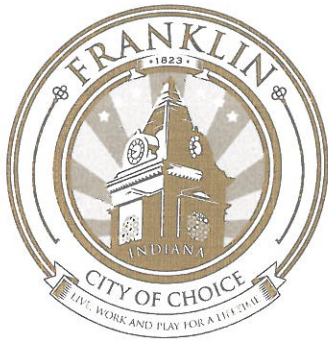




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

May 19, 2020

Members Present:

Suzanne Findley
Georganna Haltom
Jim Martin
Irene Nalley
Mark Richards
Debbie Swinehamer

Secretary
Member
President
Member
Member
Member

Members Absent:

Pam Ault
Jan Giles
Diane Gragg
Chris Rynerson
Charlotte Sullivan

Member
Member
Member
Member
Vice President

Others Present:

Alex Getchell
Lynn Gray
Joanna Myers

Senior Planner I
Legal Counsel
Senior Planner II

Call to Order:

Attorney Lynn Gray called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Approval of Minutes

Mark Richards made a motion to approve the April 21, 2020 minutes. Jim Martin seconded. Passed unanimously 6-0 by roll call vote.

Swearing In

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

Report of Officers and Committees – Technical Review Committee Report: April 23

Joanna Myers reported on two agenda items. Both are being heard this evening. One is the Tresslar/GR2 Land/Davis Annexation & GR2 Land/Davis Rezoning and the second is the Laugle Industrial Park.

Old Business

None.

New Business

PC 2020-10 (A) & PC 2020-14 (R): Tresslar/GR2 Land/Davis Annexation & GR2 Land/Davis Rezoning

Ms. Myers presented these two requests. One was for an annexation of 433 acres at the northeast corner of Jim Black Road and State Road 44. The 214 acres on the east portion of that ground is requested to be rezoned from A (Agriculture) to IL (Industrial: Light). The property is currently in the Buffer Zone which includes the Tresslar property that is already zoned IL (Industrial: Light).

Max Mouser presented, accompanied by Ken Kern and Jamie Chrisman with Sunbeam Development. Mr. Mouser stated that all of the property is currently being farmed or has livestock on it. The surrounding properties to the west and south are primarily IL (Industrial: Light) and MXR (Mixed Use: Regional Center) and some A (Agriculture). To the north is A (Agriculture) and IL (Industrial: Light) and RSN (Residential: Suburban Neighborhood). To the east is A (Agriculture). Mr. Mouser also identified current small uses in the area. They have 100% consent of property owners for voluntary annexation and are at 33.48% of contiguous boundary to the City of Franklin, exceeding the 12.5% needed. They have filed for removal from the Needham Fire Protection District. The Needham Fire Protection District will meet Thursday to sign the document which will then be filed with the county. Public utilities are readily available in the area. The 2013 Comprehensive Plan identifies this area for IL (Industrial: Light).

Mr. Mouser stated agreement with and presented the decision criteria as put forth in the staff report. Highlights included:

1. Comprehensive Plan – Petitioner agrees with staff that IL (Industrial: Light) zoning is consistent with the comprehensive plan.
2. Current Conditions – The property is immediately adjacent to similarly zoned properties.
3. Desired Use – I-65 and SR44 transportation routes are in close proximity to the property.
4. Property Values – Petitioner agreed with staff's finding.
5. Responsible Growth – Petitioner agreed with staff's finding.

Mr. Mouser also reviewed past Sunbeam developments.

A public hearing was held with no respondents.

Georganna Haltom asked if the property will come under Franklin fire protection. Ms. Gray affirmed and explained the legalities.

Ms. Myers gave staff's recommendation that both petitions be forwarded to City Council with favorable recommendations.

Mr. Richards made a motion to forward the petition for annexation to City Council with a favorable recommendation. Suzanne Findlay seconded. Passed unanimously by roll call vote.

Mr. Martin made a motion to forward the petition for rezoning to City Council with a favorable recommendation. Mr. Richards seconded. Passed unanimously by roll call vote.

This will be on the council agenda on June 15.

PC 2020-15 (PP): Laugle Industrial Park

Ms. Myers presented the request filed by Innovative Casting Technologies for the approval of a primary plat to include one lot and one block for an industrial subdivision. It is located at 3113 N. Graham Road, the northeast corner of Graham Road and Earlywood Drive. The rezoning request for IG (Industrial: General) is pending review by City Council. It was introduced to City Council last evening and public hearing is scheduled for June 1. It is being reviewed under IG (Industrial: General) and not IBD (Industrial: Business Development) zoning standards. The petitioner is aware that approval is contingent upon rezoning being final.

Dustin Myers from CrossRoad Engineers presented. The project site is located on the north side of the city limits. It is a 36-acre parcel. The proposed use will complement the existing neighboring uses. Northeast from the intersection is primarily an agriculture field and includes a single-family residence that fronts Graham Road. One block consists of approximately 22 acres and one lot that is approximately 11 acres. Two 60,000 square foot buildings are proposed along with a detention facility that will treat for both water quality and quantity and the proposed access to serve both the lot and block. The only access will be off Earlywood Drive. Water and sewer will come off the south side of Earlywood Drive onto the site. The client is in agreement with all staff's recommendations and conditions.

A public hearing was held with no respondents.

Ms. Myers presented staff's recommendation for approval of the primary plat with the following conditions:

1. Subject to the adoption and effective date of the proposed rezoning (Ordinance 2020-05).
2. A "No Access Easement" be provided adjacent to Earlywood Drive, with the exception of the entrance intersection as shown.
3. The replat of Block A will be reviewed administratively if divided into a maximum of 4 lots and no public improvements, excluding public sidewalk/trail, are required. Otherwise, the replat of Block A would be required to be reviewed by the Plan Commission for primary plat approval.
4. Right-of-way for the Graham Road and Earlywood Drive roundabout will be dedicated in the future, consistent with the construction plans for the roundabout.

Mr. Martin made a motion for approval of the primary plat with staff's four conditions. Ms. Swinehamer seconded. Passed unanimously by roll call vote.

Other Business

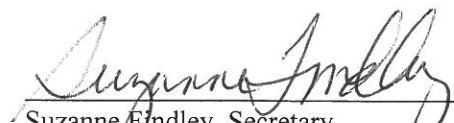
Ms. Gray reviewed the upcoming meeting plans per the governor's order as it relates to Covid-19. She further suggested the option of providing a call-in phone number for members of the public who may wish to participate but aren't able due to compromised health situations. Commission members spoke in favor of this.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 16th day of June, 2020


Jim Martin, President


Suzanne Findley, Secretary