

**FRANKLIN ZONING BOARD
REGULAR MEETING AND PUBLIC HEARING**

Wednesday, October 5, 2016 at 7:00 p.m.; City Council Chambers

Minutes

Call to Order

- ❑ **Salute to the Flag**
- ❑ **Roll Call**

Present: Kathlene Fleckenstein, David Testerman, Jeffrey Dickinson, Director of Planning and Zoning Richard Lewis.

Absent: Debbie Davis

- ❑ **Approval of Minutes of the September 7, 2016 Public Meeting of the Board. Members Testerman / Dickinson moved and seconded the approval of the minutes with no corrections or annotations. All were in favor and the motion passed.**

Old Business: None

New Business:

Z16-10: Joshua LoneWolf, applicant, and Graves & Moore Companies, owner, are seeking a Special Exception from 305-13 (Permitted Use Table) in order to establish a one-bedroom apartment at the rear of the property at 181 Central Street, tax map/lot 117-272-00 B1, Low Density Business zoning district. The rest of the building will be used for business and light industrial uses.

Chairman Fleckenstein informed the applicant that tonight's board consists of three members, which is a quorum of the board, but is not a full board as a full board is 5 members. In order for an application to receive approval or denial this evening, all three members must vote the same way. Do you wish to proceed this evening or wait until next month?

Mr. LoneWolf chose to proceed. He stated his wish to construct a one-bedroom apartment in the rear of the building at 181 Central Street for the use of one of his employees. He had already spoken with the City's Code Officer with regard to safety issues and would be installing firewalls between the business portion of the company and the apartment. There would be egress out the back of the apartment and another exit out the front of the building. The existing garage and alleyway provides parking for 4-5 vehicles which would accommodate the staff's vehicles.

With no questions from the public, Chair Fleckenstein brought the discussion back to the board. Member Testerman added that the applicant had already appeared before the Planning Board for a Special Use Permit which had been approved and that he had no issue with the apartment aspect of the plan.

The Chair called for a motion which was made by Member Testerman to approve issuance of the Special Exception for the application of Joshua LoneWolf, applicant, and Graves & Moore Companies, owner, to establish a one-bedroom apartment at the rear of the property at 181 Central Street, tax map/lot 117-272-00 B1, Low Density Business zoning district. The Board finds that the application request meets the tests and criteria necessary for the granting of the Special Exception as spelled out in the draft decision to approve

which has been reviewed and approved, including any modifications, by the Board. The motion was seconded by Member Dickinson. All were in favor and the motion carried.

Planner's Update: In looking into some potential zoning changes for next spring, I am seeking a way to consolidate the Special Use application as presented to the Planning Board and the Special Exception application presented to the Zoning Board, with the goal to make it easier for owners and applicants, thereby helping to facilitate businesses coming into town.

Other Business: None

Public Comment: Mr. LoneWolf commented that it was a pleasure doing business with the city.

Adjournment: Member Testerman moved and Chair Fleckenstein seconded adjournment at 7:10 p.m.

The next scheduled meeting of the Zoning Board of Adjustments is Wednesday, November 2, 2016, at 7:00 p.m.; the Deadline date for submission of applications for this meeting is Wednesday, October 12, 2016.