



## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING  
DEPARTMENT OF COMMUNITY DEVELOPMENT

### MINUTES

### FRANKLIN CITY PLAN COMMISSION

**January 18, 2022**

#### **Members Present**

Joe Abban	Member
Janice Giles	Member
Diane Gragg	Member
John Kempinski	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member
Charlotte Sullivan	Vice President

#### **Others Present**

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

#### **Members Not Present**

Suzanne Findley	Secretary
Georganna Haltom	Member

#### **Call to Order**

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

#### **Swearing in of New Members**

Lynn Gray swore in Joe Abban, John Kempinski and Irene Nalley.

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

#### **Pledge of Allegiance**

#### **Election of Officers: President, Vice President, Secretary**

President – Charlotte Sullivan nominated Jim Martin. Diane Gragg seconded. Passed unanimously, 8-0.

Vice President – Mr. Martin nominated Charlotte Sullivan. Irene Nalley seconded. Passed unanimously, 8-0.

Secretary – Ms. Sullivan nominated Suzanne Findlay. Ms. Gragg seconded. Passed unanimously, 8-0.

#### **Appointment of Legal Counsel**

Ms. Gragg nominated Lynn Gray. Ms. Sullivan seconded. Passed unanimously, 8-0.

### **Approval of Minutes**

Mark Richards made a motion to approve the November 16, 2021 minutes. Ms. Sullivan seconded. Passed unanimously 8-0.

### **Swearing In**

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

**Report of Officers and Committees: November 18 & December 16, 2021** – Joanna Tennell presented two agenda items from the November 18<sup>th</sup> meeting. The first was a site development plan for Patriot Defense Research Park, Buildings One and Two. The property is located at the southeast intersection of Earlywood Drive and the railroad. It is currently zoned IG (Industrial: General). Their proposal is to construct two buildings with an area for storage with the anticipation of potentially dividing the property into two separate lots. The second was Founders Pointe Apartments located on the south side of Upper Shelbyville Road west of Needham and Webb schools and east of Hurricane Road. The property is zoned RM (Residential: Multi-Family), and it is for the proposed construction of 180 apartments in three-story structures.

At the December 16<sup>th</sup> meeting there were three agenda items. The first was the secondary plat and construction plans for Westwind at Cumberland, Section One. The property is located on the north side of Westview Drive, immediately west of Cumberland Trails and Cumberland Trace. The second item was the Eagles Landing PUD Conceptual Plan which will be heard this evening. The property is located at 2625 N. Hurricane Road. The third item was Section One for Kingsbridge subdivision currently zoned PUD (Planned Unit Development). The property is located west of US 31 and south of Knollwood Farms.

### **Old Business**

### **New Business**

**PC 2021-49 (PUD Conceptual Plan): Eagles Landing PUD** – Ms. Tennell introduced this request as filed by the Estates at Franklin, LLC, to approve the PUD Conceptual Plan of approximately 51 acres. The property is located at 2625 N. Hurricane Road and was previously the location of the Indiana Golf Academy. The Legends Golf Club abuts the property to the north, east and south. On the west side of Hurricane Road is the proposed development that Forestar brought before Plan Commission and City Council for annexation and rezoning.

Presenter Fred Paris began with a history of the property and his family's history in Franklin. The first section is Rockridge Manor. It is the landlocked property between two older homes at the north end of the property. They propose that development to be five half-acre estate lots with city utilities. There will be a homeowners' association. The second section would be Legendary Ridge. It overlooks the Legends nine holes, the flood plain area and part of the old par three that will be maintained. There will be 30 lots. These will be higher end homes with their own homeowners' association. The third section will be JK Manor House with two lots. There is an outlot to accommodate moving the entry road further north to match up with the new subdivision proposed across the street. The final part of their project would be lifestyle homes similar to those in Heather Glen. The lot frontages will vary from 50-57 feet and deeper to create more separation from neighbors. The homes will run from 1300-2000 square feet. Waugh Company is the chosen builder for these homes. They are choosing color continuity. The HOA will care for landscaping, yard maintenance, irrigation system, siding and roof. Metal roofing with a 50-year warranty will be installed by local company Cornett Roofing. There will be brick, stone and vinyl siding used for the facades. For the common areas, they have created a larger landscape buffer with higher mounding and more grass all along Hurricane Road. There will be a single pond to take care of Section One. In other sections there will be three distinct ponds with water features to create water movement. They will have unique landscape features. For the first two years Legends will keep open the front nine and par three golf course. They will begin construction at the north end likely in 2023 with the

south end not beginning until approximately 2025. As the south is developed, the intent is to keep six par three holes. There will be connectivity to the Legends facility.

Ms. Gray asked if the 50-year warranty for the metal roofing is for the paint or product. Mr. Paris understands it is for both. Mark Richards spoke in support of metal roof as that is what he has on his home.

Jim Martin opened a public hearing with no respondents. The public hearing was closed.

Ms. Tennell asked about the color similarity in the sections. Mr. Paris confirmed they do plan for continuity across all sections. Ms. Tennell asked if one color or a palette of three or four is being proposed. Mr. Paris highlighted two roof colors. They are willing to vary a little. Ms. Tennell responded with a modification to staff's recommendation as outlined in the staff report. Staff recommends approval of the PUD Conceptual Plan with the following modifications:

1. JK Manor House Lot Development Standards – Parking: Clarify that any other parking development standards, not specifically identified, will meet and be in accordance with Article 7.10 of the Zoning Ordinance.
2. Total number of single-family homes/lot be updated from 92 to 91 and total number of lots from 94 to 93 throughout the document and exhibits. (Lot 83 was skipped in the lot numbering on Exhibit E.)
3. For Rockridge Manor and Legendary Ridge that the anti-monotony requirements also include a clause restricting the use of the same color consistent with the clause relating to the use of the same elevations which as written is two lots in either direction on the same sides of the street or directly across the street.
4. That the anti-monotony requirements for Caledonia Park include a clause restricting the use of the same color within one lot in either direction on the same side of the street or directly across the street.

Ms. Gray asked if multi-family uses were permitted, and Ms. Tennell confirmed multi-family is permitted in JK Manor only.

Business partner Roger Curry questioned the statement regarding the same front dwelling elevation and main structure color. He found the language ambiguous and hard to understand and explain. Ms. Gray explained that the specific language can come back in the detailed plan. The goal is to find the balance between anti-monotony and the one community needing a continuity of appearance. Petitioner agreed with the modifications as outlined in the staff report

Joe Abban made a motion to approve with staff conditions. John Kempinski seconded. Passed unanimously by roll call, 8-0.

Dustin Meyers from CrossRoad Engineers reported that they will move forward with a primary plat at the same time as the PUD Detailed Plan. Field work and more design needs incorporated, he anticipates an April submittal to appear at the May Plan Commission meeting.

### **Other Business**

Ms. Tennell explained that with new board members, she will e-mail member contact information to everyone. Members need to confirm the accuracy of their information and email Ms. Tennell back.

Ms. Tennell is also going to coordinate additional training for members. Additional information will be gathered to help with identifying the role of the Plan Commission and how it plays in to the overall development of the city of Franklin and with City Council.

Ms. Gray added that members need to coordinate with the Clerk-Treasurer for the new year.

Mr. Abban asked if there is a new 10-year plan for the city. Ms. Gray responded that it would be put on the agenda sometime this year. Ms. Tennell reported that a full revision was adopted in 2013. Updates were conducted in 2017 and 2020. Mr. Abban would like to be involved in that process.

Mr. Paris thanked the Commission. He went on to explain that the legal description for the property is nine pages long. He asked if the entire legal description was required to be run in the legal ad. Ms. Gray responded that per Article Five, it cannot be changed. She does believe it can be an electronic link to the legal description in the ad rather than the printing of the entire legal description.

**Adjournment**

There being no further business, the meeting was adjourned.

Respectfully submitted this 15th day of February, 2022.

  
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President - Jim Martin

  
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Secretary -