

MINUTES

FRANKLIN CITY PLAN COMMISSION

January 21, 2025

Members Present

Bill Carson	Member
Suzanne Findley	Member
Norm Gabehart	President
Georganna Haltom	Vice President
John Kempinski	Member
Jim Martin	Secretary
Matt McElroy	Member
Michelle Stringer	Member

Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

Members Not Present

Irene Nalley	Member
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Call to Order

President Norm Gabehart called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Swearing in New Plan Commission Member

Attorney Lynn Gray swore in new member Michelle Stringer from Park Board.

Election of Officers: President, Vice President, Secretary

President – John Kempinski nominated Norm Gabehart. Suzanne Findley seconded. Jim Martin made a motion to close nominations. Bill Carson seconded. Motion to close passed unanimously, 8-0. Motion to appoint Mr. Gabehart passed unanimously, 8-0.

Vice President – Mr. Martin nominated Georganna Haltom. Ms. Findley seconded. Mr. Martin moved to close nominations. Mr. Kempinski seconded. Motion to close nominations passed unanimously, 8-0. Motion to appoint Ms. Haltom passed unanimously, 8-0.

Secretary – Mr. Kempinski nominated Mr. Martin. Ms. Haltom seconded. Mr. Kempinski moved to close nominations. Ms. Findley seconded. Motion to close nominations passed unanimously, 8-0. Motion to appoint Mr. Martin passed unanimously, 8-0.

Appointment of Legal Counsel

Mr. Martin made a motion to appoint Lynn Gray. Ms. Findley seconded. Passed unanimously, 8-0.

Approval of Minutes

December 17, 2024 – Ms. Haltom made a motion to approve the minutes as presented. Mr. Martin seconded. Passed unanimously, 8-0.

Swearing In

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

Report of Officers and Committees: December 19, 2024 – Joanna Tennell reported on two agenda items. The first was the Wawa subdivision primary plat to be heard this evening. The second was for the Cornett building located at 1518 Amy Lane. They are building a separate structure just north of their existing structure. It went back to Technical Review Committee (TRC) because they had redesigned their initial site to a completely different design.

Old Business

New Business

PC-24-28 (PP): Wawa Subdivision – Ms. Tennell presented this request for primary plat approval of a two-lot commercial subdivision. The property is located on approximately 10.4 acres at the northeast corner of Earlywood Drive and US 31. It is currently zoned MXR (Mixed Use: Regional Center) and the Gateway Overlay. Plan Commission previously reviewed this site through a rezoning request. They are proposing a right-in only entrance on US 31 which requires INDOT review and approval, one entrance on Sloan Drive and one entrance on Earlywood Drive, with no access easements along the rest of the frontage except for the designated entrances. There are no waiver requests.

Petitioner Paul Hanson with CESO presented for Wawa. The location is adjacent to the school property to the east. Immediately prior to this meeting, preliminary INDOT approval was received to allow the right-in only entrance on US 31. Mr. Hanson will provide the e-mail to Ms. Tennell. The internal drives are private with no maintenance agreements required by the city as they will be by the subdivision owners. The ultimate use for the southern Lot 1 is Wawa convenience store, food mart, eight fueling pumps and pickup fly through window. All is done by mobile ordering with no menu board. The average turn around time is one minute or less. There will be future electric vehicle charging to the east side closer to the school and trash enclosure to the north. Mr. Hanson gave a brief historic overview of Wawa.

Attorney Gray asked what a common ground lot is. Ms. Tennell explained that it is a Common Area and will be renamed on the final plat. Mr. Hanson identified that it is for the stormwater basin that will serve both lots to the north and south. There will be an additional smaller basin on Lot 1.

Mr. Gabehart asked what the plans were for Lot 2. Mr. Hanson responded that was undetermined at this point in time. Wawa will market it for a future user. Mr. Gabehart followed up to ask if Wawa has anyone that typically works with them, following them around the country. Pat Moon with Wawa said that for this particular location, they do not. Their real estate manager has been talking to several different users. Mr. Moon further offered that generally Wawa leases their property although they purchased this particular property.

Ms. Tennell offered staff's recommendation for approval with nine conditions.

1. Primary plat shall be stamped and signed by either a land surveyor or engineer registered in the State of Indiana.
2. Half right-of-way of 35 feet shall be dedicated to the City of Franklin for Earlywood Drive.

3. “No access easements” to be provided along the US 31/Morton Street, Earlywood Drive and Sloan Drive frontages, with the exception of the location of the proposed entrances, consistent with the plans received January 6, 2025.
4. Entrance from US 31/Morton Street shall be restricted to right-in only.
5. INDOT approval shall be provided for the proposed right-in entrance along US 31/Morton Street.
6. Final entrance locations along the interior access drives will be approved through the Secondary Plat & Construction Plan review process.
7. A written maintenance agreement is required for all access easements and must be approved by Planning Staff and the City Attorney. The written agreement shall include, but is not limited to the following items: maintenance, snow removal, ownership and liability.
8. A 20’ utility easement is to be provided along the entire perimeter of the subdivision (Lot 1, Lot 2 and Common Area).
9. The front setback for Lot 2 along US 31/Morton Street shall be a minimum of 50 feet and along Sloan Drive a minimum of 20 feet.

The petitioner agreed to conditions as recited. Mr. Martin made a motion for approval with staff conditions. Mr. Carson seconded. Passed unanimously, 8-0.

Other Business

Ms. Tennell identified that the Plan Commission appointment to the Board of Zoning Appeals needed to be determined. The current appointment is Mr. Carson. He was willing to continue. Mr. Gabehart nominated Mr. Carson. Ms. Findley seconded. Passed unanimously 8-0.

Ms. Tennell announced the open building official position having been filled by Clay Fulkerson.

Commission members were asked to review the membership contact information document.

Adjournment

There being no further business, a motion for adjournment was made by Ms. Haltom with a second by Mr. Martin. Passed unanimously, 8-0.

Respectfully submitted this 15th day of April, 2025.

President, Norm Gabehart

Secretary