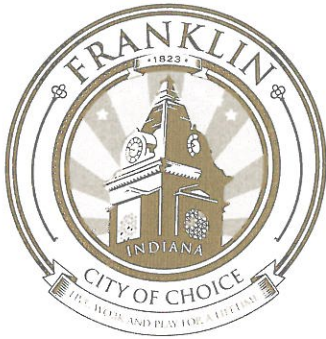




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

October 15, 2019

Members Present:

Joe Abban	Member
Diane Gragg	Member
Georganna Haltom	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member
Charlotte Sullivan	Vice President

Members Absent:

Pam Ault	Member
Suzanne Findley	Secretary
Jan Giles	Member
Debbie Swinehamer	Member

Others Present:

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner II
Julie Spate	Recording Secretary

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

Georganna Haltom made a motion to approve the June 18, 2019 minutes. Diane Gragg seconded. Passed.
Ms. Gragg made a motion to approve the July 16, 2019 minutes. Charlotte Sullivan seconded. Passed.

Swearing In

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

Report of Officers and Committees – Technical Review Committee Report: July 25 & September 19, 2019

Joanna Myers reported on two agenda items from the July 25th Technical Review Committee meeting. The first one was a site development plan for Indiana Members Credit Union located at 1073 W. Jefferson Street, which is currently under construction. The second agenda item was a site development plan for Take Five Oil Change. It will be located at 1795 N. Morton Street. The Old Car Factory structure is still standing but will be demolished and the site modified.

There were three items on the September 19th meeting agenda. The first was Thompson Rezoning to be heard this evening. The second item was a site development plan for the Franklin Medical Office Building. It will be located at the southwest corner of State Road 144 and State Road 44. The third item on the agenda was a site development plan for the Johnson County Jail expansion.

Old Business

New Business

PC 2019-15 (R): Thompson Rezoning

Ms. Myers introduced this case. The property is located at 3601 N. U.S. 31. It is approximately 26 acres. The northern 22 acres was previously before Plan Commission and City Council for annexation which has been completed. They are requesting the property to be rezoned from A (Agricultural) and IG (Industrial: General) to MXR (Mixed Use: Regional Center), and they are requesting the GW-OL (Gateway Overlay) remain.

Franklin Attorney Larry Gesse represented and was accompanied by Tom Thompson, managing member of T. Thompson Properties, owner of the property.

1. Comprehensive Plan: Mr. Gesse explained the petitioner's plan is to be consistent with the comprehensive plan for both sides of U.S. 31 and also maintains the GW-OL (Gateway Overlay).
2. Current Conditions: They stated their belief that the petitioner's project is complimentary to the area.
3. Desired Use: Mr. Gesse highlighted it is the most desirable use, consistent with the uses already along U.S. 31.
4. Property Values: They believe it won't affect the property values adversely but actually help to increase property values.
5. Responsible Growth: This project was explained to be consistent with the area and add to the value of property.

Joe Abban asked about sidewalk requirements. Attorney Gray stated that this to be a rezoning hearing only, and a recommendation to the Council. Site development plan will be considered at a later date in which sidewalks would be addressed at that time.

Ms. Myers presented staff's recommendation for a favorable recommendation to be forwarded to City Council of the rezoning request to MXR (Mixed Use: Regional Center) with the GW-OL (Gateway Overlay) zoning to remain.

Mr. Abban made a motion to forward a favorable recommendation to City Council and Ms. Sullivan seconded. Passed.

Other Business

Approval of 2020 PC Calendar of Meeting Dates

Ms. Myers presented the proposed 2020 calendar of meeting dates for adoption. Ms. Sullivan made a motion to approve. Ms. Haltom seconded. Passed.

Discussion of Update to Zoning Map

Ms. Myers explained that the current Zoning Ordinance was adopted in 2004, and there was a zoning classification of RSN (Residential: Suburban Neighborhood) established. The intent of the RSN zoning district was to insure that properties that were already primary platted that the development would be consistent with what the previous primary plats were and not become legal non-conforming. Discussion was held regarding the build-out of Deer Meadows, Cumberland Trace and The Bluffs at Young's Creek. Even though the intent of the zoning was so that the previously approved primary plat could move forward, the way the lot and development standards were outlined stated that the minimum lot width and size were based off the smallest of what was previously approved on the primary plat.

Staff would like to discuss the possibility that Plan Commission initiate a rezoning of the ground west of Windstar from RSN (Residential: Suburban Neighborhood) to RS-1 (Residential: Suburban One), which would be consistent with the Comprehensive Plan and is the only remaining undeveloped property zoned RSN. She stated that the ground includes the entire area of The Bluffs at Youngs Creek Primary Plat. A rezoning would not have a negative impact on the current primary plat of The Bluffs at Young's Creek. They can continue the development as is. Should they stall and the approval become null and void or they request a modification, the remaining ground would have to come back before Plan Commission for a primary plat and at that time would have to be consistent with the RS-1 (Residential: Suburban One) zoning district.

Ms. Gray emphasized that if development stalls, they need to be under our current best standards, so this prompted this discussion. Ms. Myers summarized the question of whether the Plan Commission would like to initiate rezoning this property. Mr. Abban asked if the property owners must be communicated with. Their consent is not required but they will receive public notice. Ms. Gray explained that what is done now doesn't affect their existing development or plan. It only allows for the eventuality that if it is not developed for some reason, the city can require the next developer to come up to city standards rather than how it was originally platted at the smaller lot sizes. Ms. Myers continued in explanation comparing lot standards in RSN (Residential: Suburban Neighborhood) with RS-1 (Residential: Suburban One).

Ms. Haltom asked if there was a timeframe. Ms. Myers explained that a primary plat is valid for one year unless it is divided into sections. In that case the timeframe is based on when the last section was recorded or approved. Ms. Haltom followed up asking if it would be made public. Ms. Myers confirmed that a mailing would be sent out through certificate of mailing to the property owners, a legal ad would appear in The Daily Journal and the agenda would be posted online as usual.

A motion to direct staff to initiate rezoning of the parcel west of Windstar, approximately 160 acres, from RSN (Residential: Suburban Neighborhood) to RS-1 (Residential: Suburban One) was made by Mark Richards. Ms. Sullivan seconded. Passed.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 19th day of November, 2019.


Jim Martin, President


Suzanne Findley, Secretary