



## CITY OF FRANKLIN

### DEPARTMENT OF PLANNING & ENGINEERING

#### MINUTES

#### FRANKLIN CITY PLAN COMMISSION

May 20, 2025

##### **Members Present**

Bill Carson  
Suzanne Findley  
Norm Gabehart  
Georganna Haltom  
John Kempinski  
Matt McElroy  
Michael Sponberg  
Michelle Stringer

Secretary  
Member  
President  
Vice President  
Member  
Member  
Member  
Member

##### **Others Present**

Lynn Gray  
Joanna Tennell

Legal Counsel  
Senior Planner II

##### **Members Not Present**

Irene Nalley

Member

##### **Call to Order**

President Norm Gabehart called the meeting to order at 6:00 p.m.

##### **Roll Call & Determination of Quorum**

##### **Pledge of Allegiance**

##### **Swearing in New Plan Commission Member**

Mr. Gabehart swore in new member Michael Sponberg.

##### **Approval of Minutes**

April 15, 2025 – Bill Carson made a motion to approve the minutes as presented. Georganna Haltom seconded. Passed unanimously, 9-0.

##### **Swearing In**

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

**Report of Officers and Committees: April 24, 2025** – Joanna Tennell reported on four agenda items. The first was Kid City located at 1950 North Graham Road. They are proposing an addition to the existing facility in order to expand their services to the community of Franklin. They anticipate having a grade school program at the facility. There were two site development reviews for Commerce Point. One was for Dutch Brothers on Lot 4. The second one was for Chick-fil-A on Lot 2. They are currently in review and once the subdivision is ready for

construction, construction for the individual sites can begin. The last agenda item is being heard this evening. It is the Umbarger Lane Annexation and Rezoning.

### **Old Business**

### **New Business**

**PC-25-15 (A) & PC-25-16 (R): Umbarger Lane Annexation & Rezoning** – The petitioner notified Ms. Tennell on Friday that they are still working through some things. Dominic Dreyer presented on behalf of Arbor Homes. He asked for a continuance to the regularly scheduled June meeting to allow more time to secure additional commitments in an agreeable form with staff.

Michelle Jackson spoke. Her parents own the property at 4839 E 75 S. The property is across the street from the subject property. Mr. Gabehart guided Ms. Jackson that this was not the hearing for discussion of the project. The commission is to decide at this time whether the petitioner will be granted a continuance.

Ms. Tennell expressed staff's support of the continuance. Arbor Homes and their legal counsel have been in constant communication with the planning department. They are working through the commitments so the additional time will be beneficial for both parties. Mr. Gabehart respected the continuance request specifically for adequate preparation.

Mr. Carson made a motion to approve the continuance request. Ms. Haltom seconded. Passed unanimously, 9-0. Ms. Tennell explained that the case will be continued to the June 17<sup>th</sup> meeting held in Council Chambers at 6pm. There will be no additional notices going out, so this serves as the public notice. Anyone with questions can contact Ms. Tennell in the Planning Department.

### **Other Business**

Ms. Tennell explained that due to recent Indiana code, the state has now regulated that every agenda has to include each member's name, who the appointing board or member was and the term in which they are serving.

Ms. Tennell also announced that department member Jim Farr has retired after being with the city for 15 years. The civil technician position is open and any qualified, interested parties should send their resumes to her.

### **Adjournment**

There being no further business, a motion for adjournment was made by Ms. Haltom with a second by John Kempski. Passed unanimously, 9-0.

Respectfully submitted this 17th day of June, 2025.



President, Norm Gabehart



Secretary, Bill Carson