MINUTES

FRANKLIN CITY PLAN COMMISSION

August 20, 2013

Members Present:

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

Members Absent:

Joe Abban	Member
Pam Ault	Member
Diane Gragg	Member

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 June 18, 2013 minutes as presented. Suzanne Findley seconded the motion. The motion carried.

Reports of Officers and Committees:

Joanna Myers stated that the last Technical Review Committee meeting was held August 1, 2013. There were four items on the agenda. She stated that at 3030 RJ Parkway, Bill Neville is proposing to construct a storage barn for storage of mulch and other types of materials. She stated that the second case was the Commerce Business Park Building 1, located at the northwest corner of Commerce Parkway and Arvin Road. They are proposing to construct a warehouse facility. Hillcroft Services will be moving into the facility. She stated that KYB is proposing to add onto the south side of their existing facility for their aftermarket production operations and to also realign some of the existing parking located at 2625 N. Morton Street. She stated the final case was Heather Glen at the Legends, which is being heard tonight.

Old Business:

None.

New Business:

PC 2013-20 (PUD-Phase II): Heather Glen at the Legends:

Steve Huddleston, attorney representing the Legends of Franklin, LLC, stated that the PUD Phase II/Detailed Plan is proposed to be amended. He stated the original project was approved for the development of four-unit, quad type condominiums. The request is to allow single-family detached condo units, 2 units, 3 units and 4 units. The original plan had a maximum of 106 units, 25 quads and 2 duplexes. Mr. Huddleston stated they would like to be able to build the single, double, triple and quad units. They are not proposing to change the maximum density of the original plan. They will not exceed the original 106 units. He stated the reason for the change is due to changes in the economy, financing and the housing market. He stated banks will not approve financing for a four unit building without buyers for each unit. They need to offer more than just the four unit buildings.

Mr. Huddleston stated in the original plan, the distance between the quads was a minimum distance of 30 feet. He stated because of the single and double units new setbacks are proposed and are listed in the staff report. He stated the minimum area for each unit of 1,100 square feet, as originally proposed, will not change. Mr. Huddleston stated the new single units will have golf course views, which all of the previous units did not. The single unit housing styles are the same as styles developed in Mooresville.

Mr. Huddleston stated that when the development was constructed, an emergency exit to the northwest of the subdivision was provided to allow an additional access for emergency purposes only. It is a double gated community, but the main entrance is what the residents are supposed to use. The second emergency exit was requested by the fire department. He stated that residents of Legends West are concerned about traffic currently using the emergency entrance as a road. He stated the developer is willing to work with the City and fire department to install signs and possibly a gate to prevent residents from using the emergency road.

Jim Riggs, Somerset Drive, stated he is in favor of blocking the access to the emergency exit and having all the homeowners use the gated entrance.

Steve Davis questioned where construction materials would be delivered for the new units. Mr. Huddleston stated they would come through the main gate. Tim Holmes stated he has not seen a request for an area to go from multi-housing to single family housing. He stated it usually goes the other way.

Action taken on PC 2013-20 (PUD-Phase II): Heather Glen at the Legends:

Steve Davis made a motion to approve the petition as presented. Suzanne Findley seconded the motion. The motion carried.

Other Business:

Travis Underhill stated that the Planning and Engineering Staff now has an open hour at 9:00 a.m. every first and third Tuesday of the month. It is open to anyone that has questions about anything building or planning related. Two developers have already stopped in during this time.

A public meeting for the North Main Street project will be held on Wednesday, August 21st at 5:30 p.m. in the Council Chambers.

Ms. Myers stated they are requesting the Plan Commission to review the Comprehensive Plan as it will be before the Commission at the September 2013 meeting.

Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted this 17th day of September, 2013.

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Jim Martin	Suzanne Findley
President	Secretary