements.
5. Comprehensive Plan – It will not be affected as they are part of the plan.

Re-plat decision criteria –

1. Subdivision Control Ordinance Requirements – Their reason for re-platting is only to expand the building and make stormwater changes which results in the need to modify platted easements.
2. Zoning Ordinance Requirements – They are consistent with the Zoning Ordinance. They've submitted drawings to the city for review and are working with Senior Planner Ms. Myers.

Ms. Gray asked the specifics of the waiver. Mr. Richards explained it to be related to the slope of the pipe and the resulting velocity that the water will flow through it. The intent is to maintain a minimum 2.5' per second velocity in a pipe so it scours out any sediment that may accumulate. It is designed more as an equalization pipe between the two basins, and is also a temporary condition. Ms. Haltom asked what was meant by temporary. Mr. Bransteter explained this to be part of a larger plan that they will bring back before Plan Commission in a couple of months. They own 80 acres to the south and are considering a larger expansion project.

Mr. Abban made a motion to approve the waiver. Ms. Haltom seconded. Passed.

Mr. Richards made a motion to approve the re-plat. Ms. Sullivan seconded. Passed.

PC 2019-11 (FP): The Bluffs at Youngs Creek, Section 1

Ms. Myers identified The Bluffs at Youngs Creek, Section 1, is to be approximately 14.5 acres. There were originally three waiver requests to be considered. The petitioner withdrew both requests related to Article 6.19(C)(3). The only request before the Commission is Article 6.19(H)(1)(b) regarding the outlets from the drainage facilities. This was heard by the Plan Commission for primary plat in February and also went before Technical Review Committee on May 23rd.

Brian Robinson with Stoeppelwerth and Associates and representing Windstar Homes LLC presented. In working with several entities, they have been able to meet the requirements for two of their original waiver requests, so they are only asking for one waiver related to a portion of the drainage ordinance stating that a development cannot discharge into a tillable field. Stoeppelwerth redesigned the drainage in the area. Currently there is a little more than 10 acres flowing across the development site and discharging into an existing 42" pipe underneath Nineveh Road. They have reduced that by 4.63 acres putting them under City of Franklin required release rates. The city is responsible for one side of the road and Johnson County has jurisdiction over the actual outlet across the tillable field. At the request of Mr. Richards and Ms. Myers, they have met with both the County Surveyor's office and Planning and Zoning, which have approved Stoeppelwerth's design. The only thing they have not completed to date is to meet with the property owner as requested by Ms. Myers which they will do after tonight's decision. Ms. Haltom asked what will happen if the waiver is approved and the property owner refuses consent. Mr. Robinson responded that the tillable field will receive much less discharge under the granted waiver. Ms. Gray explained the waiver approval would need to be stated as subject to the property owner's approval.

Decision Criteria:

1. Public Welfare – It will be beneficial because there will be less drainage to the property.
2. Adjacent Property – It will reduce the drainage across the property by half.
3. Unique Conditions – City of Franklin jurisdiction is on one side of the road and Johnson County on the other.

4. Physical Conditions – The existing 42” pipe under Nineveh Road was designed to take the drainage.

5. Comprehensive Plan – Mr. Robinson maintained no issue with the Comprehensive Plan.

Gerald Smith, owner of said property, asked if the drainage could be shifted to the lake. Mr. Robinson responded that five acres has been taken off of what is draining there currently. They will take some of the hill down. He reviewed a handout presented as Exhibit One and gave further specifics in answer to the question.

Mr. Richards gave background on the reason for the waiver. The Windstar Subdivision was developed under an older set of drainage rules which didn't include a provision about discharging directly to a tillable field. The city advised the petitioner to speak with the Johnson County Drainage Board and County Planning and Zoning to make sure they were in agreement with this change. It was realized that there was a reduction in the amount of flow going to the culvert and ultimately the field, but it was felt that there was a good case to be made because of the current Drainage Ordinance that the drainage should not be directed to a tillable field. It is reduced, so it will be a better situation. That was the reason for to need for the waiver request to be submitted and that from an engineering standpoint it would be supported. As the City Engineer, Mr. Richards supports the request. Ms. Myers added that written verification of review has been received from both the Johnson County Planning and Zoning and Johnson County Surveyor's office. Ms. Gray noted staff's recommendation that the property owner be notified but their approval is not required.

Ms. Myers presented staff's recommendation that if Plan Commissions find sufficient evidence to approve the waiver request, staff recommends the following condition apply:

1. Developer shall contact the property owner on the south side of Nineveh Road and explain how the project is being designed and that the impacts to his property are lessened.

Mr. Smith stated he was contacted a couple of weeks ago by Mark Ault and has not heard more since then. Mr. Abban supports approving the waiver subject to the landowner having the information they need and feel comfortable. Ms. Gray explained that “subject to the consent of the landowner” delegates the authority to approve or deny the request to the landowner. Ms. Gray recommended that the case be continued to the next meeting to allow time for the petitioner to follow-up with the landowner instead of providing the authority of approval or denial to lie on the landowner instead of the Plan Commission. Mr. Robinson reiterated their commitment to speaking with the landowner.

Mr. Abban made a motion to continue this case to the July 16 meeting allowing the petitioner time to speak with the property owner. Ms. Sullivan seconded. Passed.

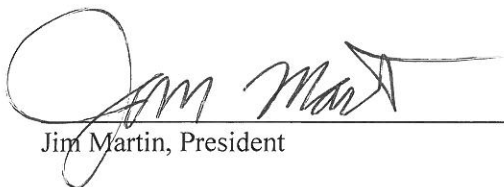
Other Business

None.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 15th day of October, 2019.


Jim Martin, President

Suzanne Findley, Secretary