



## Meeting Minutes

### Franklin Municipal Planning Commission

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Thursday, April 28, 2022

7:00 PM

Board Room

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*Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at [www.franklinton.gov/planning](http://www.franklinton.gov/planning).*

*The typical process for discussing an item is as follows:*

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

*Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.*

*For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.*

**Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:** • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to [planningintake@franklinton.gov](mailto:planningintake@franklinton.gov) to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

#### **CALL TO ORDER**

Chair Orr called the meeting to order at 7 pm.

Board Members Present: Acting Chair Michael Orr, Marcia Allen, Scott Harrison, Nick Mann, Alma McLemore, Ann Petersen, and Jennifer Williamson.

Board Members Absent: Roger Lindsey and Jimmy Franks.

Chair Orr read the following statement:

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### APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 24, 2022 FMPC Minutes.

**Sponsors:**

**Attachments:** 1. DRAFT2 minutes of February 24, 2022 FMPC combo with handouts

Chair Orr asked for a motion to approve the February 24, 2022 Meeting Minutes.

Commissioner Harrison made a motion, seconded by Commissioner Allen, to approve the minutes.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

2. Consideration Of Approval Of The March 24, 2022 FMPC Minutes.

**Sponsors:**

**Attachments:** 1. Draft2 Minutes of the March 24 2022 FMPC Meeting

Chair Orr asked for a motion to approve the March 24, 2022 Meeting Minutes.

Commissioner Harrison made a motion, seconded by Commissioner Allen, to approve the minutes.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

### CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked if there were any citizen comments. There were none.

### ANNOUNCEMENTS

Ms. Wright stated that the staff is currently working with the transcriptionist on accuracy of the minutes. Ms. Wright also stated that hopefully the minutes will improve and thanked Commissioner Petersen for her corrections to the minutes.

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

The Chair asked if there were any non-agenda items to be presented. There were none.

### CONSENT AGENDA

3. Consideration Of Approval Of Items 4-14 On The Consent Agenda.

**Sponsors:**

**Attachments:** None

Chair Orr asked for a motion to approve the Consent Agenda.

A motion was made by Commissioner Harrison, seconded by Commissioner Petersen, to approve the Consent Agenda.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

### SITE PLAN SURETIES

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performanace Agreement For Drainage And Sidewalk Improvements To January 26, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

5. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 Improvements To January 26, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

6. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Trees, And Landscaping Open Space Lots 26, 29, 30, And 31 Improvements To January 26, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

7. Harpeth Village Subdivision, Site Plan, Revision 2; Extend The Performance Agreement For Landscaping (Building C) Improvements to January 26, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

8. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane, And Stormwater Drainage Improvements To January 26, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

9. Seward Hall Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Landscaping Phase 3, And Storm Drainage / Detention Improvements To January 26, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

10. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvements To January 26, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

11. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvements To April 27, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

12. Gateway Commons PUD Subdivision, Site Plan; Accept The Street Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

13. Ralston Row PUD Subdivision, Site Plan; Accept The Streets And Sidewalk Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Extend The Performance Agreement For Drainage Improvements To April 27, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

14. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvements To April 27, 2023. (CONSENT AGENDA)

**Sponsors:** Melodie Brady

**Attachments:** None

This item was approved on the Consent Agenda.

## MAJOR THOROUGHFARE PLAN AMENDMENTS

15. Consideration Of Resolution 2021-158, A Resolution To Adopt Amendment 5 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating A Portion Of Fieldstone Parkway . (PUBLIC HEARING)

**Sponsors:** Paul Holzen

**Attachments:**

1. RES 2021-157 - BOMA - AMENDMENT 5 to CTNP.Law Approved
2. Res 2021-158 - FMPC - Amendment 5 to CTNP\_Law Approved\_rev1
3. CNTP - Amendment 5 - April 2022

Staff Presentation by Jimmy Wiseman. Mr. Wiseman stated that BOMA requested that this item be presented to the Planning Commission. Mr. Wiseman explained that this resolution would remove Fieldstone Parkway from the Major Thoroughfare Plan (MTP) from Spencer Creek Road to South Berrys Chapel Road. Mr. Wiseman referred to the map to further illustrate the section of roadway that would be removed from the MTP. It was noted that the City of Franklin staff and city policies promote connectivity, and the reduction of connectivity could harm the existing infrastructure and future roadways. Mr. Wiseman concluded by stating that BOMA recommends approval to the Planning Commission.

Commissioner Allen asked for more information about why this resolution was brought to the Planning Commission at this time.

Commissioner Harrison stated that he lives in Fieldstone Farms but would vote on the resolution. The resolution passing or failing does not affect him monetarily or in any other way.

Commissioner Petersen stated that this section of the MTP, Fieldstone Parkway (Spencer Creek to South Berrys Chapel Road), has been taken in and out of the plan over the years.

Mr. Wiseman confirmed that it was taken out in 2004, then placed back into the MTP in 2016 when the plan was updated.

Commissioner Mann asked if the addition and removal of the Fieldstone Parkway section was intentional or a possible oversight.

Mr. Wiseman stated the infrastructure model showed that there was a need for connectivity in the area.

Ms. Wright stated that a year and a half to 2 years ago there was an annexation request for property that Fieldstone Parkway (Spencer Creek Road to South Berrys Chapel Road) would continue through. The property owner withdrew the request, but through the public process, citizens were made aware of the Fieldstone Parkway section of the MTP. There was much opposition to the plan. Residents contacted their alderman and through the process, BOMA requested that the staff bring the resolution in front of the Planning Commission.

Chair Orr asked for a motion on Resolution 2021-158.

Commissioner Harrison made a motion to approve Resolution 2021-158, seconded by Commissioner Allen.

Chair Orr asked if there was any discussion.

Commissioner Allen stated her concerns that the Commission should make the decision based on staff recommendations and what is best for the public and not what is politically expedient.

Commissioner Petersen asked if the engineering staff had looked at the South Berrys Chapel area. The road appears to stop without a clear route for connectivity. She stated that there are issues with the terrain.

Commissioner Harrison stated that one of the past city engineers believed it wasn't feasible because of the terrain and the cost of the project.

Chair Orr stated that the plan looks good on paper, but the difficulty of the terrain and the amount of money required to complete the small section of roadway, may not be practical.

Commissioner Mann stated that, according to the map, it makes sense to have a connecting road in the area to avoid driving north and then south to get somewhere. Commissioner Mann asked about the engineering specifics and if Mr. Wiseman thought the road could be built.

Mr. Wiseman stated that the road could be built if money is available for the project. Mr. Wiseman referred to the annexation request previously discussed and stated that staff could not support more density in the area without a connectivity road to Fieldstone Parkway and ultimately to Hillsboro Road. Building roads is an expensive process and it is likely that the connector road from Fieldstone Parkway to South Berrys Chapel Road would be costly.

Chair Orr stated that he skipped over the public comment portion for this resolution and asked if there was anyone from the public who would like to speak.

Public Comment: Kevin McAdams, treasurer of the Fieldstone Farms HOA and a Fieldstone Farms resident, stated that most of the residents do not want a major thoroughfare as planned for Fieldstone Parkway connecting Spencer Creek Road and South Berrys Chapel Road. Elimination of this resolution from the MTP once and for all would make most residents very happy.

Chair Orr asked if there were any more public comments or other discussion on this resolution. There was none.

Chair Orr stated we have a motion to approve Resolution 2021-158.

Chair Orr asked all in favor of the meeting minutes to say "Aye."

The motion passed unanimously.

## NON-AGENDA ITEMS

## ANY OTHER BUSINESS

**ADJOURN**

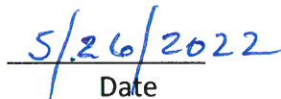
Chair Orr asked if there was a motion to adjourn.

Commissioner Harrison moved, seconded by Commissioner Allen, to adjourn.

The motion passed unanimously.

There being no further business, the meeting adjourned at 7:16 p.m.

  
Chair

  
Date