

CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

January 19, 2021

Members Present:

Pam Ault	Member
Suzanne Findley	Secretary
Janice Giles (by phone)	Member
Diane Gragg	Member
Georganna Haltom (by phone)	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member
Chris Rynerson	Member
Charlotte Sullivan	Vice President
Debbie Swinehamer (by phone)	Member

Others Present:

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner II

Call to Order:

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

Roll Call & Determination of Quorum

Pledge of Allegiance

Election of Officers

President – Charlotte Sullivan nominated Jim Martin. Pam Ault seconded. Ms. Sullivan moved nominations be closed. Pam Ault seconded. The closing of nominations passed unanimously, 11-0. The election of Mr. Martin passed unanimously, 11-0.

Vice President – Mr. Martin nominated Ms. Sullivan. Suzanne Findley seconded. Mark Richards moved for the nominations to be closed. Georganna Haltom seconded. Passed unanimously, 11-0. The election of Ms. Sullivan passed unanimously, 11-0.

Secretary – Diane Gragg nominated Ms. Findley. Ms. Sullivan seconded. Ms. Sullivan moved nominations be closed. Jim Martin seconded. Passed unanimously, 11-0. The election of Ms. Findley passed unanimously, 11-0.

Appointment of Legal Counsel

Diane Gragg nominated Lynn Gray. Pam Ault seconded. Ms. Sullivan moved nominations be closed. Jim Martin seconded. Passed unanimously, 11-0. Ms. Gray was elected unanimously, 11-0.

Appointment of Buffer Zone Representative to Board of Zoning Appeals

Joanna Myers explained that only two members are eligible for this appointment as it has to be a buffer representative. The qualified choices are Ms. Gragg and Ms. Sullivan. Mr. Martin nominated Ms. Sullivan. Suzanne Findley seconded. Passed unanimously, 11-0. Ms. Sullivan was elected unanimously, 11-0.

Approval of Minutes

Ms. Gray asked for a clarification on page two of the November 23, 2020 minutes under the section for PC 2020-29, sixth sentence, "There are three significant projects 'coming' in". Ms. Gray asked for the words "coming in" to be changed to "may be considered". Ms. Sullivan made a motion to approve the November 23, 2020 minutes with Ms. Gray's change. Ms. Haltom seconded. Passed unanimously 11-0.

Debbie Swinehamer sought clarity about Mr. Richards' second recommendation listed on page four and and staff's six recommendation on page five of the December 15, 2020 minutes regarding garage doors. Ms. Myers stated that it is written verbatim as it was said at the meeting. This evening's meeting would be the time for additional discussion. Mr. Richards made a motion to approve the December 15, 2020 minutes. Jim Martin seconded. Passed unanimously 11-0.

Swearing In

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

Report of Officers and Committees: December 17, 2020 – Ms. Myers reported three items on the agenda. All three are on tonight's agenda with one being continued. The first is Homesteads at Hillview PUD (Updated – 2021). The request is for a modification of their current PUD standards and is continued to the February 16th meeting. Second was the I-65 S Logistics Center primary plat for the construction of an almost one million square foot warehouse facility with truck parking. Additionally is the site development plan that coincides with it. Ms. Gray asked if Hillview's PUD was continued at the request of the petitioner or staff. Ms. Myers responded that it was an administrative continuance as staff is still waiting for additional information in order to proceed.

Old Business

PC 2020-25 (R): Flagstone Properties Rezoning – Ms. Myers identified this to be a request for rezoning of approximately 57 acres with commitments. The property is located west of Cumberland Trails and Cumberland Trace and north of Westview Drive. Current zoning is RS-1 (Residential: Suburban One). The request is to rezone the property to RS-2 (Residential: Suburban Two). This petition was before Plan Commission at the December 15th meeting. The petitioner presented their case and there was also public comment presented in a public hearing. The public hearing was closed and Plan Commission discussion ensued. Per the rules and procedures, official action is taken only if approved by a majority of the entire membership. Motions were made at the December meeting. No motion was able to gain the majority of the entire membership; therefore, the case was continued to tonight's meeting. Any information presented tonight must be new information and not repetitive of what was heard by the Plan Commission at the December meeting. Ms. Myers stated that Plan Commission members not in attendance at the December meeting were provided a copy of the recording and the draft minutes from that meeting.

Dave Lekse added that the trail they will include in their development is in further support of the comprehensive plan.

Ms. Gray asked if there were any additional submissions provided to staff since the December meeting. Ms. Myers identified there had not been and that all submissions previously received were included with the

updated staff report. Ms. Myers noted that information provided in the updated staff report highlighted in yellow and with asterisks is new information not previously provided in December's staff report.

Donald Henry from 1313 Pamela Drive asked how many board members had been out physically to look at the area. Four identified they had. He maintained that further development of Young's Creek should be further downstream. He further objected to the December minutes as written due to concerned citizen comments are not displayed. Ms. Gray explained that the recording of the December meeting was given to each commission member that was not in attendance. Mr. Henry stated that he is opposed to the rezoning.

Linda Sosbe at 1344 Pamela Drive spoke. She maintained that due to on-street parking Pamela Drive is not big enough for an ambulance to make it down the street, so she asked how equipment will make it down to build. She believed the street will need to be widened and asked where the property would come from. She was also concerned about the increased traffic with children playing in the neighborhood.

Ms. Sullivan asked about the analysis of lot sizes provided. Ms. Myers explained that the minimum lot area of 10,000 square feet for the RS-2 (Residential: Suburban Two) rezoning is either equal to or slightly larger than the average of what is in Cumberland Trails and Cumberland Trace. She pulled all the square footages from Cumberland Trails and Cumberland Trace recorded plats. In Cumberland Trails the average lot size is 10,682 square feet. Cumberland Trace average lot size is 8,670 square feet. The average lot size of lots east of the east boundary line of the subject property to Cumberland Drive and south, which includes a portion of both Cumberland Trace and Cumberland Trails, is 10,180 square feet. The average lot size of everything marked in yellow is 9,761 square feet. The request before the Plan Commission is for a minimum lot size of 10,000 square feet. The information provided at the December meeting by a homeowner was accurate but limited to Cumberland Trails, Section One, Phase Two.

Ms. Gray asked how many lots under the RS-1 (Residential: Suburban One) zoning could be built. Ms. Myers responded that the minimum lot size is 15,000 square feet with a minimum lot width of 100 ft for RS-1 zoned properties. RS-2 (Residential: Suburban Two) minimum lot size is 10,000 square feet with minimum lot width of 75 ft. Ms. Haltom asked if it is correct that if it stayed zoned the way it is currently there would be less homes and flooding and more land to absorb water. Ms. Gray said it can't be defined without a layout. Ms. Myers pointed out that detention functions the same in both RS-1 (Residential: Suburban One) and RS-2 (Residential: Suburban Two). Ms. Haltom asked in follow up if the detention and run off will stay the same in both zonings. Mr. Richards stated that the requirements of the Subdivision Control Ordinance are that when a farm field site is developed, the rate of run off is required to be less from the post-development site than it was from the pre-development site. They compare the rate of run off from the two-year, 10-year and 100-year storms for both pre- and post-. The 10-year post-development rate has to be less than the two-year pre-development rate. The 100-year post-development rate has to be less than the 10-year pre-development rate. This slows the rate of run-off and there should be improvements to the impact on Young's Creek further downstream. Mr. Richards stated that Crabapple Drive and Pamela Drive are both 24-foot wide streets with no parking on one side of the street. Ambulance access concerns are likely caused by people parking where they should not. If so, that is a police matter.

Ms. Myers presented staff's recommendation for a favorable recommendation to be forwarded to City Council with commitments:

1. All ponds located within the subject property, along with a minimum of a 20 ft. area from top-of-bank of each pond (drainage easement), shall be located entirely within a common area and not on any lot(s) within the subject property.
2. If any stones or monuments of record are found while the survey is prepared, they will be protected from damage.
3. Subject property is partially located within the HO Canary Legal Drain Watershed. Future development will require review and approval by the Johnson County Drainage Board.

4. The internal trail system shall be extended to the southeast edge of the subject property, as part of the future subdivision development, to allow for future connection with the Franklin Greenway Trail.
5. Roof Overhang: All dwellings shall have a minimum of a twelve (12) inch gable overhang on dwellings where the side consists of siding at the eave and a minimum of eight (8) inch gable overhang on dwellings where the side consists of brick at the eave.
6. Garages: All dwellings in the district shall have a minimum two-car garage. If there is a three-car garage, the third bay shall have a separate door and shall be required to be recessed from the other two bays.
7. Corner Lot Dwellings: Those dwellings built on corner lots shall include a minimum of one window per story of a minimum size of two (2) feet by four (4) feet on the sides of the dwelling facing the streets.
8. Anti-Monotony: The same dwelling elevation will not be constructed on an adjacent lot or directly across the street so far as to ensure that significant architectural features will differentiate within the subdivision.

The petitioner agreed to the stated commitments.

Mr. Richards made a motion to forward a favorable recommendation to City Council with staff's eight stated commitments. Ms. Sullivan seconded. The motion failed per roll call vote, 4-7. Charlotte-yes, Suzanne-no, Chris-no, Mark-yes, Diane-no, Georganna-no, Irene-no, Pam-no, Janice-no, Debbie-yes, Jim-yes.

Ms. Gragg made a motion to forward an unfavorable recommendation to City Council. Ms. Findley seconded. The motion passed per roll call vote, 6-5. Charlotte-no, Suzanne-yes, Chris-yes, Mark-no, Diane-yes, Georganna-yes, Irene-yes, Pam-yes, Janice-no, Debbie-no, Jim-no.

Ms. Myers stated this case will be docketed for introduction at the Wednesday, February 17th City Council meeting.

New Business

PC 2020-32 (PUD Conceptual Plan): Homesteads at Hillview PUD (Updated – 2021) – CONTINUED TO FEBRUARY 16, 2021 MEETING

Ms. Swinehamer disconnected from the conference call line and was no longer present at the meeting.

PC 2020-33 (PP): I-65 S Logistics Center – Ms. Myers presented this case for a primary plat. It is a request by GDI Construction for the approval of a primary plat of a one-lot industrial subdivision. Subject property is just under 68 acres, east of Forest Road and south of State Road 44. The address is 81 and 89 Forest Road. The property is currently zoned IL (Industrial: Light) and A (Agriculture) pending the rezoning ordinance going in to effect to rezone to IL (Industrial: Light). In February 2020 this came before the Plan Commission for a primary plat of approximately 57 acres. During the review process of their site development plan and primary plat, they needed to acquire a storm and sanitary sewer easement from their southeastern property to Amity ditch in order to provide an outlet for their storm detention and also to be able to connect into the future sanitary sewer the city is constructing along Amity ditch. They have acquired the 10-acre parcel which has been before you for annexation and rezoning. The reason the agriculture zoning is pending is that part of that approval is that the rezoning did not take effect until the secondary plat was recorded. This is the first step in complying with that condition of approval.

Justin Olasuk with American Structurepoint presented on behalf of GDI. They hope to add the 10.71-acre parcel to the southeast corner of the property. This allows for increased trailer parking on site as well as locating the actual outlet closer to Amity ditch. They are requesting two drive cuts on to Forest Road and a third cut on to State Road 44 would be proposed and presented to Plan Commission if a future tenant would require it.

Pastor Jonathan Stephenson from the neighboring church expressed concern over the volume and speed of traffic on SR 44 and the addition of semi's on the road. He also asked what protection to the church property

there will be from water runoff from the property. Mr. Richards explained that runoff from sites, such as this, is typically collected in storm drains and routed in to detention ponds. There won't be any runoff from developed areas running directly on to the church property. Ms. Gray added that as is the case for any project, post-development rate of runoff shall not exceed pre-development rate of runoff.

Ms. Myers explained the only road cuts reviewed and approved with this petition are the two on Forest Road. Pastor Stephenson communicated being against the proposed road cut on State Road 44.

Mr. Olasuk assured the current design plan includes curbing which will collect all runoff from their site and be discharged in to their detention basin and not to the church property. If the third road cut is sought at some point in the future, it would come back before Plan Commission and also require INDOT review and approval.

Ms. Myers presented staff's recommendation for approval with six conditions:

1. Requires Johnson County Drainage Board review and approval.
2. Lot area label needs to be updated to reflect the total acreage of the lot minus the dedicated right-of-way.
3. A "No Access Easement" shall be provided along the north property line, adjacent to State Road 44 right-of-way, extending from the northwest corner of the subject property to a point no closer than 345 ft. west of the northeast corner.
4. Deceleration and acceleration lanes and passing blisters shall be installed at the intersection of a planned drive with an existing public street. These lanes shall meet the requirements of the City Engineer and, if applicable, INDOT, and will be reviewed during the site development plan review process as part of the improvements installed by the developer at that time.
5. The centerline of an interior drive along Forest Road may not be located any closer than 250 ft. south of the existing right-of-way of State Road 44 with the condition that a passing lane for southbound traffic is installed meeting the requirements of the City Engineer.
6. A note shall be added to the secondary plat stating: "A maximum of two (2) drive cuts into the property will be permitted at this time. An additional drive cut located along SR 44 may be considered in the future subject to review and approval by the City of Franklin Plan Commission and INDOT."

Mr. Richards made a motion for approval with staff's six conditions. Ms. Findley seconded. Passed unanimously, 10-0.

Other Business

Ms. Myers requested that any member contact information needing to be updated be emailed to her. She will send out the new information to all commission members upon completion.


Ms. Gray thanked all members for being present.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 16th day of February, 2021.


Jim Martin, President


Suzanne Findley, Secretary