

## AGENDA RESERVATION REQUEST

### CITY OF FRANKLIN COMMON COUNCIL

Please type or print

<b>Date Submitted:</b>	July 7, 2021	<b>Meeting Date:</b>	August 2, 2021
<b>Contact Information:</b>			
<b>Requested by:</b>	Joanna Myers, Senior Planner		
<b>On Behalf of Organization or Individual:</b>			
Platinum Properties Management, LLC			
<b>Telephone:</b>	317-736-3631		
<b>Email address:</b>	jmyers@franklin.in.gov		
<b>Mailing Address:</b>	70 E. Monroe St., Franklin, IN 46131		
<b>Describe Request:</b>			
Approval of Ordinance 2021-14: Annexation to be known as Kingsbridge Annexation – 33.162 ac. (Adoption)			
<b>List Supporting Documentation Provided:</b>			
1. City Council memo			
2. Plan Commission Staff Report (PC 2021-11)			
3. Plan Commission Minutes 05-18-21			
4. Ordinance 2021-14			
5.			
6.			
<b>Who will present the request?</b>			
<b>Name:</b>	Joanna Myers	<b>Telephone:</b>	(317) 736-3631

*The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.*



## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › [www.franklin.in.gov/planning](http://www.franklin.in.gov/planning)

### City Council - Memorandum

**To:** City Council Members  
**CC:** Steve Barnett, Mayor and Jayne Rhoades, Clerk-Treasurer  
**From:** Joanna Myers, Senior Planner  
**Date:** June 16, 2021  
**Re:** **Kingsbridge Annexation (Ordinance 2021-14)**

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On May 18, 2021, the Franklin Plan Commission forwarded to the City Council a favorable recommendation on the above referenced annexation petition from Platinum Properties Management Company, LLC (Plan Commission Resolution #2021-11). The Plan Commission voted 10-0 for a favorable recommendation to be forwarded.

The petitioner is requesting that approximately 33 acres located immediately west and south of Knollwood Farms, south of Park Forest in the Town of Whiteland and immediately east of the Brewer Ditch be annexed into the City of Franklin to plan for future residential development. The attached staff report prepared for the Plan Commission meeting further describes this request.

The petition was properly advertised for the Plan Commission meeting. A copy of the annexation ordinance is included. A copy of the fiscal plan and resolution adopting the fiscal plan accompany the ordinance. The proposed timeline for the petition is as follows:

Introduction:	June 21, 2021
Public Hearing:	July 6, 2021 (Fiscal Plan adopted after annexation public hearing.)
Action Taken:	August 2, 2021

If you have any questions regarding this petition please feel free to contact me directly at 736-3631.



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# Plan Commission Staff Report

**To:** Plan Commission Members

**From:** Joanna Myers, Senior Planner

**Date:** May 12, 2021

**Re:** Case PC 2021-11 (A): Kingsbridge Annexation

### REQUEST:

**Case PC 2021-11 (A)...Kingsbridge Annexation.** A request by Platinum Properties Management Company, LLC to annex approximately 33+ acres located immediately west and south of Knollwood Farms, south of Park Forest in the Town of Whiteland and immediately east of the Brewer Ditch. The subject property is currently zoned A (Agriculture).

### ADJACENT PROPERTIES:

#### Surrounding Zoning:

North: RSN (Residential: Suburban Neighborhood) and R-1 (Town of Whiteland)  
South: A (Agriculture) and RT-1 (Residential: Traditional One)  
East: RSN (Residential: Suburban Neighborhood) and RS-1 (Residential: Suburban One)  
West: A (Agriculture)

#### Surrounding Land Use:

North: Single-family residential  
South: Agriculture  
East: Single-family residential  
Agriculture  
West: Agriculture

### CURRENT ZONING:

The "A", Agricultural zoning district is intended to provide locations for agricultural operations and related land uses. This district is further intended to reduce conflicts between residential and agricultural areas with the viability of agricultural operations, and limit development in areas with minimal infrastructure. This district should be used to protect agricultural operations from land uses that are incompatible with the available infrastructure.

### CONSIDERATIONS:

1. Platinum Properties Management Company, LLC is requesting that approximately 33 acres be annexed into the City of Franklin to plan for a future residential subdivision that includes a proposed public park. See attached aerial (subject property outlined in cyan).
2. Brewer Ditch is located along the west and south boundaries of the subject property. As shown on the effective Flood Insurance Rate Maps (FIRM) and attached survey, a portion of the west and south areas of the subject property are located within Zone AE Floodway, Zone AE and Shaded Zone X.

3. The majority of the regulated floodplain on the subject property is proposed to be dedicated as a public park and include amenities. The Park Board will be discussing the specifics related to the dedication of the public park at their May 13, 2021 meeting. It is important to note that the city currently does not have a park or trail that serves the recreation needs of the northern portion of the city. The proposed park and amenities would help address both of these needs.
4. The majority of the City of Franklin park system is located within delineated floodplains (12 of 15 parks). Park uses are one of the few uses compatible with the floodplain.
  - a. Blue Heron Park
  - b. Action Skate Park
  - c. Dog Park
  - d. Province Park
  - e. Payne Park
  - f. Depot Park
  - g. Community Park
  - h. Morgan Park
  - i. Temple Park
  - j. Scott Park
  - k. Urban Forest
  - l. Youngs Creek Park (Amphitheater) – under construction
  - m. Greenway Trail throughout the city
5. Indiana Code requirements (IC 36-4-3-5) for voluntary annexation are:
  - a. Consent of 51% of the property owners or owners of 75% of the total assessed value of the land for property tax purposes.
  - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
6. The proposed annexation area is 40.97% contiguous to the City of Franklin and 100% of the property owners are parties to the petition.
7. Public utilities are currently available in close proximity to the property.
8. The Technical Review Committee reviewed the petition at their March 25, 2021 meeting. All technical review comments have been addressed.
9. The petitioner also filed a request to rezone the property as a Planned Unit Development. See the staff report associated with petition PC 2021-12 (PUD Conceptual Plan) for further details.
10. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Agricultural. “Agriculture areas are generally located outside the current city limits in Franklin’s extended zoning jurisdiction. Existing agriculture areas within the city limits are prime locations for new development, consistent with the future land use plan map. Agricultural areas are intended to include traditional farming uses, in addition to agricultural products storage and distribution facilities (such as commercial grain elevators), stables, natural preserves, agricultural research facilities, and other animal husbandry and food production related activities.”

**PLAN COMMISSION ACTION:**

Plan Commission action (either *favorable*, *unfavorable*, or *no recommendation*) is a recommendation to the City Council, which takes action on the annexation petition.

**STAFF RECOMMENDATION:**

Staff recommends a *favorable recommendation* be forwarded to the City Council.

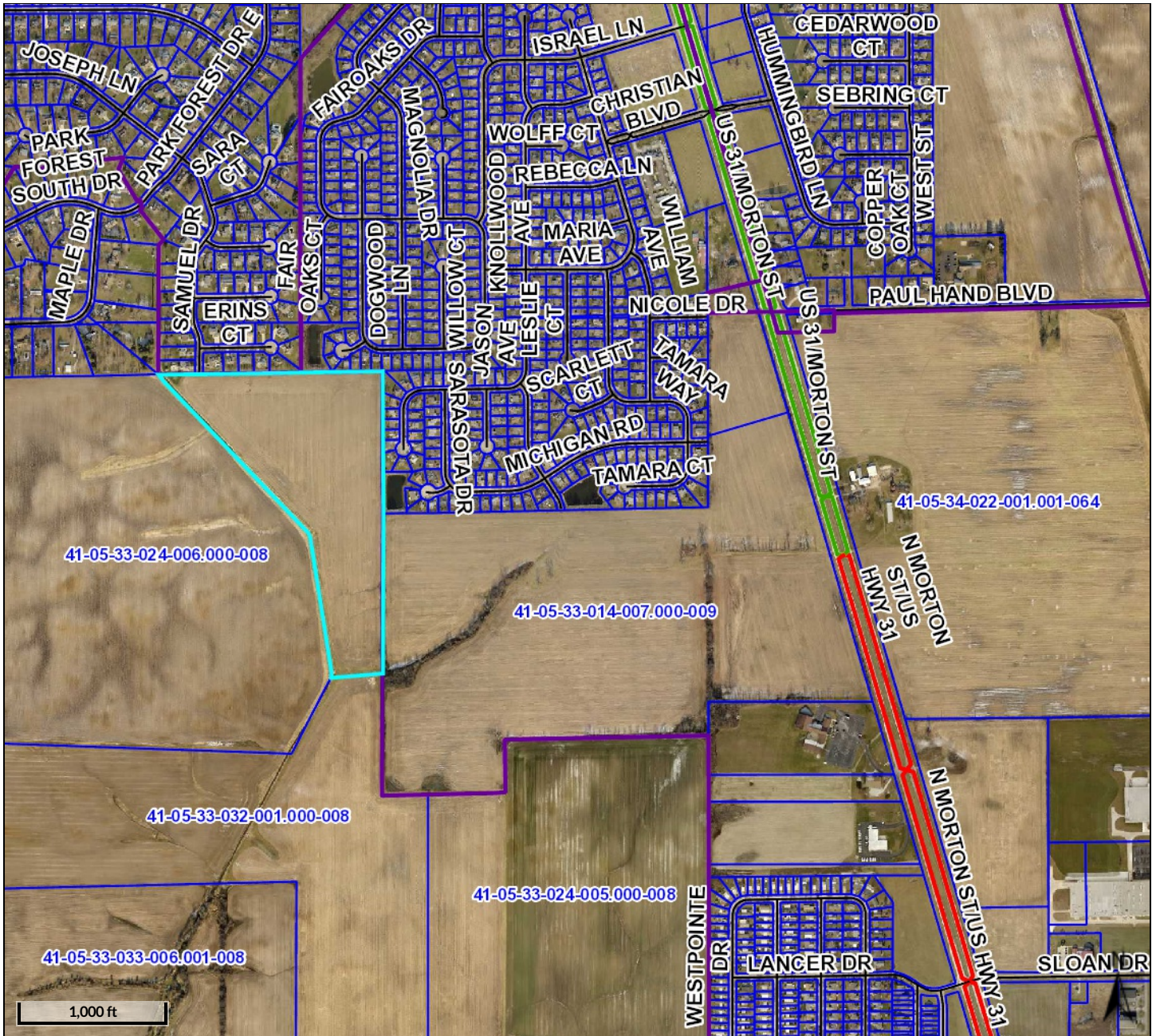




**Beacon**<sup>TM</sup>

Johnson County, IN

## PC 2021-11 (A) Kingsbridge Annexation



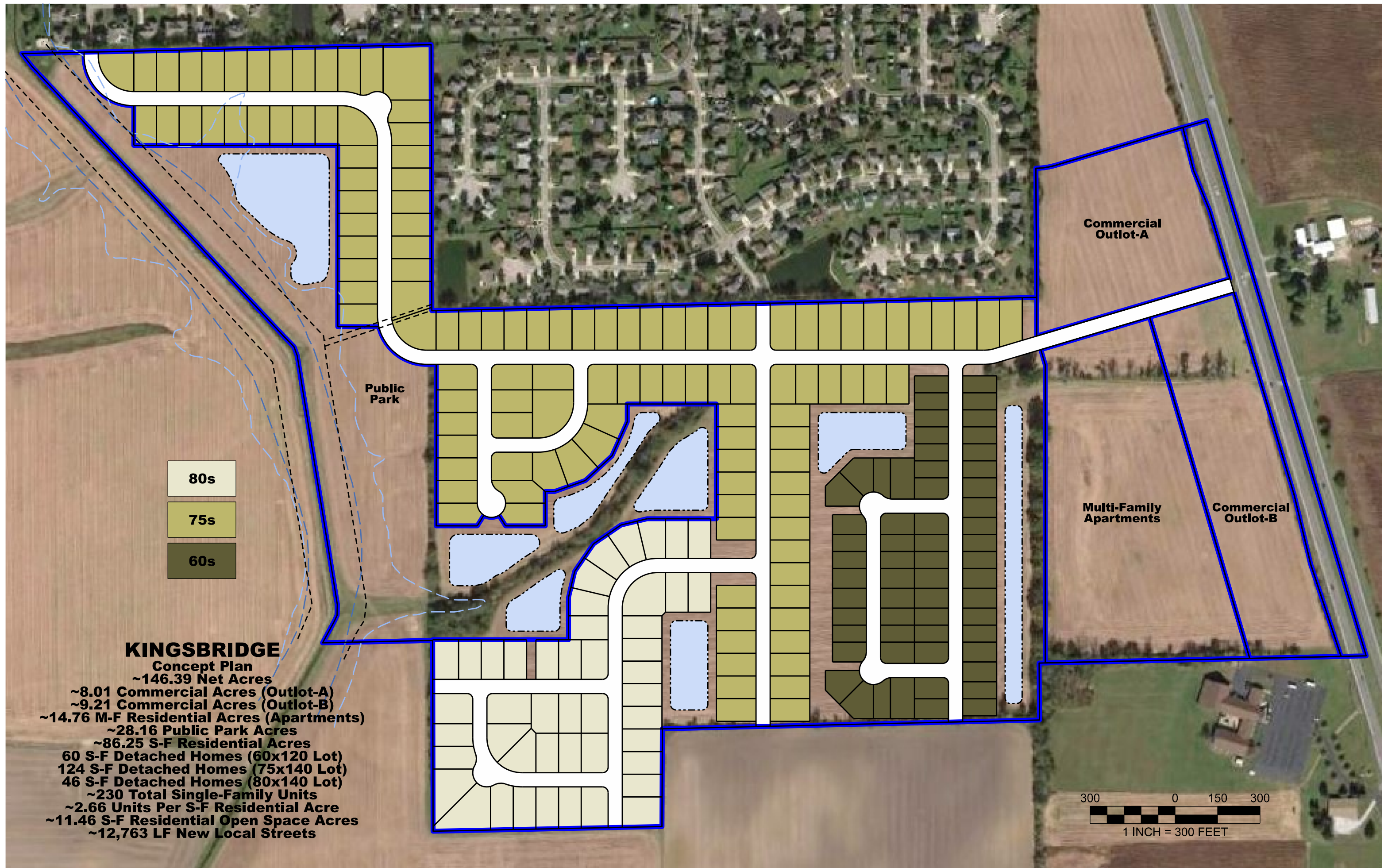
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## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING  
DEPARTMENT OF COMMUNITY DEVELOPMENT

### MINUTES

### FRANKLIN CITY PLAN COMMISSION

May 18, 2021

#### **Members Present:**

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

#### **Others Present:**

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner II

#### **Members Not Present:**

Pam Ault	Member
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#### **Call to Order:**

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

#### **Roll Call & Determination of Quorum**

#### **Pledge of Allegiance**

#### **Approval of Minutes**

Debbie Swinehamer made a motion to approve the April 20, 2021 minutes. Georganna Haltom seconded. Passed unanimously 10-0.

Lynn Gray announced that the public meeting for Homesteads at Hillview will be heard at the next City Council meeting. Council requested approved minutes be forwarded to Council members for their understanding of the issues presented.

#### **Swearing In**

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



**Report of Officers and Committees: April 22, 2021** – Ms. Myers reported on five agenda items. The first was for annexation and rezoning of approximately 56 acres located south of the Nyberg addition and south of Upper Shelbyville Road. The property is zoned A (Agriculture). They are requesting annexation and to rezone it to IL (Industrial: Light). The second item was 2140 and 2150 North Morton Street which is the southwest corner of Simon Road and US 31. It is the BDH Commercial Subdivision and also a site development plan for Brad's Car Wash. It is the location of the current Ford dealership, the vacant dealership that was Evolution Auto and the field to the west. The request is for secondary plat and construction plans and site development plan for the construction of a car wash at the southwest corner of Simon Road and US 31. The third petition was at 1379 North Morton Street. It is a site development plan for demolishing the existing Taco Bell and redoing the site with regards to traffic patterns, drive lanes, drive thru/mobile orders and a new building. The fourth petition was a site development plan for Newkirk Square, also known as Wayne Street Townhomes. It is located at the northeast corner of South Main Street and Wayne Street and is across from The Garment Factory. The last petition was at 81 and 89 Forest Road. It is the southeast corner of State Road 44 and Forest Road. GDI proposed site modifications from their two previous site development plans. It was a re-review as the parking lot on the north side of the building was reduced and the parking lot on the south side of the building was more than doubled in size. The building was reduced in square footage and moved approximately 50 feet north. They are also adding a water storage tank and pump house for additional fire protection.

### **Old Business**

### **New Business**

Ms. Gray reminded the Commission that the City of Franklin does not pursue hostile annexations. The property owner has to request and/or consent to be annexed. The Plan Commission then forwards a favorable, unfavorable or no recommendation to City Council. If the PUD conceptual plan is approved, the next phase is a detailed plan.

**PC 2021-11 (A): Kingsbridge Annexation** – Ms. Myers identified this property to be 33 acres west of Knollwood Farms, Second Section, Part C and south of Knollwood Farms, Section Five, West Part B and Park Forest Phase 3 located in the Town of Whiteland. The property is currently zoned A (Agriculture) and the request is for annexation.

**PC 2021-12 (PUD Conceptual Plan): Kingsbridge PUD** – Ms. Myers identified this request to be for approximately 150 acres west of US 31 and south of Knollwood Farms and Park Forest in the Town of Whiteland. The property is currently zoned MXC (Mixed Use: Community Center). A portion is in the Gateway Overlay and a portion currently is zoned RS-1 (Residential: Suburban One) and A (Agriculture). The area currently located in the Gateway Overlay is not proposed to be rezoned and is to remain as the Gateway Overlay. The staff report also addresses the limits of Brewer Ditch, a legal drain. Portions of the property are in the AE floodway, AE and shaded zone X as shown the FEMA Flood Insurance Rate Maps. The majority of the annexation area is proposed to be a public park dedicated to the City of Franklin. One requirement for annexation is that the area has to be a minimum of 12.5% contiguous to existing city limits. A little under 41% of the 33 acres is currently contiguous to the City of Franklin and 100% of the property owners are parties to the petition. In regards to the PUD Concept Plan, as noted in Franklin's zoning ordinance, "The purpose of the PUD plan stage of the PUD process is to provide a formal opportunity for the applicant and Plan Commission to discuss the general elements of the proposed PUD. The conceptual plan prepares the Plan Commission for future discussion of details and minimizes the risk incurred by the applicant in creating the detailed plan." Ms. Myers explained that this is the beginning of the dialogue over what the developer is proposing. It is only a draft, not final and can be modified.

Attorney Dustin Huddleston for Platinum Properties Management Company, LLC, presented. He introduced the president, Paul Rioux, and two representatives from Lennar Homes, Ty Rinehart and Tony Bagato. Mr.

Huddleston accompanied his remarks with a PowerPoint presentation submitted as an exhibit. There are 17 acres in commercial outlots located in the Gateway Overlay. Further west will be the multi-family units along with buffering in-between. There are 60 single family residence lots that are 60' x 120', 124 lots that are 75' x 140' and 46 lots at 80' x 140'. There will be sidewalks on both sides of the streets with street lighting and landscaped common areas and subdivision entrances. Proposed is a connection into a stub street into both Knollwood Farms and Park Forest. Furthest west is 28 acres being donated to the city for a public park.

Lennar has been chosen as the builder of the 230 single-family homes. Mr. Huddleston gave an overview of Lennar as a company and the homes they plan to build in the subdivision as submitted in his exhibit. He also reviewed the details of the concept plan for the city park as submitted. Mr. Huddleston continued his presentation with a discussion of assessed values and tax revenues as covered in his submitted exhibit. He concluded with a review of all groups in support of the project and petitioner's agreement with the staff report.

Mr. Martin opened a public hearing.

Whiteland resident Richard Hill requested leniency in his presentation to address water and flooding issues specifically focused on Erin Court and Brewer Ditch. Ms. Gray explained that many questions Mr. Hill may have may not be able to be answered until the detailed plan phase. He accompanied his remarks with an extensive PowerPoint presentation submitted as an exhibit. Ms. Gray cautioned Mr. Hill several times that his presentation was beyond the scope of the petition before the board at this meeting. Mr. Hill differed with his belief that if not addressed now, it would be too late at the time of the detailed plan. He also did not share Ms. Gray's certainty that the Johnson County Drainage Board would be aware of all projected plans and concerns with regards to the proposed development. Mr. Hill submitted as an additional exhibit a copy of a newspaper article of his flooding concerns and claims of out of date FEMA information. He concluded his presentation by requesting an unfavorable recommendation be sent to City Council. If a favorable recommendation is forwarded, he requested it be with the concerns he addressed.

Mr. Huddleston thanked Mr. Hill and confirmed the consistency of his content with what he provided at their meeting in May. Drainage calculations and plans have not been completed at this phase. They are aware of the issue. The disrepair of the pond in Knollwood is not on the petitioner's property, but they must deal with it as it is outletting water on to their property. They will comply with Franklin's City Engineer and the Johnson County Drainage Board. Plans presented will address drainage issues. If the city prefers there not to be a connection with Park Forest, they will comply.

The public hearing was closed.

Ms. Myers, as both staff and Floodplain Administrator for the City of Franklin, responded to Mr. Hill's comments. She stated there has been updated flood map panels within the City of Franklin that took effect at the end of January of this year. Mr. Hill is correct that the northern panel has not been updated; however, the Brewer Ditch has been studied and there is a study in place. If it was not a studied stream, there would not be floodway limits, floodway fringe and a shaded zone X delineated.

Ms. Myers gave staff's recommendation that the Plan Commission forward a favorable recommendation for annexation to City Council. Mr. Richards made a motion to forward a favorable recommendation. Ms. Sullivan seconded. Passed unanimously, 10-0.

Ms. Myers gave staff's recommendation that the Plan Commission approve the PUD Conceptual Plan with one condition.

1. The dedication of the public park and any proposed amenities are subject to review and acceptance by the City of Franklin Park Board.

Ms. Swinehamer made a motion to approve the PUD Conceptual Plan with the one condition noted by staff. Ms. Sullivan seconded. Passed unanimously, 10-0.

Ms. Myers reviewed the upcoming schedule, public notices and legal ads for the progression of both annexation and PUD Detailed Plan.

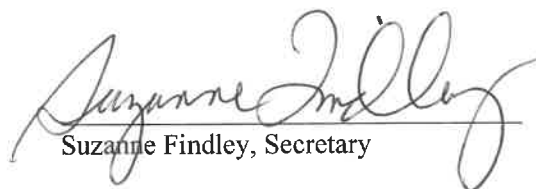
**Other Business**

**Adjournment**

There being no further business, the meeting was adjourned.

Respectfully submitted this 15th day of June, 2021.

  
Jim Martin, President

  
Suzanne Findley, Secretary

City of Franklin Common Council

**ORDINANCE # 2021-14**

AN ORDINANCE APPROVING A RESOLUTION  
OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION,  
AND ANNEXING CERTAIN PROPERTY CONTIGUOUS TO THE FRANKLIN CORPORATE LIMITS  
(to be known as Kingsbridge Annexation)

**WHEREAS**, a petition has been filed before the Common Council of the City of Franklin, Indiana, pursuant to IC 36-4-3-5.1, by the owners of certain real estate, requesting that said real estate be annexed by the City of Franklin, Indiana, a description of said property is attached hereto, incorporated herein and marked as Exhibit "A"; and

**WHEREAS**, the City of Franklin, Indiana Plan Commission is an advisory Plan Commission to the City of Franklin, and has by Resolution #2021-11 forwarded a favorable recommendation that the City's Common Council approve the annexation of the real property described in the attachments (a copy of said Resolution, together with attached exhibits, is attached hereto, incorporated herein by reference, and marked "Resolution #2021-11"); and

**WHEREAS**, pursuant to IC 36-7-4-605, Resolution #2021-11 has been certified to City's Common Council; and

**WHEREAS**, it appears that it would be in the best interest of the City of Franklin, Indiana that said real estate described in Exhibit "A" be annexed to and become a part of the City of Franklin, Indiana.

**NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, ORDAINS AND ENACTS THE FOLLOWING:**

1. The real estate described in Exhibit "A" is hereby declared annexed to the City of Franklin, Indiana.
2. The clause headings appearing in this ordinance have been provided for convenience and reference, and do not purport and will not be deemed to define, limit, or extend the scope or intent of the clauses to which the headings pertain; and
3. The provisions of all other ordinances in conflict with the provisions of this ordinance are of no further force or effect, and are now repealed; and
4. If any part of this ordinance is held to be invalid, such part will be deemed severable and its validity will have no effect upon the remaining provisions of this ordinance; and
5. The provisions set forth in this ordinance become and will remain in full force and effect pursuant to Indiana Code; and
6. Said newly annexed territory shall become a part of Council District 5; and



7. The Clerk-Treasurer is hereby directed to advertise this ordinance pursuant to IC 36-4-3-7 and to make the filings as required by IC 36-4-3-22(a),

**INTRODUCED AND FILED** on the 21<sup>st</sup> day of June, 2021.

**PUBLIC HEARING** held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**DULY ADOPTED** on this \_\_\_\_\_ day of \_\_\_\_\_ 2021, by the Common Council of the City of Franklin, Johnson County, Indiana having been passed by a vote of \_\_\_\_\_ in Favor and \_\_\_\_\_ Opposed.

City of Franklin, Indiana, by its Common Council:

**Voting Affirmative:**

\_\_\_\_\_  
Kenneth Austin, President

\_\_\_\_\_  
Melissa Jones

\_\_\_\_\_  
Daniel J. Blankenship

\_\_\_\_\_  
Robert D. Heuchan

\_\_\_\_\_  
Anne McGuinness

\_\_\_\_\_  
Chris Rynerson

\_\_\_\_\_  
Shawn Taylor

**Voting Opposed:**

\_\_\_\_\_  
Kenneth Austin, President

\_\_\_\_\_  
Melissa Jones

\_\_\_\_\_  
Daniel J. Blankenship

\_\_\_\_\_  
Robert D. Heuchan

\_\_\_\_\_  
Anne McGuinness

\_\_\_\_\_  
Chris Rynerson

\_\_\_\_\_  
Shawn Taylor

Attest:

\_\_\_\_\_  
Jayne Rhoades, City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15 and 16, this \_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock p.m.

\_\_\_\_\_  
Jayne Rhoades, City Clerk-Treasurer

This Ordinance having been passed by the legislative body and presented to me was [**Approved** by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this \_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock p.m.

\_\_\_\_\_  
Steve Barnett, Mayor

Attest:

\_\_\_\_\_  
Jayne Rhoades, City Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signed \_\_\_\_\_

*Prepared by:  
Joanna Myers, Senior Planner  
Department of Planning & Engineering  
70 E. Monroe Street  
Franklin, IN 46131*

## **EXHIBIT "A"**

Part of the Northwest Quarter of Section 33, Township 13 North, Range 4 East of the Second Principal Meridian, Franklin Township, Johnson County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 34, Township 13 North, Range 4 East; thence North 88 degrees 31 minutes 03 seconds East (bearing from deed instrument number 2014-003389 as recorded in the Office of the Recorder of Johnson County, Indiana) 412.25 feet to the west line of the Indianapolis, Columbus and Southern Traction Company; thence on and along the aforesaid west line of traction company, South 16 degrees 35 minutes 00 seconds East 2661.91 feet; thence parallel to the south line of the said Northwest Quarter of Section 34, South 88 degrees 44 minutes 07 seconds West 1155.28 feet to the west line thereof; thence on and along the said west line, South 00 degrees 22 minutes 34 seconds East 130.06 feet to a stone at the Southwest corner of said Northwest Quarter of Section 34; thence on and along the east line of the Southeast Quarter of said Section 33, South 00 degrees 02 minutes 19 seconds East 70.83 feet; thence South 88 degrees 39 minutes 54 seconds West 1331.73 feet; thence South 00 degrees 15 minutes 59 seconds West 345.39 feet; thence South 88 degrees 50 minutes 56 seconds West 808.36 feet; thence North 00 degrees 08 minutes 24 seconds West 673.36 feet to the Point of Beginning: thence South 88 degrees 44 minutes 38 seconds West 388.37 feet to the centerline of the Brewer Ditch (the following eight (8) calls are on and along the said centerline of Brewer Ditch); 1) thence North 28 degrees 30 minutes 51 seconds East 85.96 feet; 2) thence North 24 degrees 34 minutes 05 seconds East 23.96 feet; 3) thence North 01 degree 26 minutes 39 seconds East 37.79 feet; 4) thence North 09 degrees 09 minutes 39 seconds West 889.81 feet; 5) thence North 19 degrees 56 minutes 33 seconds West 33.87 feet; 6) thence North 44 degrees 01 minute 41 seconds West 52.90 feet; 7) thence North 43 degrees 00 minutes 43 seconds West 1302.03 feet; 8) thence North 38 degrees 20 minutes 38 seconds West 57.79 feet; thence North 88 degrees 44 minutes 38 seconds East 1445.55 feet; thence South 00 degrees 08 minutes 24 seconds East 2104.00 feet to the Point of Beginning, Containing 33.162 acres, more or less.

And including all contiguous areas of public highways and rights-of-way of the public highways which are not already contained within the corporate boundaries of the City of Franklin.



**CITY OF FRANKLIN, PLAN COMMISSION RESOLUTION # 2021-11  
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

**NAME OF PETITIONER:**

Platinum Properties Management Company, LLC

**PLAN COMMISSION DOCKET NUMBER:**

PC 2021-11

**RESOLUTION**

**WHEREAS**, the City of Franklin, Indiana has received an annexation petition to have the property described in Exhibit "A" annexed into the corporate limits of Franklin, Indiana; and

**WHEREAS**, the petitioner has submitted a statement of reasons for having said property annexed; and

**WHEREAS**, said property meets the condition of being one-eighth contiguous to the present corporate limits; and

**WHEREAS**, the existing and proposed improvements have been submitted and reviewed by the Plan Commission; and

**WHEREAS**, the said improvements are consistent with the 2013 Comprehensive Plan; and

**WHEREAS**, the required Plan of Services (fiscal plan) is being written and shall be submitted to the Franklin Common Council for its adoption; and

**WHEREAS**, a public hearing was held on the 18<sup>th</sup> day of May, 2021 to give the public an opportunity to offer comments on said annexation petition; and

**WHEREAS**, the Franklin City Plan Commission has given due consideration to the future growth and prosperity of the City of Franklin, as well as the health, safety, and general welfare of its residents; and

**WHEREAS**, the Franklin Plan Commission took all of the public comments received at said public hearing under advisement prior to taking any action on said annexation petition.

**NOW THEREFORE BE IT RESOLVED THAT THE FRANKLIN CITY PLAN COMMISSION HEREBY FORWARDS A FAVORABLE RECOMMENDATION TO THE FRANKLIN COMMON COUNCIL THAT:**


1. The property described herein, attached hereto, made part hereof, and marked as Exhibit "A" be approved for annexation to the City of Franklin.
2. On behalf of the secretary, staff of the Plan Commission is hereby directed to forward a copy of this resolution to the Petitioner and the City of Franklin Common Council.
3. This resolution is forwarded to the Common Council of the City of Franklin for further proceedings consistent with the provisions of Indiana Code.

Resolved by the Franklin City Plan Commission this 18<sup>th</sup> day of May, 2021.

PLAN COMMISSION OF THE CITY OF FRANKLIN, INDIANA

ATTEST:

  
Suzanne Findley, Secretary

  
Jim Martin, President



## **EXHIBIT "A"**

Part of the Northwest Quarter of Section 33, Township 13 North, Range 4 East of the Second Principal Meridian, Franklin Township, Johnson County, Indiana, described as follows:

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And including all contiguous areas of public highways and rights-of-way of the public highways which are not already contained within the corporate boundaries of the City of Franklin.