

MINUTES

City of Franklin, Indiana BOARD OF ZONING APPEALS

July 6, 2022

Members Present

Jim Martin
Phil Barrow
Charlotte Sullivan

Chairman
Vice Chairman
Secretary

Others Present

Alex Getchell
Lynn Gray

Senior Planner I
Legal Counsel

Not Present

Brian Alsip
Ashley Zarse

Member
Member

Call to Order

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

Roll Call & Determination of Quorum

Approval of Minutes

Charlotte Sullivan made a motion to approve the June 1, 2022 minutes. Phil Barrow seconded. The motion passed unanimously, 3-0.

Swearing In

Lynn Gray swore en masse anyone planning to speak.

Old Business

None.

New Business

ZB-22-5 (V) – 81 & 89 Forest Rd. – Alex Getchell introduced the developmental standards variance request by LA Crossroads. The property is located on the east side of town on the south side of State Road 44 at the intersection with Forest Road. The part of the property specifically affected is the northern portion. The request is to allow fencing in the required front yard setback along State Road 44 in the IL (Industrial: Light) zoning district. In industrial and commercial zoning districts fences are permitted to be in the front yards but not within a front yard setback. The required front yard setback is 50 feet and they requested to have a fence approximately 31 feet from the front property line. The fence would be used to enclose the entire truck court including the loading docks, any onsite truck parking and an interior drive along the north side of the property. The Comprehensive Plan calls for the

property to be Light Industrial uses. The petitioner has intended for the fence to follow parallel to the interior drive. It drops down out of the front setback at the east end when it can, extending to the east property line.

Tyler Sylvia with American StructurePoint presented, speaking on behalf of LA Crossroads. He identified that it would be an eight-foot chain link fence. The purpose is to provide a secure truck court. He reviewed the decision criteria, as follows:

1. General Welfare: The fencing is to create a secure facility and would not adversely affect the general welfare.
2. Adjacent Property: The subject property is surrounded primarily by industrial uses. The addition of fencing would not change the current use and is typical of most warehousing and industrial use facilities.
3. Practical Difficulty: The logistical operations and necessities require a secured truck court. The strict application of the ordinance would provide a practical difficulty as safe and secure operations would not be able to be conducted. The request is similar to other industrial developments especially along the I-65 corridor.

Mr. Martin opened for a public hearing. There were no respondents. The hearing was closed. There were no questions from the board.

Mr. Getchell gave staff's recommendation for approval with three conditions.

- a. The fence must be constructed as shown on the site plan marked "Logistics Center – Fence Exhibit," dated June 6, 2022, and the construction of the fence shall be a maximum of eight-feet in height.
- b. The fence must not be located closer than 30 feet to the north property line.
- c. Chain link slats shall not be permitted to be used within a required front setback.

The petitioner accepted all conditions. Ms. Sullivan made a motion for approval. Mr. Barrow seconded. Passed unanimously, 3-0.

Other Business

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 3rd day of August, 2022.

Jim Martin, Chairman

Charlotte Sullivan, Secretary