



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

May 18, 2021

Members Present:

Suzanne Findley	Secretary
Janice Giles	Member
Diane Gragg	Member
Georganna Haltom	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member
Chris Rynerson	Member
Charlotte Sullivan	Vice President
Debbie Swinehamer	Member

Others Present:

Lynn Gray	Legal Counsel
Joanna Myers	Senior Planner II

Members Not Present:

Pam Ault	Member
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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

Debbie Swinehamer made a motion to approve the April 20, 2021 minutes. Georganna Haltom seconded. Passed unanimously 10-0.

Lynn Gray announced that the public meeting for Homesteads at Hillview will be heard at the next City Council meeting. Council requested approved minutes be forwarded to Council members for their understanding of the issues presented.

Swearing In

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

Report of Officers and Committees: April 22, 2021 – Ms. Myers reported on five agenda items. The first was for annexation and rezoning of approximately 56 acres located south of the Nyberg addition and south of Upper Shelbyville Road. The property is zoned A (Agriculture). They are requesting annexation and to rezone it to IL (Industrial: Light). The second item was 2140 and 2150 North Morton Street which is the southwest corner of Simon Road and US 31. It is the BDH Commercial Subdivision and also a site development plan for Brad's Car Wash. It is the location of the current Ford dealership, the vacant dealership that was Evolution Auto and the field to the west. The request is for secondary plat and construction plans and site development plan for the construction of a car wash at the southwest corner of Simon Road and US 31. The third petition was at 1379 North Morton Street. It is a site development plan for demolishing the existing Taco Bell and redoing the site with regards to traffic patterns, drive lanes, drive thru/mobile orders and a new building. The fourth petition was a site development plan for Newkirk Square, also known as Wayne Street Townhomes. It is located at the northeast corner of South Main Street and Wayne Street and is across from The Garment Factory. The last petition was at 81 and 89 Forest Road. It is the southeast corner of State Road 44 and Forest Road. GDI proposed site modifications from their two previous site development plans. It was a re-review as the parking lot on the north side of the building was reduced and the parking lot on the south side of the building was more than doubled in size. The building was reduced in square footage and moved approximately 50 feet north. They are also adding a water storage tank and pump house for additional fire protection.

Old Business

New Business

Ms. Gray reminded the Commission that the City of Franklin does not pursue hostile annexations. The property owner has to request and/or consent to be annexed. The Plan Commission then forwards a favorable, unfavorable or no recommendation to City Council. If the PUD conceptual plan is approved, the next phase is a detailed plan.

PC 2021-11 (A): Kingsbridge Annexation – Ms. Myers identified this property to be 33 acres west of Knollwood Farms, Second Section, Part C and south of Knollwood Farms, Section Five, West Part B and Park Forest Phase 3 located in the Town of Whiteland. The property is currently zoned A (Agriculture) and the request is for annexation.

PC 2021-12 (PUD Conceptual Plan): Kingsbridge PUD – Ms. Myers identified this request to be for approximately 150 acres west of US 31 and south of Knollwood Farms and Park Forest in the Town of Whiteland. The property is currently zoned MXC (Mixed Use: Community Center). A portion is in the Gateway Overlay and a portion currently is zoned RS-1 (Residential: Suburban One) and A (Agriculture). The area currently located in the Gateway Overlay is not proposed to be rezoned and is to remain as the Gateway Overlay. The staff report also addresses the limits of Brewer Ditch, a legal drain. Portions of the property are in the AE floodway, AE and shaded zone X as shown the FEMA Flood Insurance Rate Maps. The majority of the annexation area is proposed to be a public park dedicated to the City of Franklin. One requirement for annexation is that the area has to be a minimum of 12.5% contiguous to existing city limits. A little under 41% of the 33 acres is currently contiguous to the City of Franklin and 100% of the property owners are parties to the petition. In regards to the PUD Concept Plan, as noted in Franklin's zoning ordinance, "The purpose of the PUD plan stage of the PUD process is to provide a formal opportunity for the applicant and Plan Commission to discuss the general elements of the proposed PUD. The conceptual plan prepares the Plan Commission for future discussion of details and minimizes the risk incurred by the applicant in creating the detailed plan." Ms. Myers explained that this is the beginning of the dialogue over what the developer is proposing. It is only a draft, not final and can be modified.

Attorney Dustin Huddleston for Platinum Properties Management Company, LLC, presented. He introduced the president, Paul Rioux, and two representatives from Lennar Homes, Ty Rinehart and Tony Bagato. Mr.

Huddleston accompanied his remarks with a PowerPoint presentation submitted as an exhibit. There are 17 acres in commercial outlots located in the Gateway Overlay. Further west will be the multi-family units along with buffering in-between. There are 60 single family residence lots that are 60' x 120', 124 lots that are 75' x 140' and 46 lots at 80' x 140'. There will be sidewalks on both sides of the streets with street lighting and landscaped common areas and subdivision entrances. Proposed is a connection into a stub street into both Knollwood Farms and Park Forest. Furthest west is 28 acres being donated to the city for a public park.

Lennar has been chosen as the builder of the 230 single-family homes. Mr. Huddleston gave an overview of Lennar as a company and the homes they plan to build in the subdivision as submitted in his exhibit. He also reviewed the details of the concept plan for the city park as submitted. Mr. Huddleston continued his presentation with a discussion of assessed values and tax revenues as covered in his submitted exhibit. He concluded with a review of all groups in support of the project and petitioner's agreement with the staff report.

Mr. Martin opened a public hearing.

Whiteland resident Richard Hill requested leniency in his presentation to address water and flooding issues specifically focused on Erin Court and Brewer Ditch. Ms. Gray explained that many questions Mr. Hill may have may not be able to be answered until the detailed plan phase. He accompanied his remarks with an extensive PowerPoint presentation submitted as an exhibit. Ms. Gray cautioned Mr. Hill several times that his presentation was beyond the scope of the petition before the board at this meeting. Mr. Hill differed with his belief that if not addressed now, it would be too late at the time of the detailed plan. He also did not share Ms. Gray's certainty that the Johnson County Drainage Board would be aware of all projected plans and concerns with regards to the proposed development. Mr. Hill submitted as an additional exhibit a copy of a newspaper article of his flooding concerns and claims of out of date FEMA information. He concluded his presentation by requesting an unfavorable recommendation be sent to City Council. If a favorable recommendation is forwarded, he requested it be with the concerns he addressed.

Mr. Huddleston thanked Mr. Hill and confirmed the consistency of his content with what he provided at their meeting in May. Drainage calculations and plans have not been completed at this phase. They are aware of the issue. The disrepair of the pond in Knollwood is not on the petitioner's property, but they must deal with it as it is outletting water on to their property. They will comply with Franklin's City Engineer and the Johnson County Drainage Board. Plans presented will address drainage issues. If the city prefers there not to be a connection with Park Forest, they will comply.

The public hearing was closed.

Ms. Myers, as both staff and Floodplain Administrator for the City of Franklin, responded to Mr. Hill's comments. She stated there has been updated flood map panels within the City of Franklin that took effect at the end of January of this year. Mr. Hill is correct that the northern panel has not been updated; however, the Brewer Ditch has been studied and there is a study in place. If it was not a studied stream, there would not be floodway limits, floodway fringe and a shaded zone X delineated.

Ms. Myers gave staff's recommendation that the Plan Commission forward a favorable recommendation for annexation to City Council. Mr. Richards made a motion to forward a favorable recommendation. Ms. Sullivan seconded. Passed unanimously, 10-0.

Ms. Myers gave staff's recommendation that the Plan Commission approve the PUD Conceptual Plan with one condition.

1. The dedication of the public park and any proposed amenities are subject to review and acceptance by the City of Franklin Park Board.

Ms. Swinehamer made a motion to approve the PUD Conceptual Plan with the one condition noted by staff. Ms. Sullivan seconded. Passed unanimously, 10-0.

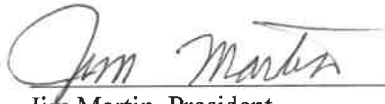
Ms. Myers reviewed the upcoming schedule, public notices and legal ads for the progression of both annexation and PUD Detailed Plan.

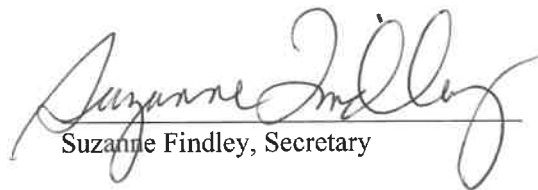
Other Business

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 15th day of June, 2021.


Jim Martin, President


Suzanne Findley, Secretary