



## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING  
DEPARTMENT OF COMMUNITY DEVELOPMENT

### MINUTES

### FRANKLIN CITY PLAN COMMISSION

April 18, 2023

#### **Members Present**

Joe Abban	Secretary
Suzanne Findley	Member
Janice Giles	Member
Debbie Gill	Member
Georganna Haltom	Member
John Kempski	Vice President
Jim Martin	President
Irene Nalley	Member
Mark Richards	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**

January 17, 2023 – Georganna Haltom moved to approve. Suzanne Findley seconded. Passed unanimously, 9-0.

February 21, 2023 – Lynn Gray identified two typos. Suzanne Findley moved to approve with corrections. Debbie Gill seconded. Passed unanimously, 9-0.

#### **Swearing In**

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

**Report of Officers and Committees: February 23 & March 23** – Joanna Tennell reported on two projects from the February 23<sup>rd</sup> agenda. The first was at 599 Earlywood Drive owned by Scott and Michelle Graham. They are relocating Generations Automotive, a body shop and repair. They are proposing a few site modifications to increase some outdoor storage area and access around the building. The second was Innovative 3D Manufacturing located at 600 International Drive. They are expanding the building to the west. They went through the Board of Zoning Appeals and were granted approval for a variance in order to encroach into the side yard setback. No other site modifications were proposed.

The March 23<sup>rd</sup> meeting had one agenda item. The property is located at 1420 Hurricane Road. It is actually two lots in the Hurricane Industrial Park, Lots 15 and 16. It is at the northwest corner of Hurricane Road and Arvin Road. The property is owned by RJ Parkway Partners. They own a lawn care and irrigation business currently located on RJ Parkway and intend to move to this location. The project has gone through full site plan review and has been approved. Their building permit application has been submitted and is currently pending review.

### **Old Business**

None.

### **New Business**

**PC-23-5 (PUD): Kingsbridge PUD Modification** – Ms. Tennell reviewed that the subject property is approximately 150 acres located on the west side of US 31 immediately south of Knollwood Farms and Park Forest in Whiteland and also south of Astral at Franklin. This previously came before Plan Commission in 2021 for a Planned Unit Development (PUD) along with a primary plat. No site design modifications or lot/street layout are being proposed. It is essentially the architectural features of the single-family homes only. There was a reference in the original PUD to the City of Franklin Zoning Ordinance that is intended for the Residential: Traditional Neighborhood (RTN) zoning district, which is essentially downtown Franklin. Downtown Franklin standards are not necessarily cohesive with this project's location. The first modification is in regard to the garage location. The RTN standards requires that if there is a garage, it has to be a minimum of 10 feet back on the lot from the front façade. The second is in regard to a requirement that porches are required on every structure a minimum of 50% of the length of the front façade minus the garage/storage area and a depth of no less than six feet. The proposal is to eliminate the garage setback requirement and to modify the porch requirement to require either 1) provide a porch a minimum of 50% the front façade (minus garage/storage area) with a depth of no less than 4 feet or 2) the structure must include three different building materials instead of only two. The proposed modifications are in line with the building elevations that were provided as examples to Plan Commission and City Council during the original review and approval process.

Attorney Dustin Huddleston represented petitioner Platinum Properties Management Company, LLC. He was accompanied by President Paul Rioux and Tony Bagato of Lennar Homes. Mr. Huddleston assured that they were only appealing for a minor change as related to garages and porches and that all else in the plan was remaining the same. He gave a review of this project's two previous appearances before the Plan Commission. The plan is for Mixed Use commercial lots along US 31 and multi-family apartments. Further in to the west are lots for single-family homes consisting of 86 acres and 230-240 homes. The common area entrances will be landscaped with sidewalks on both sides of the streets and will connect to the stub street from Knollwood Farms. On the far west side they have donated 28 acres to Franklin for a park. The Park Board unanimously approved the donation of this land.

Mr. Martin opened a public hearing with no respondents. Commission members had no questions. Ms. Tennell gave staff's recommendation for a favorable recommendation to be forwarded to City Council. Mr. Abban made a motion to send a favorable recommendation to City Council. Irene Nalley seconded. Passed unanimously, 9-0.


Ms. Tennell will attempt to have introduction at the May 1<sup>st</sup> City Council meeting.

### **Adjournment**

There being no further business, a motion for adjournment was made and seconded, passing unanimously.

Respectfully submitted this 16th day of May, 2023.

  
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Jim Martin, President

  
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Joe Abban, Secretary