

Minutes
Franklin-Simpson Planning & Zoning Commission
Tuesday, November 19, 2024, 6:30 pm.
Franklin Police Department
501 West Madison Street, Franklin, KY 42134

Members in Attendance: Madam Chair Debbie Thornton, Chad Konow, Justin Henninger, John Mayeur, Gary Sliger, Ronnie Stilts, and George Weissinger.

Members Absent: Derrick Kepley.

Others Present: Robert Link, Carter Munday, Mikala McClain, Jim Dale, Brian Shirley, Tony Mandella, Brittney Mandella, Amanda East, Scott Randolph, Elizabeth Williams, and David Carver.

Madam Chair Debbie Thornton called the meeting to order at 6:31 p.m. George Weissinger opened with prayer.

A motion was made by Gary Sliger and seconded by George Weissinger to approve the October 15, 2024, meeting minutes. All members voted in favor of the motion.

David Carver presented a **final development plan** for a parcel located at the corner of **North Court Street and Finn Street**.

David Carver presented a **final development plan** for a parcel located at **525 North Court Street**.

Scott Randolph, engineer for the projects, stated that the lot at the corner of North Court Street and Finn Street is currently a vacant lot, and his client plans to develop a mechanics shop and a building for People Serving People. Mr. Randolph mentioned that they will be constructing a detention basin, and they will be adding a sewer line that will also be accessible for their other development.

Carter Munday, Planning and Zoning Administrator, also added that there will be a sidewalk constructed down Court Street.

Mr. Randolph went on to talk about the project located at 525 North Court Street and stated that they have plans to develop four warehouse buildings that will be between 4,000 and 6,000 square feet. Mr. Randolph mentioned that they will be constructing a detention basin for this project as well.

Madam Chair Debbie Thornton asked Mr. Munday if there were any issues that needed to be brought to the board's attention. Mr. Munday answered no and stated that the development team has been working on this project for quite some time.

A motion was made by John Mayeur and seconded by Chad Konow to approve the final development plans presented by David Carver for parcels located at the corner of North Court Street and Finn Street and 525 North Court Street. All members voted in favor of the motion.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to exit the regular business meeting and enter the public hearing. All members voted in favor of the motion.

PUBLIC HEARING

NOTE: SEE ATTACHED TRANSCRIPT FOR DETAILED DISCUSSION, QUESTIONS & COMMENTS

Stage 1, LLC presented a zone change from I-2 (Heavy Industrial) to B-5 (Interstate Interchange) for a parcel located along Eddings Road.

Hon. Amanda East, legal counsel for the petitioner, stated that this 10.01-acre parcel is currently under contract, and the rezone is a condition for closing; therefore, her client is requesting a zone change to B-5. Ms. East went on to say that the new owners will lease the property to PMR, who are a family-owned business currently located in California.

Brian Shirley, engineer for the project, was sworn in and Ms. East proceeded with testimony. Mr. Shirley started off by saying that B-5 would be less intrusive than the current I-2 zoning. Mr. Shirley went on to say that this project will consist of drive-thru bays, buildings for storage, and parking for large vehicles. Mr. Shirley mentioned that the setbacks will allow for ample buffers, and there is an existing retention basin that they plan to expand to intake stormwater. Mr. Shirley also stated that there is adequate infrastructure to support this development.

Gary Sliger inquired if this development would be a storage facility. Ms. East answered that part of it would be, but she believed Mr. Mandella would be more equipped to answer that question.

Tony Mandella, petitioner, was sworn in and Ms. East proceeded with testimony. Mr. Mandella stated that 35 years ago his father started a business to build and fabricate race cars; since then, he has relocated to Tennessee and would like to open a second location in Franklin, Kentucky. Mr. Mandella stated that they will have a speed shop, a fabrication building, parking spaces, and a climate-controlled indoor storage building. Mr. Mandella went on to say that they will operate Monday-Saturday from 8:00 AM to 5:00 PM and will employ around 9 people. Mr. Mandella mentioned that there should not be many noise concerns considering that will not need to start the vehicles in order to do their work and stated that they should not bring in a lot of traffic. Mr. Mandella also informed the board that the facility will be gated with security cameras and lights, but they will make sure the lighting does not affect the neighboring residential areas. Mr. Mandella went on to confirm that this property is depicted as part of the future land use map for this type of development.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to approve the zone change from I-2 (Heavy Industrial) to B-5 (Interstate Interchange) presented by Stage 1, LLC for a parcel located along Eddings Road, and to accept the Findings of Fact and Conclusions of Law. All members voted in favor of the motion.

Text Amendment to Franklin-Simpson Zoning Regulations for Article 8: addition to 8.2.3.

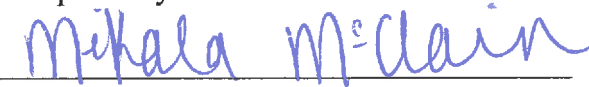
Carter Munday, Planning and Zoning Administrator, stated that the proposed text amendment is to add day care centers as a conditional use in an AG zone. Mr. Munday pointed out that this conditional use is already allowed in all residential zones.

Elizabeth Williams, a member of the community, was sworn in and expressed that she is in favor of the text amendment for herself and others in the community.

A motion was made by Ronnie Stilts seconded by Gary Sliger to approve the text amendment to the Franklin-Simpson Zoning Regulations for Article 8: addition to 8.2.3.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to exit the public hearing and to adjourn the meeting at 7:31 PM. All members voted in favor of the motion.

Respectfully Submitted:



Mikala McClain, Administrative Assistant



Debbie Thornton, Madam Chair

