MINUTES

City of Franklin, Indiana
BOARD OF ZONING APPEALS

March 4, 2020

Members Present

Jim Martin	Chairman
Phil Barrow	Vice-Chairman
Charlotte Sullivan	Secretary
Brian Alsip	Member
Ashley Zarse	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 pm.

Roll Call & Determination of Quorum

Approval of Minutes

Jim Martin made a motion to approve the minutes of November 6, 2019 as amended by Lynn Gray. Charlotte Sullivan seconded. Passed. Ms. Sullivan made a motion to approve the February 5, 2020 minutes. Mr. Barrow seconded. Passed.

Swearing In

Ms. Gray swore en masse anyone planning to speak.

Old Business

New Business

ZB 2020-05 (V) – 2770 N Morton St – Joanna Myers introduced the developmental standards variance. The property was formerly the Pizza King Station. The applicant is Enterprise Leasing Company. The property is currently zoned MXC (Mixed Use: Community Center) with the Gateway Overlay. The request is to allow a sloped roof with an average height greater than the height of the supporting wall. The portion of the existing sloped roof is legal, non-conforming. The petitioner is requesting that the roof line continue to the south of the building with their building expansion. In the Gateway Overlay there is specific language regarding the height of the roof. It can continue as legal, non-conforming. Enterprise is proposing to add on to the south portion of the building which will be a wash bay for their vehicles. They propose to keep the top roof line at the height it currently is, and that area is specific to the request.

Attorney Joe Calderon presented representing Enterprise. He explained the wash bay to be solely for vehicles Enterprise rents from the facility. They don't believe Enterprise is creating a hardship to the property, as it had already existed. They are trying to reuse the building without demolishing it. The petitioner's response to the decision criteria was incorporated into their written exhibit submitted to the board members at the meeting.

Mr. Martin opened a public hearing. Ms. Gray asked if the existing parking lot would be sufficient to handle Enterprise's existing inventory. Mr. Cauldron suggested it would, and they will stripe according to code. Ms. Myers added that they have been in communication with staff regarding the site, and staff does not see any concerns at this time with either the modified plans for the structure or the parking lot. The public hearing was closed.

Ms. Myers gave staff's recommendation for approval with two conditions:

a. All applicable permits and approvals shall be obtained prior to construction, including but not limited to an Improvement Location Permit ("Building Permit").
b. Approval is limited to the south portion of the building and is limited to the maximum roof peak height of the existing roof, as it currently exists.

Mr. Calderon expressed Enterprise's acceptance of the two conditions. Brian Alsip made a motion for approval with conditions. Ms. Sullivan seconded. Passed.

Other Business

Ms. Myers stated that staff is currently working on a number of amendments to the Zoning Ordinance, which includes a number of items that have routinely been before the BZA. A draft list will go before Plan Commission at their March meeting. Ms. Myers offered a list of examples.

Adjournment:

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

Respectfully submitted this 1st day of April, 2020.

Jim Martin, Chairman

Charlotte Sullivan, Secretary