



# City of Franklin

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Franklin, TN 37064  
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## Meeting Minutes - Draft

### Franklin Municipal Planning Commission

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Thursday, February 23, 2017

7:00 PM

Board Room

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#### CALL TO ORDER

**Present** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

#### MINUTES

1. Approval of the January 26, 2017 FMPC Minutes

**Attachments:** [DRAFT MeetingMinutes 1-26-17](#)

**Commissioner Harrison moved, seconded by Commissioner Petersen to approve the January 26, 2017, Minutes as presented. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

**Chairing:** 0

#### CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

*Chairman Hathaway asked for citizen comments. There were none.*

#### ANNOUNCEMENTS

*Chairman Hathaway asked for announcements.*

*Amy Diaz-Barriga, Current Planning Supervisor, stated that the deadline for the Franklin Tomorrow Vision Trip in April was Friday, February 24, 2017.*

#### ELECTION OF OFFICERS FOR 2017

**2. Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2017.**

**A motion to elect Commissioner Hathaway as Chair was made by Commissioner Harrison , seconded by Commissioner Petersen. The motion carried unanimously (9-0)**

**A motion to elect Commissioner Lindsey as Vice-Chair was made by Commissioner Petersen, seconded by Commissioner Harrison. The motion carried unanimously (9-0).**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

**Chairing:** 0

**VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

*Chairman Hathaway asked if there were any non-agenda items to be presented. There were none.*

**CONSENT AGENDA**

**Approval of the Consent Agenda**

**A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, to approve items 3, 4, and 5 on the Initial Consent Agenda. The motion carried by the following vote:**

**Aye:** 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

**Chairing:** 0

**Approval of the Consent Agenda**

**A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve Item 7 on the Secondary Consent Agenda. The motion carried by the following vote:**

**Aye:** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

**Recused:** 1 - Chairperson Hathaway

**Chairing:** 0

**SITE PLAN SURETIES**

3. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for water and sewer improvements; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

**This Planning Item was approved.**

4. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

**This Planning Item was approved.**

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

**This Planning Item was approved.**

#### **REZONINGS AND DEVELOPMENT PLANS**

6. Consideration Of Resolution 2017-09, To Be Entitled: "A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, With One (1) Modification of Standards (Backing onto City Streets) For The Property Located East Of Carothers Parkway And North Of South Carothers Road."

**Attachments:** [MAP\\_SimmonsRidgeDevPlan.pdf](#)  
[2017-09 SimmonsRidgePUDSubdivisionRev4\\_with Map\\_Law  
Approved\(2\).pdf](#)  
[LAYOUT\\_SimmonsRidge.pdf](#)  
[ARCH\\_SimmonsRidge.pdf](#)  
[FULL\\_SimmonsRidgeDevPlan.pdf](#)  
[6339\\_Conditions of Approval\\_01REVISED](#)

*Commissioner Franks recused himself from this item.*

*Chair Hathaway asked the Staff for comments.*

*Staff stated that the Applicant would like to make a comment.*

*The Applicant, Greg Gamble, with Gamble Design, requested that this item be deferred for one month.*

*Staff was in agreement to defer Item 6 for one month until the next Planning Commission Meeting.*

*Chair Hathaway asked if anyone in the audience wanted to speak. There was no one.*

**Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2017-09 be deferred to the next Planning Commission Meeting. The motion carried by the following vote:**

**Aye:** 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

**Recused:** 1 - Commissioner Franks

**Chairing:** 0

#### **SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

7. Downs Boulevard Subdivision, site plan, lot 19 and 20, 33,977 square feet of light industrial space on 0.78 acres, located at 336 Downs Boulevard.  
(CONSENT AGENDA)

Attachments: [MAP\\_DownsBlvdSitePlan.pdf](#)  
[6336\\_Downs\\_Conditions of Approval\\_01.pdf](#)  
[LAYOUT\\_Downs.pdf](#)  
[ARCH\\_DownsSitePlan.pdf](#)  
[FULL\\_DownsSitePlan.pdf](#)

*Commissioner Hathaway recused himself from Item 7 and turned the Chair over to Vice-Chair Lindsey.*

**This Planning Item was approved.**

#### **NON-AGENDA ITEMS**

*Chairman Hathaway asked if there were any non-agenda items. There were none.*

#### **ANY OTHER BUSINESS**

*Chairman Hathaway asked if there was any further business. There was none.*

#### **ADJOURN**

*Commissioner Franks moved, seconded by Commissioner Allen to adjourn. The motion carried unanimously.*

*There being no further business, the meeting adjourned at 7:06 p.m.*

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*Chair, Mike Hathaway*