

MINUTES
FRANKLIN CITY PLAN COMMISSION
March 19, 2013

Members Present:

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

Members Absent:

Georganna Haltom	Member
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Others Present:

Travis Underhill	City Engineer
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:

Steve Davis made a motion to approve the February 19, 2013 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 the only item on the February 28, 2013 agenda for the Technical Review Committee was the case for Affordable Care Dental Clinic, which is being heard tonight.

Old Business:

PC 2012-18 (PP): Picket/Whitaker Subdivision-CONTINUED TO MAY 21, 2013 BY STAFF

New Business:

PC 2013-02 (SPR): Affordable Care Dental Clinic:

Josh Baran, Embree Asset Group, stated they are looking to develop the property at 160 Holiday Place and are requesting a number of waivers. They are requesting sidewalk waivers for two areas of the site. The City may be looking to increase the size of the sidewalk along SR 44 in the future with a trail project and therefore they would like to hold off on installation. He also stated that the State would not be supportive of the placement of a sidewalk along the on-ramp to I-65. He stated the other waivers are in regard to the pond and street trees.

Mr. Baran stated that they are requesting a waiver on the slope of the pond to be 3 to 1 rather than the 4 to 1 requirement. It would allow them to lay out the building and parking lot more effectively. Mr. Baran stated the second pond waiver will be for a reduction of the easement requirement of 20 feet from top of bank. He stated the pond will be accessible from two different points as proposed and will be able to be maintained within the proposed easement.

Chris Phillips questioned if the pond had a safety ledge. Mr. Baran stated that it continues down about 2 feet and at 10 feet in it drops 60 feet. Steve Davis stated it is not feasible to have the street trees located on the site due to the existing pond and location next to SR 44 and stated he'd like to see the trees be donated to the City. Mr. Baran stated they would be willing to do that. Ms. Myers stated that the City does not have a way to effectively get the trees and get them into the ground. Mr. Abban stated he didn't want to make the waiver contingent on the donation of the extra trees. Ms. Gray stated that the waiver request stands on its own merits and can be approved if the requirements are met and that the petitioner may offer to donate trees to the City. Mr. Baran stated their preference would be a monetary donation for the trees rather than the trees themselves. He stated they have a subcontractor that can provide pricing for the trees and installation. Ms. Myers stated the tree requirements are generally hardwood trees at 2.5" caliper.

Richard Wertz stated he has a concern about the consistency of sidewalks throughout the City. He stated that if the Parks trails continue, they will meet up with the sidewalk that runs through the site and then would not have a connection to the public road to the south. He is concerned if there is a waiver that the City will need to be consistent with sidewalk waiver requests and we will continue to have gaps. Ms. Myers stated they are requesting the delay of installing the sidewalk until the trail is installed.

Action taken on PC 2013-02 (SPR): Affordable Care Dental Clinic:

Steve Davis made a motion to approve the waiver for the sidewalk request along the I-65 ramp. Tim Holmes seconded the motion. The motion passed unanimously.

Debbie Swinehamer made a motion to approve the sidewalk waiver adjacent to SR 44 with the commitment to reimburse the City in an amount equal to the cost of materials for the construction of a 4 ft. by 229 ft. long sidewalk at the time the City extends the Greenway Trail. Kevin McElyea seconded the motion. The motion passed unanimously with a commitment.

Kevin McElyea made a motion to approve the street tree waiver with the commitment to provide a cash donation to the Tree Board for thirteen (13) 2 ½” caliper street trees and the cost of installation. Cash donation will be based off of the average of three (3) bids provided by the petitioner for the cost of the trees and installation. Pam Ault seconded the motion. The motion passed unanimously with the commitment.

Steve Davis made a motion to approve the drainage waivers. Diane Gragg seconded the motion. The motion passed unanimously.

Other Business:

None.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 21st day of May, 2013.

Jim Martin
President

Suzanne Findley
Secretary