



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

November 15, 2022

Members Present

Janice Giles	Member
Debbie Gill	Member
Diane Gragg	Member
Georganna Haltom	Member
John Kempinski	Vice President
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member

Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

Not Present

Joe Abban	Secretary
Suzanne Findley	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

Irene Nalley made a motion to approve the September 20, 2022 minutes. Diane Gragg seconded. Passed unanimously, 8-0.

Swearing In

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

Report of Officers and Committees: October 20, 2022 – Joanna Tennell reported on three agenda items. The first two were for Stor-a-Lot Franklin, a site development plan and secondary plat. The property is located on approximately 11 acres on the east side of Graham Street, north of Arvin Road. The project had previously been before Plan Commission for primary plat approval at the September meeting. The next agenda item was the Johnson County Health Department and Coroner's Office. Johnson County is proposing to build a new structure at the northeast corner of Drake and Hospital Roads to house the health department and coroner's office.

Old Business

None.

New Business

PC 2022-36: Amending the Economic Development Plan for the Franklin/I-65 Integrated Economic Development Area and Amending the Economic Development Plan for the US 31 Economic Development Area – Community Development Director Krista Linke presented. As staff for the Redevelopment Commission, Ms. Linke explained that part of their duties are to keep all the TIF districting current. Neither of these districts have been amended since 2019 and 2020. There are two economic development areas that are integrated or connected by rights-of-way in order to use money collected in one area and spend it in a larger area. There is the US 31 corridor which is the US 31 Integrated Area, and there is also the I-65 Amended and Integrated Area. It consists mostly of the industrial development east of the I-65 interchange and the older area of industrial development around Commerce Drive and Commerce Parkway and some other specific sites.

Ms. Linke stated that the request is to amend both districts. For the US 31 district, there is a parcel immediately south of the new car wash and strip mall just south of the car wash at the intersection of Simon Road and US 31 to be included. It is where the Hubler Ford dealership is located. It was already part of the integrated area so tax increment could be spent there that was collected in the allocation area, but it wasn't being collected there. It was not incorporated into the plan because there was already a building there and there was not the expectation that the property would be redeveloped. With Hubler Ford's significant improvements, it was deemed beneficial to amend the district. Ms. Gray asked if this amendment would more closely align the districts on where funds can be spent. Ms. Linke explained that it was decided to be of benefit with the major redevelopment of the parcel by Hubler Ford. The reason for the appearance before Plan Commission is that it is the commission's responsibility to determine if the plans are consistent with the Comprehensive Plan. What Ms. Linke requested does not change any kind of zoning or performance standards.

Georganna Haltom asked if Hubler Ford is aware of the proposed change. Ms. Linke could not confirm that Hubler would know as it does not affect them in any way. Ms. Linke explained that the originally created district of the Meijer and Kroger stores and surrounding out lots are what paid for the bond used - for the Young's Creek Amphitheater Park and also to pay CrossRoad Engineers for the re-design of US 31. That was established in 2019, and is a 15-year bond. The collection is approximately \$800,000 annually and the bond payments are \$500,000. Ms. Gray added that public notice requirements were all met.

Proceeding with the I-65 TIF district, Ms. Linke identified the existing allocation areas on a PowerPoint map where the tax increment is collected. This area brings in approximately \$4 million annually in TIF increment financing. There is a \$15 million bond from 2015 that paid for the gateway entrance at I-65 and E. King Street and much of the downtown streetscape along with several other projects. The annual bond payment is approximately \$1.4 million. That leaves approximately \$2.6 million annually to fund other projects. This is how the city paid for the truck routes, the roundabouts and the Yandes Street project, along with many others.

RDC would like to separate out the PURE/Peterson development parcel located just east of Mitsubishi on McClain Drive. There is already a bond for this allocation area, and if it is separated out, it would not have an expiration date that started in 2019. If separated out, it would provide additional years to collect tax increment on that particular parcel. Instead of starting in 2019, it would start in 2023. The parcel east of 600 East that has been annexed has interest in development but there is not yet a definite project for the property. The largest parcel to the north (referencing the map shown on the PowerPoint presentation) is the Kelsay farm property located just east of US 31 along the railroad tracks and over to Graham Road and south of Paul Hand Boulevard. Several developers have been interested in the site. All the infrastructure in the area will need to be updated. It is projected that it will be a development costing millions of dollars. To the south is the Cold Summit project. RDC is partnering with Cold Summit for the needed road modification at the southern Graham Road curve to allow for the additional truck traffic. It is approximately a \$1.5 million project with RDC, Cold Summit and grant funding each contributing approximately \$500,000. To the west is Patriot Products and the Laugle property. It is currently under construction.

but not complete, so it can still be included in the amendment for this year to capture the increased assessed value. It is already in the integrated area, but they would like to create a new allocation area as well, similar to the PURE/Peterson development. Ms. Haltom inquired as to whether the allocation funds simply wait to be spent. Ms. Linke explained that the purpose of the integrated areas is that the funds are pooled in to one fund and spent in different areas. Ms. Gray explained the city's desire to get ahead of the need for putting infrastructure in. It is also an economic driver for potential companies. Ms. Haltom asked if companies also still ask for tax abatements even with infrastructure in place. Ms. Linke confirmed. Ms. Linke clarified that the first two years of an abatement, there is no tax increment to collect; however there is every year after that.

Ms. Nalley made a motion to approve PC 2022-36A for the amendment to the I-65 TIF. John Kempinski seconded. Passed unanimously by roll call vote, 8-0.

Ms. Gragg made a motion to approve PC 2022-36B for the amendment to the US 31 TIF. Ms. Nalley seconded. Passed unanimously by roll call vote, 8-0.

Other Business

Approval of 2023 PC Calendar of Meeting Dates – Ms. Tennell presented. Highlighted dates were changed to accommodate holidays. Mr. Kempinski made a motion for approval. Debbie Gill seconded. Passed unanimously.

Extraterritorial Jurisdiction (Buffer Zone) Discussion – Ms. Tennell explained that with the growth of the City of Franklin over the years and all the recent annexations, the city has grown to encompass the majority of the area of the Buffer Zone. The county and city have had discussions regarding the county taking jurisdiction back of the few areas that still exist. These areas are predominantly located west and south of the city. There is a lot of floodplain between the city limits and properties to the west. The county would like to pursue taking jurisdiction back of these areas. In 2019 there were changes to Indiana Code that gave the county full authority to take the Buffer Zone back without any discussion with the city. The county chose not to do that; they preferred to pursue it cohesively with the city. It has been a planning tool for the city that has worked very well, but the city believes it has outlived its benefit. It is especially difficult for single-family homeowners to navigate when they want to add on to their homes with the county and city regulations being slightly different from each other but approval from both entities being required. The county will have to provide zoning classifications for these areas, and they plan to use the city zoning map and adopt similar zoning. The development standards will be similar as well. Mr. Martin asked when the county will move forward with this. Ms. Tennell responded that it will be heard at the November 28, 2022 Johnson County Plan Commission meeting. They have to review the new county zoning map and forward a recommendation to the County Commissioners. The County Commissioners will need to adopt an ordinance approving the updated zoning map. They will also need to approve an ordinance consistent with Indiana Code establishing they will have jurisdiction to existing city limits. This does not prohibit the city from expanding and annexing ground in the future. Ms. Gray added that when the statute changed in 2019, the city has no say in this decision but the county did not want to pursue it without the city's involvement and input. Other surrounding municipalities have relinquished their Buffer Zones over the past several years. Large developments will still be annexed into the city as they will need to connect to our sanitary sewer system. Ms. Gray added that once the Buffer Zone is removed, there will no longer be any buffer zone representatives on Plan Commission and will be a 9 member commission as outlined in Indiana Code.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 17th day of January, 2023.


Jim Martin, President


Joe Abban, Secretary