



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

April 20, 2021

Members Present:

Suzanne Findley
Janice Giles
Georganna Haltom
Jim Martin
Irene Nalley
Chris Rynerson
Charlotte Sullivan
Debbie Swinehamer

Secretary
Member
Member
President
Member
Member
Vice President
Member

Others Present:

Lynn Gray
Joanna Myers

Legal Counsel
Senior Planner II

Members Not Present:

Pam Ault
Diane Gragg
Mark Richards

Member
Member
Member

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

Charlotte Sullivan made a motion to approve the March 16, 2021 minutes. Suzanne Findley seconded. Passed unanimously 8-0.

Swearing In

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

Report of Officers and Committees: March 25, 2021 – Ms. Myers reported on five agenda items. The first was G & H Orthodontics for site development plan review at 40 Linville Way (Franklin Shell Building). They will be expanding the parking lot and completing the interior remodel. Kingsbridge Annexation and PUD – Concept Plan were reviewed. This request is for the annexation of 33 acres and rezoning to PUD for 150

acres. The property is located south of Knollwood Farms and Park Forest and west of US 31. Both cases have been continued to the May 18th meeting by request of the petitioner. Homesteads at Hillview PUD and primary plat were also on the agenda and will be heard this evening.

Old Business

New Business

PC 2021-11 (A): Kingsbridge Annexation – CONTINUED to May 18, 2021

PC 2021-12 (PUD Conceptual Plan): Kingsbridge PUD – CONTINUED to May 18, 2021

These two cases were continued by request of the petitioner.

PC 2021-13 (PUD Detailed Plan): Homesteads at Hillview PUD (Updated – 2021)

PC 2021-14 (PP): Homesteads at Hillview Primary Plat (Updated – 2021)

Ms. Myers introduced the two cases together. This is the third time both cases have come before the Plan Commission. The original case came in 2014 and was modified in 2017 when Emmanuel Church purchased the property at the south end of Homesteads at Hillview. That section had to be removed from the PUD standards and platted as a single lot. The case this evening is for the third section to be called Windsor. The primary plat needs to be modified in order to modify the lot lines and add some of the common area and aesthetic features being provided in the proposed PUD. The PUD modification includes mostly updates directly related to the Windsor section. There are a couple of areas that affect the entire property which are specific to changing the primary roof pitch, landscaping standards for the common areas and maximum driveway width. Currently the maximum driveway width is 20 feet and the petitioner is proposing an increase to 22 feet throughout the entire subdivision. Included with the primary plat are nine waiver requests.

Attorney Jim Admire and CrossRoad Engineers representative Greg Ilko presented. Mr. Admire explained that the plan, as modified in 2014, did not have good marketing attributes. The new proposed common area would include bocce ball courts, a dock, a trellis and benches. Their building partner is Old Town Design Group. Along Upper Shelbyville Road they wish to augment the plan with more landscaping trees and landscape fence panels. This would run from lots one through 10 in the Village Green section, heading west past lot 34 in the Homesteads section and continuing west towards the schools by lots 82 through 91. A walking path connecting to the Franklin Greenway Trail between lots 77 and 78 is also a proposed addition within a 25-foot easement. They believe the proposal coincides with the comprehensive plan and is consistent with the surrounding neighborhood.

Mr. Ilko outlined the history of the project by use of a PowerPoint presentation of the identified property and past appearances before the Plan Commission. He highlighted the zoning of other neighboring properties. He also pointed out the locations of the different sections of the development. The former Prestige section was removed and is where Emmanuel Church is currently located. Perimeter landscaping is comparable to the original PUD plan. Fencing and additional components are proposed for the common area along Upper Shelbyville Road. Mr. Ilko briefly reviewed the waiver requests. A couple were with regards to street trees in the PUD. They didn't want to place trees in the right-of-way, so they are being proposed to be located onsite. The Windsor section is 66 lots and located around the perimeter of the far western pond as Section Three of the development. Minimum lot size is 9,100 square feet. The lot width is a deviation in conjunction with the Old Town Design Group component and their product. They are proposing varying lot widths. Other lots are 95-100 feet wide. In Section Three 70 feet is the minimum width and approximately 100 feet is the maximum. Lot coverage is a maximum of 67%. Front yard setback is 20 feet, consistent with what is there now. Minimum side yard setback is seven and a half feet, a small variation. They have committed to a 20-foot rear yard setback, another small difference. The minimum living area is 1,700 square feet in this section. Common area addition will be developed east of the center pond. There will be connectivity from the sidewalks of the internal roads to the trail on Upper Shelbyville Road.

Mr. Ilko addressed the nine primary plat waiver requests, referencing the presentation (see attached) regarding the decision criteria.

A public hearing was held. Remonstrator Susan Weaver spoke. She is a homeowner in Homesteads at Hillview and was opposed to the 25-foot walking path between lots 77 and 78 of Windsor section connecting to Franklin's Greenway Trail. It will allow public access into the Windsor neighborhood and common area features such as bocce ball and the dock. She also asked where the public will park to use the proposed dock and bocce ball courts. She asked: Will there be designated hours of usage and who will police and maintain the property from trash, excessive noise and vandalism.

Remonstrator Al Smith is a resident across from the proposed Windsor development. He expressed concern over potential traffic, noise, trash, parking and increased foot traffic. He also expressed concern for liability issues with the dock. He asked about the monitoring of bocce ball court lighting. He is opposed to public access to the golf course through the development.

Remonstrator Jim Riggs is an area homeowner. He expressed concern regarding liability of the pond and dock. He also presented that the connection to the Greenway Trail is a two-way path, allowing for non-residents to come in to the subdivision.

The public hearing was closed. Attorney Admire responded. Signage will identify the 25-foot walking path area and all other common areas as private property. The HOA, incorporated through the Secretary of State as is required, is insured so there would be no personal liability. Common area ownership will eventually be turned over from the developer to the residents through the HOA, so changes can be made or entirely removed by vote of homeowners. There would be no extra parking as the common areas will not be open to the public. The public is not being invited to access the golf course through the subdivision.

Georganna Haltom asked for clarification on the location of the connection to the Greenway Trail. Mr. Admire explained the plan is for a path to be built between lots 77 and 78 that would connect with a path leading to the Greenway Trail. It will also have landscape barrier to give lots 77 and 78 privacy. Ms. Sullivan sought assurance that the home buyers of these lots would know prior to purchase that they are beside this easement. Ms. Myers compared it as similar to the trail connection in Windstar from the cul-de-sac at Stellar Drive which goes between two homes to the trail within Blue Heron Park.

Staff recommended Plan Commission take action initially on the three street tree waiver requests regarding placement as they affect the PUD modifications. Ms. Sullivan made a motion to approve. Chris Rynerson seconded. Passed unanimously, 8-0.

Staff recommended a favorable recommendation on the PUD - Detailed Plan be forwarded to City Council. Ms. Sullivan so moved. Mr. Rynerson seconded. Passed unanimously, 8-0.

Staff recommended approval of the remaining waiver requests as submitted. Ms. Gray called for a definition of double frontage lots. Ms. Myers explained it to be any lot with streets on both sides. Ms. Sullivan moved to approve. Ms. Findley seconded. Passed unanimously, 8-0.

Staff recommended approval of the primary plat with the following conditions:

1. Subject to City Council final adoption process of PC 2021-13.
2. A no access easement to be provided along Upper Shelbyville Road, Homestead Boulevard and Eastview Drive with the exception of:
 - a. Intersection of Meadowbrook Lane and Upper Shelbyville Road.
 - b. Intersection of Homestead Boulevard and Eastview Drive.

- c. Intersection of Meadowbrook Lane and Homestead Boulevard.
- d. A 30 ft. gap for the intersection of an interior drive for Lot 65 and Eastview Drive.
 - i. The thirty foot (30') gap in the no access easement along Eastview Drive, south of Homestead Boulevard, will be gated and closed at all times, except following the dismissal from services on Sundays and religious holidays.
 - 1. The restricted access to Eastview Drive will be exit only.
 - 2. Petitioner will provide a traffic control person to assist the exits onto Eastview Drive following services on Sundays and religious holidays.
 - 3. Prohibit exit from main entrance onto Homestead Boulevard after each service.

Ms. Sullivan made a motion to approve with the conditions noted by staff. Mr. Rynerson seconded. Passed unanimously, 8-0.

Ms. Gray suggested that Misters Admire and Ilko meet with those in attendance after exiting chambers. Ms. Myers reviewed the upcoming schedule. It will be introduced to City Council on May 17. Public hearing and adoption would be at the June 7th meeting.

PC 2020-30: Amendments to Zoning Ordinance & Subdivision Control Ordinance – Ms. Myers introduced 11 proposed amendments to the Zoning Ordinance and Subdivision Control Ordinance. There have been a number of Board of Zoning Appeals requests from the Zoning Ordinance and waiver requests on the Subdivision Control Ordinance. Industry standards have also changed and staff has received numerous questions. Ms. Myers reviewed the list of 11 amendments in their entirety as outlined in the staff report.

Deb Swinehamer moved to approve the amendments. Irene Nalley seconded. Passed unanimously, 8-0.

Other Business

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 18th day of May, 2021.



Jim Martin, President



Suzanne Findley, Secretary

Presented by:



SCHAFSTALL • ADMIRE^{LLP}

Jim Admire

98 N Jackson St
Franklin, IN 46131



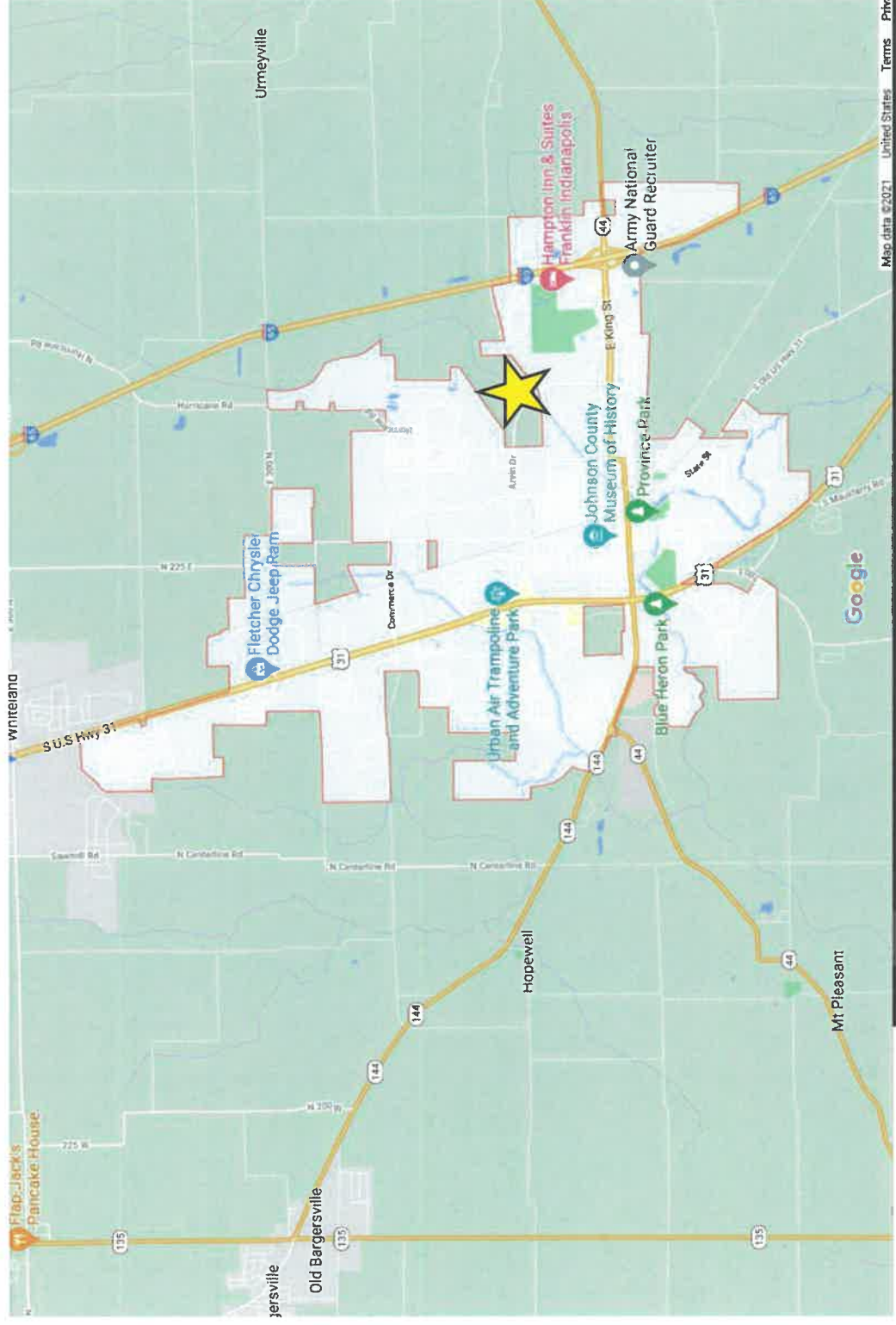
Gregory Ilko
3417 Sherman Dr
Beech Grove, IN 46107

HOMESTEADS AT HILLVIEW

Case PC 2021-13
(PUD – Detailed Plan)

Case PC 2021-14
(Primary Plat)/(Waivers)

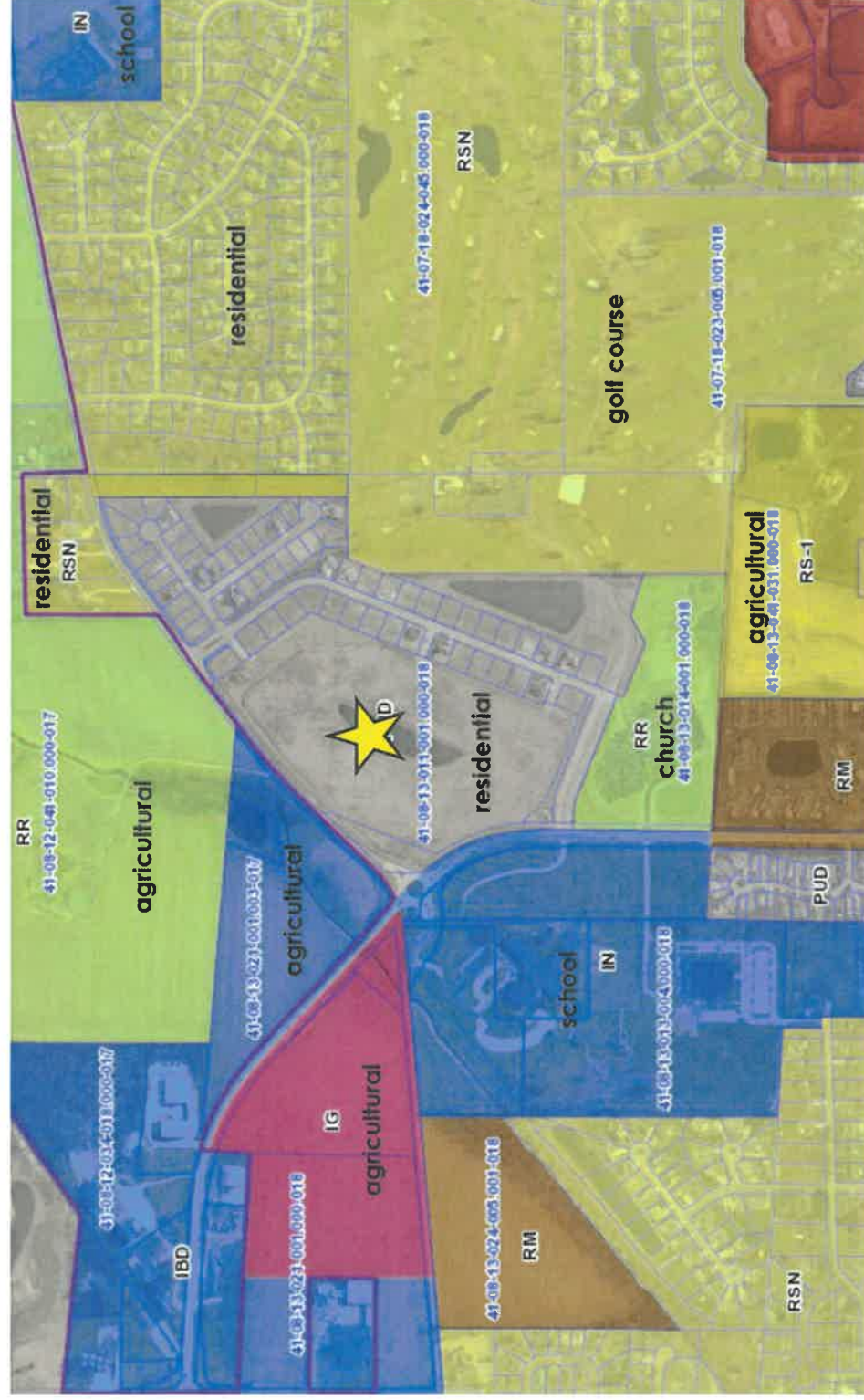
Vicinity Map



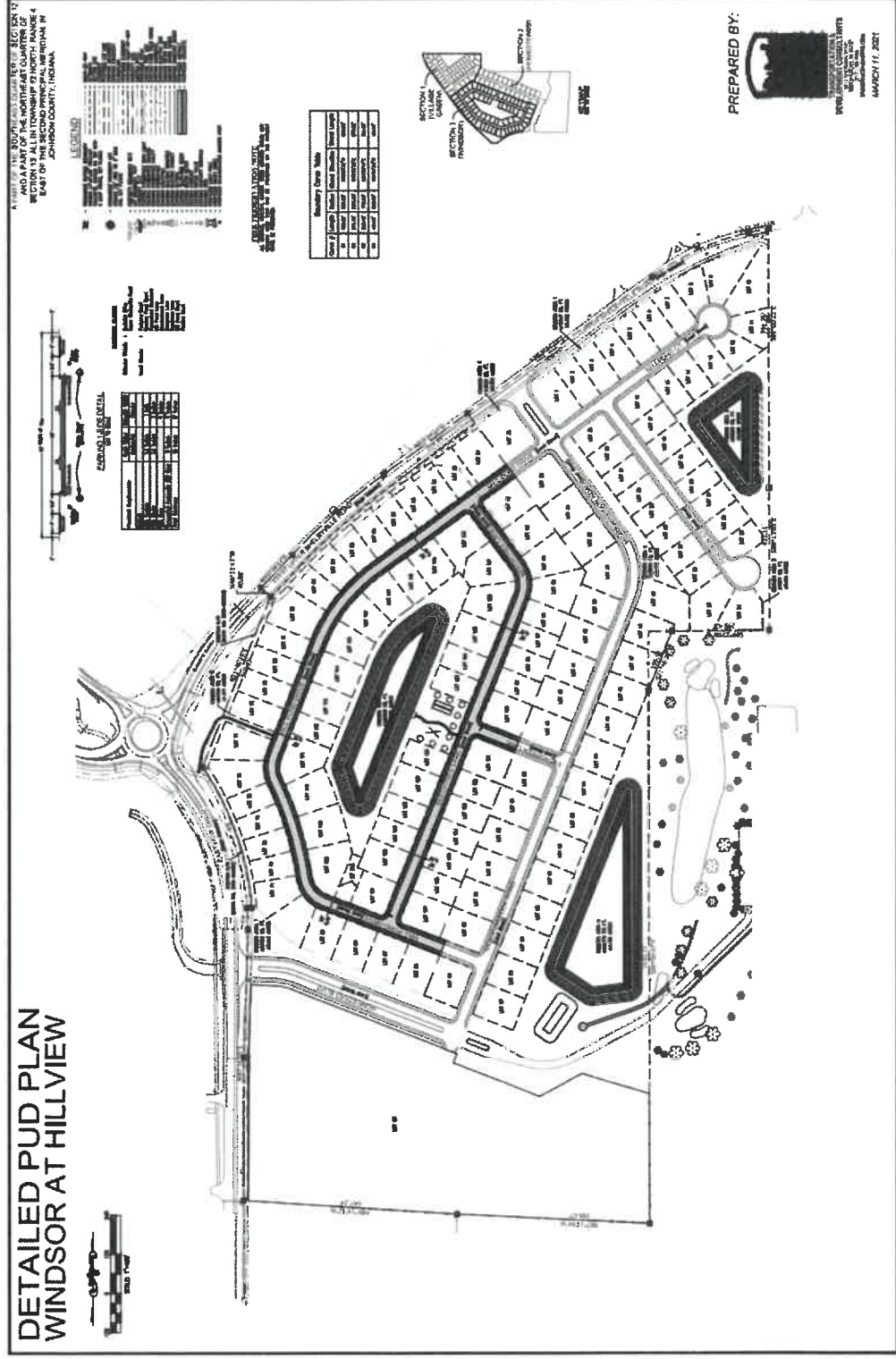
Location Map



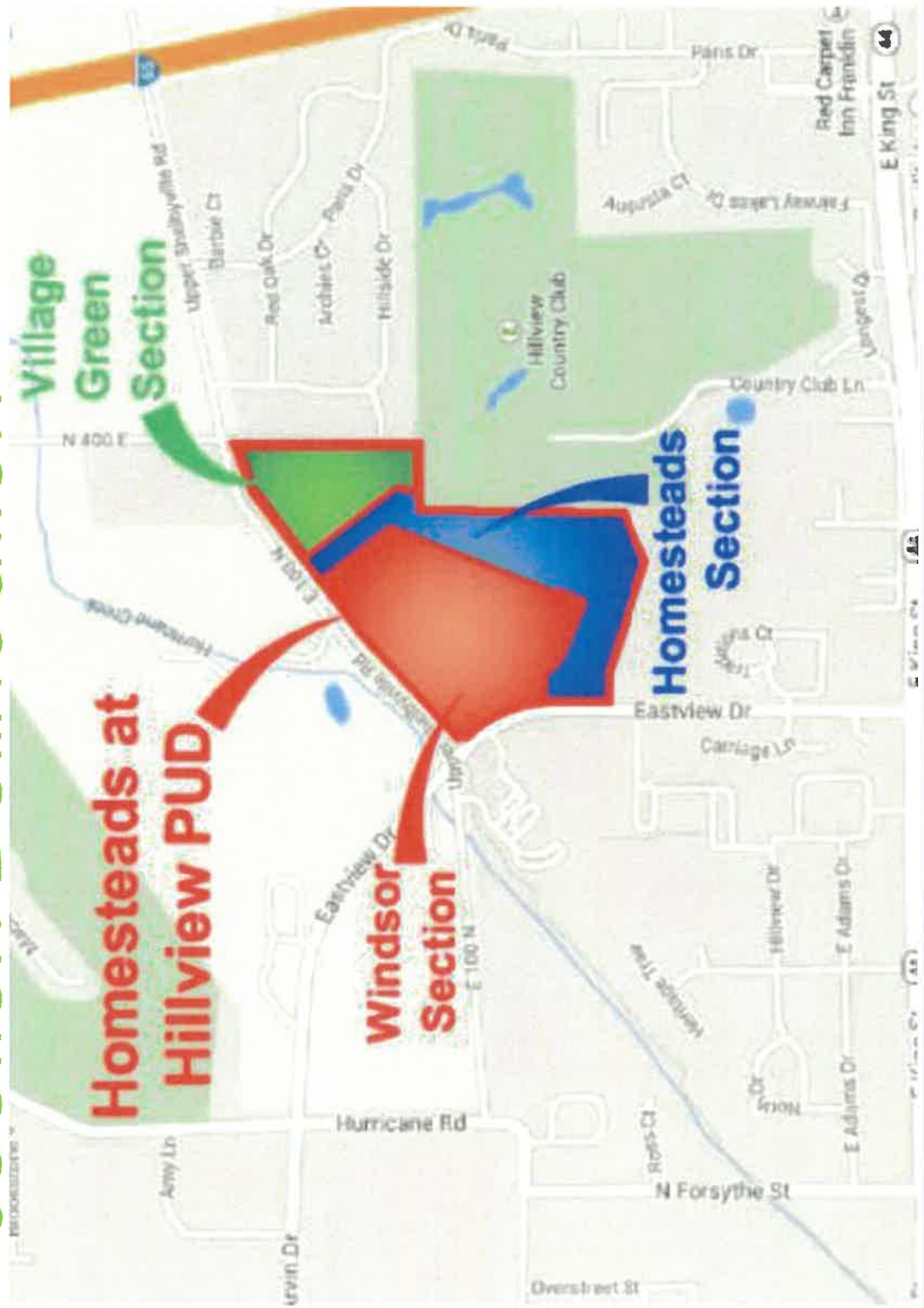
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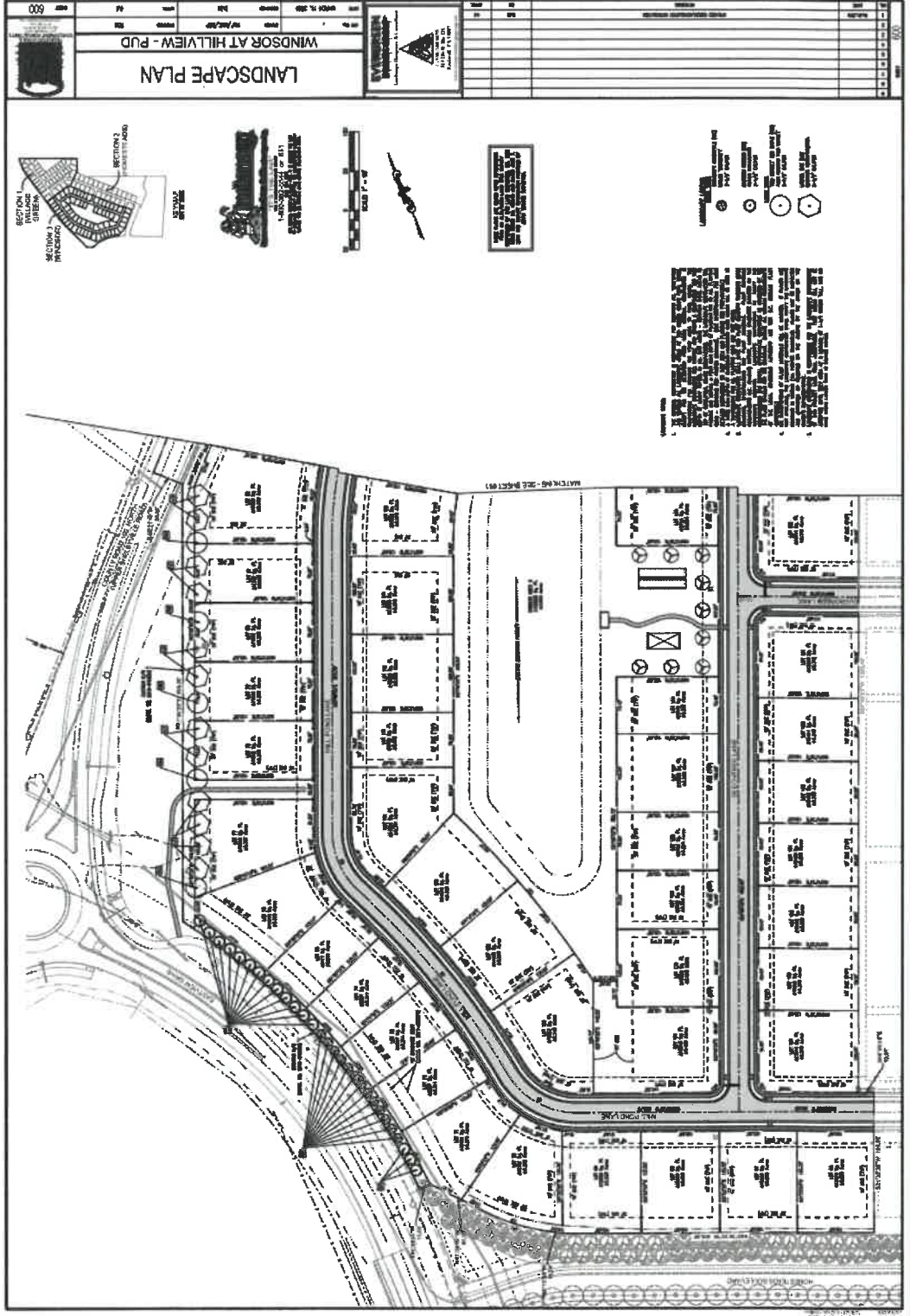
DETAILED PUD PLAN WINDSOR AT HILLVIEW

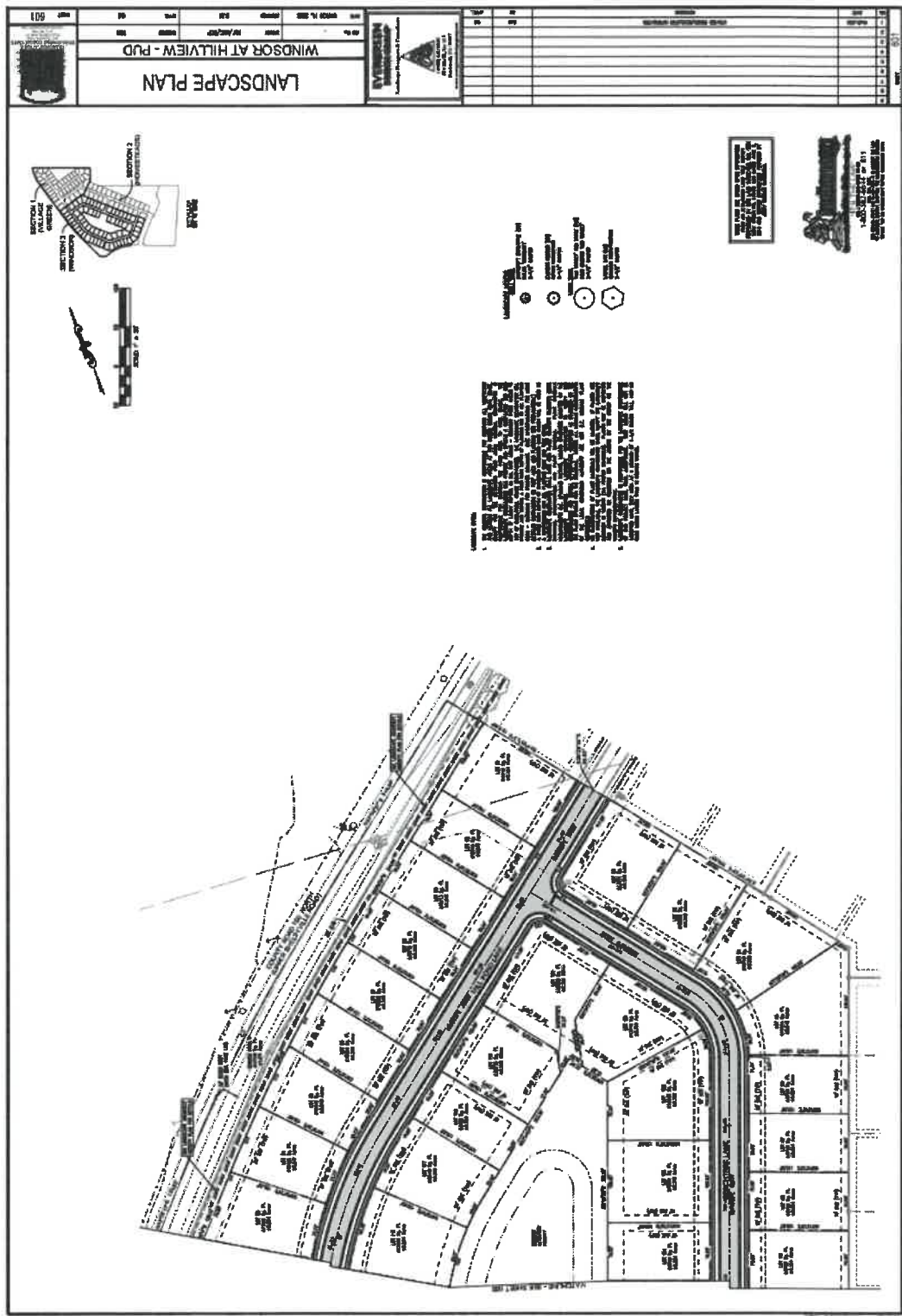


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Proposed Landscaping

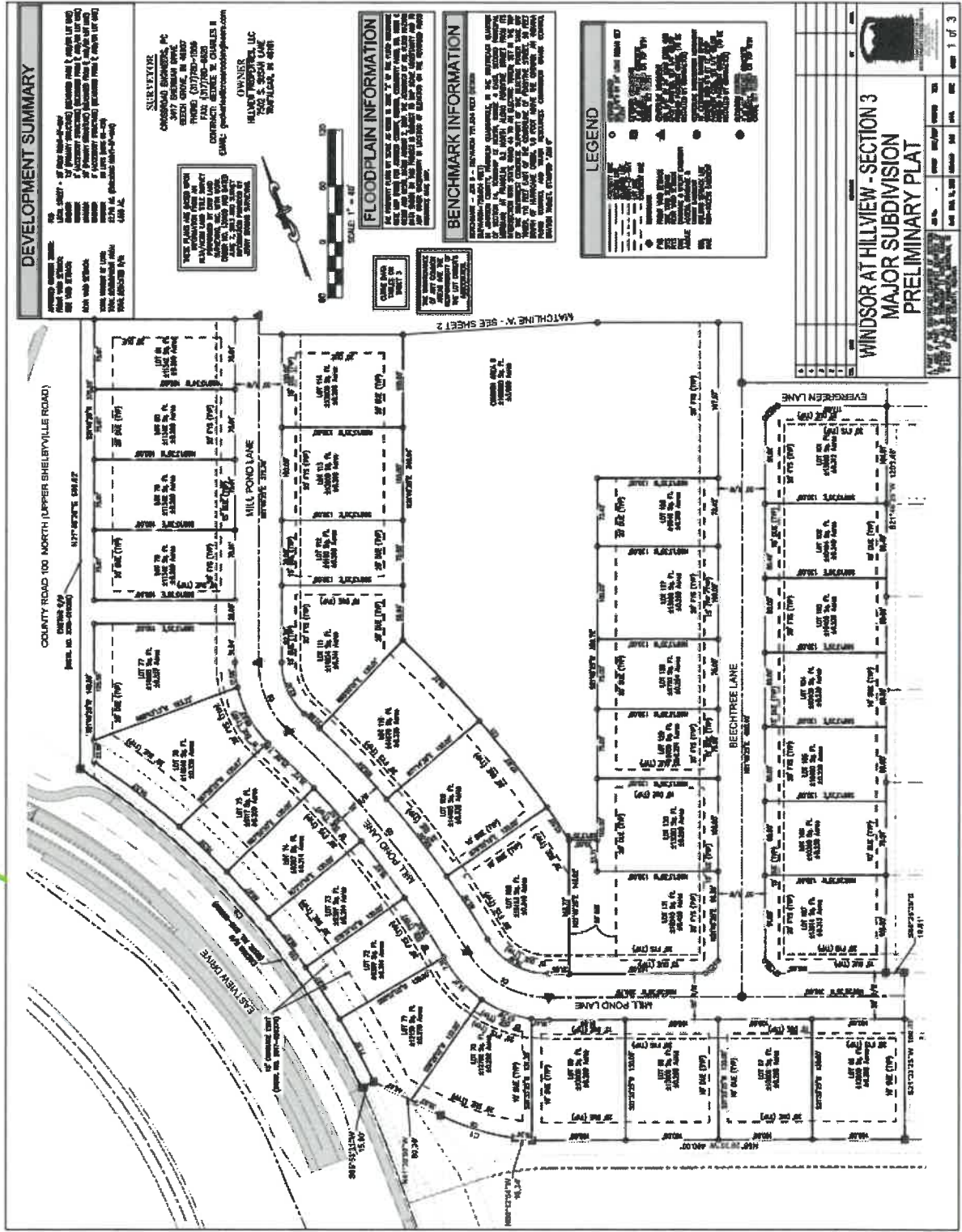


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Windsor Design Standards

- 66 Total Lots
 - Min. Lot Area = 9,100 sq.ft.
 - Min. Lot Width = 70 feet
 - Max. Lot Coverage = 67%
 - Min. Front Yard Setback = 20 feet
 - Min. Side Yard Setback = 7.5 feet
 - Min. Rear Yard Setback = 20 feet
 - Min. Living Area = 1,700 sq.ft.

Preliminary Plat



Criteria for Decisions (Waivers)

- Article 6.3 – Lot Standards, Section C – Double Frontage Lots – Item 2.b (**Art.6.3(C)(2)(b)**)
 - PUBLIC WELFARE – No relative impact to public safety, health, and/or welfare.
 - ADJACENT PROPERTY – Intent of the ordinance is being met. The proposed plantings are in accordance with bufferyard planting requirements.
 - UNIQUE CONDITIONS – Presence of double frontage lots, and 15 ft. wide common area.
 - PHYSICAL CONDITIONS – Creates a hardship due to the tree spacing being insufficient for large canopy trees.
 - COMPREHENSIVE PLAN – Does not affect the land use, public infrastructure or planning of any future adjacent areas.

Criteria for Decisions (Waivers)

- Article 6.4 – Block Standards, Section A – Block Dimensions – Item 1 and 2 **Art.6.4(A)(1)&(2)**
- PUBLIC WELFARE – Adequate resident and emergency vehicle access is provided.
- ADJACENT PROPERTY – The proposed block layout parallels the layout of similar adjacent developments.
- UNIQUE CONDITIONS – Location of the project, and nature of the development.
- PHYSICAL CONDITIONS – Creates a hardship due to the geometry of the property.
- COMPREHENSIVE PLAN – Allows a development that is consistent with Large-Lot Suburban Residential Developments that are identified for this area.

Criteria for Decisions (Waivers)

- Article 6.8 – Cul-de-Sac Standards, Section B – Design Req. – Item 3 and 5 **Art.6.8(B)(3)&(5)**
- PUBLIC WELFARE – Increased residential and emergency vehicle maneuverability. Possible future connection to Putter Drive.
- ADJACENT PROPERTY – Elimination of cul-de-sac islands is consistent with existing conditions within the City of Franklin.
- UNIQUE CONDITIONS – Existing location of Putter Drive termination.
- PHYSICAL CONDITIONS – Creates a hardship due to physical barrier caused by landscape island, and connectivity to Putter Drive.
- COMPREHENSIVE PLAN – No negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Criteria for Decisions (Waivers)

- Article 6.10 – Sidewalk and Trail Standards, Section A – General Sidewalk Req. – Item 1 **Art.6.10(A)(1)**
 - PUBLIC WELFARE – No residences gaining access from the boulevard streets into the development. Localized points of pedestrian access.
 - ADJACENT PROPERTY – Pedestrian connectivity to adjacent properties is maintained.
 - UNIQUE CONDITIONS – Local streets, in which no residences gain access from the local street, is unique and generally does not apply to other developments.
 - PHYSICAL CONDITIONS – Increased green space at the entrance to the development.
 - COMPREHENSIVE PLAN – Pedestrian connectivity is maintained, and there are no negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Criteria for Decisions (Waivers)

- Article 6.14 – Easement Standards, Section C.1.c – Perimeter Utility Easements – **Art.6.14(C)(1)(c)**
- PUBLIC WELFARE – Will allow ALL lots to be served with utilities from the rear lot line, instead of only lots that directly adjoin a subdivision boundary line.
- ADJACENT PROPERTY – Intent of the ordinance is being met. No negative impact to the reasonable use and development of other properties.
- UNIQUE CONDITIONS – Not all lots adjoining the subdivision boundary lines, and large amount of common areas within the development.
- PHYSICAL CONDITIONS – Hardship due to serving all lots with utilities from the perimeter of the subdivision, and disturbance of golf course use and other open space areas.
- COMPREHENSIVE PLAN – No negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Criteria for Decisions (Waivers)

- Article 6.15 – Street Tree Standards, Section A – General Req. – **Art.6.15(A)**
 - PUBLIC WELFARE –Protection of existing utility infrastructure and asphalt paths.
 - ADJACENT PROPERTY – Proposed double frontage tree plantings.
 - UNIQUE CONDITIONS – Presence of existing utilities and asphalt paths, and proposed double frontage tree plantings.
 - PHYSICAL CONDITIONS – Hardship is created by preservation of existing utilities, ditches, paths and proposed double frontage tree planting areas.
 - COMPREHENSIVE PLAN – No negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Criteria for Decisions (Waivers)

- Article 6.15 – Street Tree Standards, Section A – General Req. – **Art.6.15(A.1)&(B)**
 - PUBLIC WELFARE – Limit possible damage to required utility infrastructure as street trees mature.
 - ADJACENT PROPERTY – Intent of the ordinance is being met, while the increased front and side yard landscaping will exceed the minimum standards from the ordinance.
 - UNIQUE CONDITIONS – Limited space for tree growth and maturity, and proposed landscaping exceeding minimum standards.
 - PHYSICAL CONDITIONS – Hardship is created by location of proposed sidewalk and utilities within the allowable tree planting areas.
 - COMPREHENSIVE PLAN – Preserves the intent of the street tree ordinance, and has no negative impact to the land use, public infrastructure or planning of any future adjacent areas.

Questions & Answers