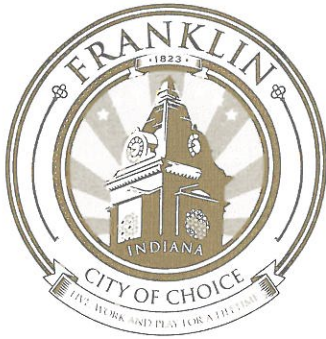




CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

January 21, 2020

Members Present:

Suzanne Findley	Secretary
Jan Giles	Member
Diane Gragg	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member
Charlotte Sullivan	Vice President

Members Absent:

Pam Ault	Member
Georganna Haltom	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.

Swearing In of Re-Appointments

Lynn Gray swore in all re-appointed commission members.

Roll Call & Determination of Quorum

Pledge of Allegiance

Election of Officers

President – Diane Gragg nominated Jim Martin. Suzanne Findley seconded. Charlotte Sullivan moved nominations be closed. Ms. Findley seconded. Passed.

Vice President – Ms. Findley nominated Charlotte Sullivan. Mr. Martin seconded. Mr. Richards moved nominations be closed. Ms. Findley seconded. Passed.

Secretary – Mr. Richards nominated Ms. Findley. Ms. Sullivan seconded and moved nominations be closed. Mr. Martin seconded. Passed.

Appointment of Legal Counsel

Ms. Gragg nominated Ms. Gray for legal counsel. Irene Nalley seconded. Ms. Sullivan moved nominations be closed. Ms. Findley seconded. Passed.

Approval of Minutes

Ms. Sullivan made a motion to approve the November 19, 2019 minutes. Mr. Richards 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: December 19, 2019

Joanna Myers reported on eight agenda items. The first item was a site plan review for a proposed Culver's at 191 Granville Drive. Corresponding to that is the plat for Franklin Gateway Development Section Three that will create the lot for Culver's development. The third item on the agenda was the primary plat for Branigin Preserve to be heard this evening. The fourth item was the construction plans and secondary plat for The Bluffs at Young's Creek Section Two west of Windstar and north of Nineveh Road. The fifth agenda item was a site development plan for a commercial/industrial building proposed for 1551 Amy Lane immediately west of Hurricane Road and north of Arvin. Agenda item number six was a site development plan for the expansion of IBC Advanced Alloys located at 401 Arvin Drive. The last two items were corresponding. The first was a primary plat for 700 Bartram Parkway to include all the Tippmann-owned property for the Interstate Warehouse campus. The last agenda item was a site development plan for Phase 7B expansion of Interstate Warehouse.

Old Business

None.

New Business

PC 2019-24 (PP): Branigin Preserve

Ms. Myers introduced the primary plat request for a 64-lot, single-family residential subdivision. There are two waiver requests. The property was originally planned as Section Two of Branigin Woods. Similar to Deer Meadows, Cumberland Trace and The Bluffs at Youngs Creek, a primary plat was previously approved but with the downturn of the economy, the development stalled and the primary plat expired. In order for the development to be revived, it is required to come back before the Plan Commission as a new primary plat. One modification made from the original design is near the south end of the property. The cul-de-sac was proposed to be longer and there was not a pond proposed. Therefore, the number of lots originally approved has been reduced to 64.

Lantz McElroy from Arbor Homes presented. He identified Branigin Preserve to have originally been part of Branigin Woods. Arbor has increased the width of the lots and reduced the number of lots. The pond was created in order to get dirt to fill the site so roads could be built and storm drainage to drain properly. The cul-de-sac length was originally permitted to be 1300 feet maximum and the current ordinance allows up to 800 feet, and Arbor's design is a little longer. A 20-foot utility easement is required around the subdivision perimeter. Arbor is asking for a waiver due to the lots immediately adjacent to the existing subdivision. Ms. Myers clarified that the one waiver request is with regard to block length and not cul-de-sac length.

Mr. McElroy reviewed the five decision criteria.

1. Public Welfare: They do not believe anything will be injurious to the public welfare.
2. Adjacent Property: They do not believe anything will be injurious to adjacent properties.
3. Unique Conditions: Mr. McElroy did not speak separately to this criterion.
4. Physical Conditions: They have to connect to three stub streets and with the topography falling off in to the park and the park is platted, Arbor is restricted to the layout as the primary plat was originally laid out. That creates the block length issue which is a unique condition.
5. Comprehensive Plan: It was residential so it complies with the comprehensive plan.

Ms. Gray sought clarification on the waiver for the utility easement, specifying it to be only on the adjoining part where there is already an easement in the already platted area. Mr. McElroy confirmed it to be only when it abuts up against existing lots.

Ms. Gray and Ms. Myers reviewed and clarified the two waivers before the commission at this meeting.

Tom Wasniewski lives on Woodfield Boulevard and is a HOA board member for Branigin Woods. Mr. Wasniewski stated that the pond was not previously planned. Ms. Myers confirmed that the pond was not planned with the original development. With the revival of the project and their dirt calculations, the pond became needed. There is more drainage retention that will be installed than what was previously designed, reviewed and approved. Mr. Richards clarified that the pond drainage will be to the southeast away from any of the lots or homes in Branigin Woods.

Mr. Martin closed the public hearing. Ms. Myers presented staff's recommendation that if the commission finds sufficient evidence to approve the waiver requests, staff recommends approval of the primary plat.

Ms. Gragg made a motion to approve the two waiver requests. Ms. Sullivan seconded. Passed.

Ms. Findley made a motion to approve the primary plat. Ms. Sullivan seconded. Passed.

Other Business

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of February, 2020


Jim Martin, President


Suzanne Findley, Secretary