

MINUTES
FRANKLIN CITY PLAN COMMISSION
October 16th, 2012

Members Present:

Jim Martin	President
Kevin McElyea	Vice-President
Suzanne Findley	Secretary
Joe Abban	Member
Steve Davis	Member
Diane Gragg	Member
Georganna Haltom	Member
Tim Holmes	Member
Chris Phillips	Member
Debbie Swinehamer	Member

Members Absent:

Pam Ault	Member
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Others Present:

Joanna Myers	Senior Planner
Lynn Gray	Legal Counsel
Jaime Shilts	Recording Secretary

Call to Order:

Jim Martin called the meeting to order at 7:00 p.m.

Approval of Minutes:

Chris Phillips made a motion to approve the September 18th, 2012, meeting minutes as presented. Suzanne Findley seconded the motion. The motion passed unanimously.

Swearing In:

En masse, Ms. Gray swore in all individuals in the audience who were going to be presenting testimony.

Report of Officers and Committees:

Joanna Myers stated there have been two technical review committee meetings since the Plan Commission last met. The case being heard tonight was heard at the September meeting. The site development plan for the Franklin Spec building was also reviewed at the September meeting. She stated that at the October meeting the Province Park Aquatic Center was reviewed and the other case reviewed was for an addition to the Sunoco Gas Station located at 2151 N. Morton Street.

Old Business:

None.

New Business:

PC 2012-14 (PP): Franklin Business Park, Lot 1:

Ryan Lindley, representing Runnebohm Construction, stated that Runnebohm Construction has a partnership with the Redevelopment Commission to construct a shell building for a future tenant. The tenant is unknown as of yet. He stated there are very minimal site improvements as the user's needs are unknown since there is no tenant. He stated the site is 11.5 acres and the drainage system has been scaled for maximum lot coverage.

Mr. Lindley stated the first waiver request is for a waiver on a passing blister on Graham Road. The other waiver request is for street trees within the right-of-way. Mr. Phillips questioned if the building could be used for a business with a lot of traffic. Mr. Lindley stated there is no way to know until a buyer is found. Ms. Myers stated the alignment of the drive lines up with the drive of the church across Graham Road.

Tim Holmes questioned what the next step is after the site plan is approved. Ms. Myers stated a land disturbance permit and building permit would need to be issued and after the building has been sold, a remodel permit would need to be submitted. She stated that at the time of the remodel process, the Board could look at the passing blister then. Georganna Haltom questioned the cost difference of doing it now versus later. Mr. Lindley stated there would not be a difference since the work will be done later anyway. Mr. Holmes stated the City is paying for it now and it shouldn't be paid for if it's not known if it will be needed. Ms. Gray stated the Board could pass the waiver subject to conditions, and then the RDC would be able to pay for it later or can pass the cost on to the tenant.

Ms. Haltom questioned the cost of a passing blister. Mr. Lindley stated it would be around \$50,000. Steve Davis stated he feels the building should be as bare as possible so that when the building is sold the money will be recouped.

Ms. Myers stated that the property is different than normal industrial properties. She stated that most properties are adjacent to other industrial properties. In this instance, the property across the street is zoned institutional and also residential suburban neighborhood. Ms. Myers stated that because of the zoning, there are additional buffer tree requirements that have to be met. She stated that with the buffer trees, the requirement is being met and exceeded with the existing trees.

Ms. Swinehamer stated that the City also needs to consider the impact that trees have. Ms. Myers stated there are 85 trees being provided adjacent to the right-of-way with an additional 20 located on site. She stated you are looking at a site that will have more than 100 trees provided.

Action taken on PC 2012-14 (PP): Franklin Business Park, Lot 1:

Mr. McElyea made a motion to approve the waiver request from the passing blister with the following condition:

1. The need for a passing blister will be reviewed at the time a remodel improvement location permit is reviewed.

Tim Holmes seconded the motion. The motion passed unanimously with the following condition:

1. The need for a passing blister will be reviewed at the time a remodel improvement location permit is reviewed.

Tim Holmes made a motion to grant the waiver of the street trees. Georganna Haltom seconded the motion. Kevin McElyea-yes, Suzanne Findley-yes, Joe Abban-yes, Steve Davis-yes, Diane Gragg-yes, Georganna Haltom-yes, Tim Holmes-yes, Chris Phillips-yes, Debra Swinehamer –no, Jim Martin-yes.

The motion carried 9-1.

Kevin McElyea made a motion to approve the preliminary plat. Steve Davis seconded the motion. The motion passed unanimously.

Other Business:

Ms. Myers stated there are 6 petitions from 2008 to 2010 that have been stagnant for quite some time. Staff is requesting that the cases be dismissed. All of the petitioners were notified and the only the petitioners that responded are PC 2009-31: Second Missionary Baptist Church. The variances for their 2 cases have expired also.

Janet McDuffey, chairman of the church board, Second Missionary Baptist church, stated she was in attendance when the original case was presented. They received a special exception for their request. She stated they contacted a contractor to get the foundation poured and were quoted a price which was more than what they had. She stated they did not know that the variance would expire. Ms. Gray stated they had a variance for the number of parking spaces and the special exception through the BZA. She stated it expired when they didn't get an improvement location permit within one year, which happened as a matter of the zoning ordinance. They will need to go back to the BZA when they have the funds ready to get approval again. She stated that it does not mean they will not be able to build, but that they will have to reapply for a variance.

Ms. Myers stated that Staff would like to request that the Board dismiss the following cases.

PC 2008-15: BCC Products-Parking Lot

1. PC 2009-06: Franklin Gardens
2. PC 2009-15: United Pipe & Steel
3. PC 2009-20: Sister's Self Storage
4. PC 2009-31: Second Missionary Baptist Church
5. PC 2010-24: Tiller's Roost Farmer's Market

Debra Swinehamer made a motion to dismiss the cases. Chris Phillips seconded the motion. The motion passed unanimously.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this January 15, 2013.

Jim Martin
President

Suzanne Findley
Secretary