

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

December 2, 2020

Members Present

Jim Martin
Phil Barrow
Charlotte Sullivan
Brian Alsip
Ashley Zarse

Chairman
Vice-Chairman
Secretary
Member
Member

Others Present

Joanna Myers
Lynn Gray

Senior Planner II
Legal Counsel

Call to Order

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

Roll Call & Determination of Quorum

Approval of Minutes

Phil Barrow made a motion to approve the minutes of November 4, 2020. Charlotte Sullivan seconded. The motion passed unanimously, 5-0.

Swearing In

Ms. Gray swore en masse anyone planning to speak.

Old Business

None.

New Business

ZB 2020-15 (SE) – Shelby Gravel, Inc. – Joanna Myers presented Shelby Gravel's application for a special exception use to allow a concrete/asphalt production facility located at the southeast corner of North Graham Road and Commerce Parkway. The property is currently zoned IG (Industrial: General). Shelby Materials is currently located on the south side of Arvin, west of Commerce Parkway.

Randy Zentz presented for Shelby Gravel. Mr. Zentz reviewed the petitioner's request as outlined by Ms. Myers. The parcel is 16 acres. Mr. Zentz offered Shelby Gravel's company history and their history within Franklin specifically. The new location will allow for a more efficient operation. The new design requires more space than is allowed for on the existing site. Shelby's intention is to close on the property by year's end with the development process beginning as soon as possible after.

Mr. Zentz addressed the decision criteria:

1. General Welfare: He stated Shelby Materials has operated with an excellent record on all counts within the city of Franklin since 1994. They have a great relationship with their neighbors on the existing site and will continue this moving forward at the new parcel. Shelby offers exceptional wages and benefits to employees and 52% live within the city of Franklin or Johnson County. The company is committed to excellent corporate citizenship and they sponsor multiple organizations and charities in and around Franklin.
2. Development Standards: He stated the requirements and development standards for the requested use as prescribed by the zoning ordinance will be met. The covenants and restrictions on the land by the Franklin Business Park will also be adhered to by the petitioner.
3. Ordinance Intent: He stated the special exception request is already contemplated in the IG (Industrial: General) zoning district and will develop in accordance with all requirements of the ordinance.
4. Comprehensive Plan: He stated the proposed use will be consistent with the character of the zoning district in which it is located and the Franklin comprehensive plan. The property is surrounded by similar uses. All development standards and additional covenants and restrictions will be followed during the development of the new site.

A public hearing was held with no meeting attendees. Commission members had no questions.

Ms. Myers gave staff's recommendation for approval with five conditions, as outlined in the staff report:

- a. Special Exception approval for a concrete production facility use is limited to, and runs with Shelby Gravel, Inc., at the subject property.
- b. A minimum of one (1) off-street parking space is required to be provided for every 250 square feet of office space available to the public, rounded to the nearest space, excluding storage areas, restrooms, and areas limited to employees-only.
- c. A minimum of twenty-four (24) off-street parking spaces are required to be provided for employees.
- d. A minimum of twenty-one (21) off-street parking spaces are required to be provided for concrete mixer trucks (business vehicles) stored on-site.
- e. All applicable federal, state, county, and local permits/approvals are required; including, but not limited to, Site Development Plan review and approval, and compliance with all building, fire, and health codes.

The conditions are acceptable to the petitioner. Ms. Sullivan made a motion for approval with staff's five conditions. Brian Alsip seconded. Passed unanimously, 5-0.

ZB 2020-16 (V) – Kopetsky Auto Wash – CONTINUED TO JANUARY 6, 2020 MEETING – A request for continuance was made by the Franklin Community Schools.

Other Business

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 3rd day of February, 2021.

Jim Martin, Chairman

Charlotte Sullivan, Secretary