



## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING  
DEPARTMENT OF COMMUNITY DEVELOPMENT

### MINUTES

### FRANKLIN CITY PLAN COMMISSION

October 19, 2021

#### **Members Present**

|                    |                |
|--------------------|----------------|
| Pam Ault           | Member         |
| 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 Tennell | Senior Planner II |

#### **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 September 21, 2021 minutes. Pam Ault seconded. Passed unanimously 11-0.

#### **Swearing In**

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

**Report of Officers and Committees: September 23, 2021** – Joanna Tennell presented six agenda items from the meeting. The first item was Chart Lifecycle at 1725 North Graham Road. The property is zoned industrial. The site development plan was for the expansion of the outdoor storage area which includes plans for landscaping and a privacy fence to screen the outdoor area. Hillview Vet Clinic on Thornburg Lane is wanting to expand their facility. Included with the expansion is modification of the existing parking lot along the north and west sides of the property. Patriot Defense Research Park Buildings One and Two is located on 36 acres at the southeast intersection of Earlywood Drive and the railroad. Reese is located immediately east

with the railroad on the west side. They propose to construct two buildings for their operations. At 120 Jim Black Road, which is the Sunbeam building, there is a modification of the site to include additional acreage on the north to be combined, an additional entrance, relocation of their drainage from wet pond to underground retention and a large truck staging and parking area to the north of the structure. At the northwest corner of Water and Wayne Streets is Newkirk Square Townhomes. It is a development of attached, single-family townhomes. This phase will start construction prior to the multi-use building that was entitled Newkirk Square Townhomes Wayne Street. Thirty-seven acres at the northwest corner of Jim Black Road and McClain Drive is a proposed warehouse. Petitioner is The Peterson Group.

### **Old Business**

**PC 2021-35 (A) & PC 2021-36 (R): Oakleaf Farms II Annexation & Rezoning** – Suzanne Findley asked what setback and landscaping requirements there were to the properties adjacent to the south side of the property. Ms. Tennell responded that with IL (Industrial: Light) zoned properties, by ordinance regulations, there are no buffering requirements. However, commitments regarding landscaping were offered with the petition for rezoning:

1. **East/South Yards.** Structures, parking areas or drives shall not be located within the first one hundred feet (100') of the east and south boundary lines of the Real Estate. The 100' yard area off of the east boundary line shall be planted with a minimum of fifty (50) trees, such trees being native to Indiana and on the list of trees approved by the landscaping regulations for the City of Franklin.
2. **Fenceline Trees.** Existing fenceline trees along the east and south boundaries of the real estate shall be preserved by the Owner, except where removal is necessary in order to allow installation of needed utilities or drainage ways or facilities.

Charlotte Sullivan expressed her belief that as Plan Commission members, they have taken an oath to consider what comes before them. Their job is not to decide about drainage or building construction. Their job is to decide if it is consistent with the Comprehensive Plan and growth of the city. The east corridor was designed to be part of future development.

Mark Richards made a motion to forward a favorable recommendation for annexation to City Council. Ms. Sullivan seconded. Passed, 10-1, Ms. Ault voting in the negative.

Mr. Richards made a motion to forward a favorable recommendation for rezoning to City Council with commitments as outlined in the staff report. Ms. Sullivan seconded. Passed, 7-4. Negatives were Chris Rynerson, Diane Gragg, Ms. Ault and Janice Giles.

The case will be docketed for introduction at City Council on November 15th. The public hearing will be December 6<sup>th</sup> and official action will be taken on December 20th.

### **New Business**

**PC 2021-34 (A): Lasley Annexation** – Ms. Tennell introduced the annexation request for this parcel which is under half an acre located at 2935 North Graham Road. It is a residential structure. The septic system was failing at the location and the Board of Works granted approval for the homeowners to tie in to sanitary sewer, and the connection has been made. The approval was contingent on the petitioner filing an annexation request.

Homeowner Bruce Lasley gave the history and overview of their situation. Annexation would not only allow them sewer hookup but also trash pickup and use of city facilities.

A public hearing was held with no respondents. The public hearing was closed.

Ms. Tennell gave staff's recommendation for a favorable recommendation be forwarded to City Council.

Ms. Gragg made a motion for a favorable recommendation for annexation be forwarded to City Council. Ms. Sullivan seconded. Passed unanimously, 11-0.

**Other Business**

None.

**Adjournment**

There being no further business, the meeting was adjourned.

Respectfully submitted this 16th day of November, 2021.

  
Jim Martin, President  
Suzanne Findley, Secretary