



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
DEPARTMENT OF COMMUNITY DEVELOPMENT

MINUTES

FRANKLIN CITY PLAN COMMISSION

September 20, 2022

Members Present

Joe Abban	Secretary
Suzanne Findley	Member
Janice Giles	Member
Debbie Gill	Member
Diane Gragg	Member
Georganna Haltom	Member
John Kempinski	Member
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member

Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

Not Present

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

Diane Gragg made a motion to approve the June 21, 2022 minutes. Suzanne Findley seconded. Passed unanimously, 10-0.

Swearing In

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

Appointment of Vice President

Joe Abban nominated John Kempinski. Ms. Findley seconded. Debbie Gill moved to close nominations. Georganna Haltom seconded. The election of Mr. Kempinski to the office of Vice President passed unanimously, 10-0.

Report of Officers and Committees: June 23, July 21 and August 25, 2022 – Joanna Tennell reported on three meetings. On June 23, the committee reviewed the site development plan for Windrose Health addition. The property is located at 55 South Milford Drive. They propose to expand the existing facility, doubling it in size. It includes additional parking areas and a drive-through for medication pick up.

On July 21 there were three cases. The first was B2S Life Sciences courtyard located at 97 East Monroe Street across from City Hall. They proposed site modifications to the courtyard previously converted from concrete to a lawn area with sidewalks and seating. They have added a pergola and will be installing a rod iron fence around the perimeter of the property along with additional plantings. The project is currently under construction. The Franklin Animal Clinic located at 2990 North Morton Street is going to be expanding. They will be extending their parking lot and making drainage modifications. The Johnson County Animal Shelter located at 2160 North Graham Road is expanding their facility. They are proposing two additions to the existing structure and a few site modifications.

On August 25 there were five items on the agenda. Two are being heard at this meeting. Angie's Pool and Spa is relocating to Franklin at 751 and 771 East Commerce Drive. They will occupy the existing building and the property to the west will be their lay down area with pool models. It will be gravel enclosed with an opaque fence. The second agenda item was Paris Drive Park West replat being heard this evening. Stor-A-Lot Franklin will also be heard tonight. The fourth item was the primary plat for I-65 South Commerce Park located on 541 acres east of Jim Black Road and north of State Road 44. It is a primary plat for the subdivision for Sunbeam Development Corporation. There was also a site development plan for review of construction of an additional building that Sunbeam will be constructing. It will be located on approximately 81 acres located at the northwest portion of the subdivision. These two items are currently under review with the City of Franklin and Johnson County Drainage Board. The primary plat is anticipated to be heard at the October Plan Commission meeting.

Old Business

None.

New Business

PC 2022-29 (PP): Paris Drive Park West Replat – Ms. Tennell presented this request by JART Properties, Inc. It is the approval for a two-lot commercial subdivision. It is located on the north side of Longest Drive and west of Paris Drive. The subdivision currently includes the Fairfield Inn and the drainage pond in the common area immediately west of Fairfield. This was heard by the Plan Commission previously. It included two blocks. One had approval to be divided in to a maximum of three lots and the other was approved to be divided in to a maximum of two lots. The proposal before the commission at this meeting is to combine Block A and Block B into one lot designated as Lot 2 and to construct an apartment complex at the location. Apartments are not a permitted use in the MXR zoning district. The Board of Zoning Appeals granted a special exception at the May 4th, 2022 meeting. A couple developmental standards variances were also conditionally granted at the same meeting. The letter outlining the requests and conditions were included in the staff report.

Dustin Myers of CrossRoad Engineers presented with a PowerPoint presentation. The project is located on the east side of the city at the northwest quadrant of I65 and East King Street, north of Longest Drive and west of the Paris Drive roundabout, to the immediate southwest of Fairfield Inn. The site is surrounded to the south and east with commercial uses zoned MXR (Mixed Use: Regional Center) and to the west and north with residential uses zoned RSN (Residential: Suburban Neighborhood). The existing project consisted of one lot, a common area and two blocks there were going to be developed in the future. The developer determined that the two blocks needed to be combined into one lot to serve the intended purpose. They were combined to create a little more than a six-acre lot to develop a multi-family, apartment complex.

Mr. Myers reviewed the three decision criteria.

1. Subdivision Control Ordinance Requirements: The primary plat conforms to all requirements.
2. Zoning Ordinance Requirements: No waivers or variances from the zoning ordinance are being sought at this time.
3. Other Requirements: The proposed primary plat is consistent with any other applicable standards.

Mr. Martin opened a public hearing. Resident John Williams at 230 Fairway Lakes Drive spoke regarding his concerns for some sort of shrubbery or barrier between the carport area and Fairway Lakes Drive. Attorney Gray identified that to be a variance concern addressed by the Board of Zoning Appeals. He had additional concerns regarding traffic and Ms. Gray further advised that to not be part of the platting issue. Ms. Tennell offered to speak with Mr. Williams directly. The hearing was closed. The board had no questions.

Ms. Tennell gave staff's recommendation for approval of the primary plat with two conditions:

1. Add note to the plans per Johnson County Surveyor: This site plots by scale as being within a regulated Watershed. Any and all site improvements within a regulated watershed are subject to review by The Johnson County Drainage Board. All tracts within a Regulated Drain Watershed are subject to assessments for Maintenance (IC 36-9-27-44), and when practicable, Reconstruction (IC 36-9-27-51).
2. Lot 2 shall be limited to one drive cut on Longest Drive meeting minimum separation standards.

Mark Richards made a motion for approval of the primary plat with staff's two conditions. Ms. Haltom seconded. Passed unanimously by roll call vote, 10-0.

PC 2022-30 (PP): Stor-A-Lot Franklin – Ms. Tennell presented this request filed by SAL02 LLC for primary plat approval of a one-lot industrial subdivision. The property is currently zoned IG (Industrial: General) and located on the east side of Graham Street and the west side of Commerce Parkway immediately north of 1565 Graham Street and south of 1725 North Graham Road. The properties on the east side of Graham, the west side of Commerce Parkway and north of Arvin Drive were all developed as single-lot primary plats. It is not how the City of Franklin typically does things currently. It is the last tract of the property. Once the property is developed, the entire property will be fully developed and platted according to regulations. This is the reason that it is a one (1) lot subdivision. Technical Review Committee heard the case at the August 25th meeting. Updated plans were received on September 2nd. All review comments were addressed. The Board of Zoning Appeals also heard a use variance and variance request related to the property as the proposed use is for a mini-warehouse storage. The requests were conditionally approved at the August 3rd meeting and a letter outlining the request and approval conditions were included in the staff report.

Brady Vaughn from CrossRoad Engineers presented. The project is located in the northeast quadrant of the city, east of US 31 and north of King Street. After right-of-way dedication, the property is approximately 9.9 acres. Currently it is primarily undeveloped, cultivated land. It is a relatively flat site with infrastructure on the north and south property lines with several recorded easements about all the property lines. The project will involve 14 self-storage buildings with a detention basin on the east end of the site. Primary access will be off Graham Street with acceleration and deceleration lanes. Private and emergency fire department access will be available off Commerce Parkway. New storm sewers will be along the south drive aisle and new water main and hydrants along the north edge of pavement.

He reviewed the decision criteria.

1. Subdivision Control Ordinance Requirements: The primary plat is consistent with subdivision control ordinance requirements.

2. Zoning Ordinance Requirements: They will not ask for any more waivers.
3. Other Requirements: They will meet all other requirements with the primary plat.

Mr. Martin opened a public hearing. There being no respondents, the hearing was closed. The board had no questions. Ms. Tennell gave staff's recommendation for approval as presented. Ms. Gragg made a motion for approval. Irene Nalley seconded. Passed unanimously by roll call vote, 10-0.

Other Business

None.

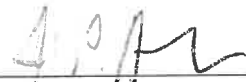
Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted this 15th day of November, 2022.



Jim Martin, President



Joe Abbán, Secretary