

**City of Franklin
Plan Commission Meeting
August 17, 2023
Minutes**

Approved
September 7, 2023

A. Call to Order and Roll Call

Mayor John Nelson called the August 17, 2023 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Kevin Haley, Patrick Léon and Patricia Hogan. Also present were Director of Administration Kelly Hersh, Principal Planner Régulo Martínez-Montilva and City Attorney Jesse Wesolowski.

B. Approval of Minutes – Regular Meeting of August 3, 2023

Commissioner Hogan moved and Commissioner Haley seconded a motion to approve the August 3, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (5-0-0).

C. Public Hearing Business Matters

- 1. Bion Strength and Conditioning LLC Special Use.** Special Use request to allow for a sports training facility in a multi-tenant building located in the M-1 Limited Industrial zoning district. Sports training facilities are classified as "Physical Fitness Facilities" under Standard Industrial Classification (SIC) Title No. 7991.

Applicant: Bion Strength and Conditioning LLC (Specter Holdings LLC, property owner)
Subject property: 6814 S. 112th Street, Tax Key Number: 748 0063 000

Principal Planner Regulo Martinez-Montilva presented this item and the Public Hearing opened at 6:59 pm and closed at 7:06 pm.

Specter Holdings LLC, property owner, commented about having issues with the 10 foot parking lot setback that is part of the recommended conditions of approval. The parking lot was recently repaved in the existing location. The property owner also commented it is not an option for either him or the tenant to absorb cost to improve the parking lot, however the property owner does not see any issues restriping the lot or adding shrubs and plantings to improve landscaping. Owner is asking that the 10 foot setback requirement not be applied.

City Engineer Morrow asked that when restriping have the cars set back 10 feet. Property owner agrees but is only able to accommodate 4 spots in front and will maneuver the remaining spots around.

City Attorney suggests recommend approval subject to further review by staff under condition #4 and look at legal nonconforming status.

Mayor Nelson closed the public hearing.

Commissioner Hogan asked about signage. The property owner indicated future tenant would apply for and obtain a permit.

Commissioner Leon asked if a variance to allow for a reduction of the parking lot setback subject to approval by the Board of Zoning and Building Appeals would be an option for the property owner. Would there be enough time to meet a deadline for the September 20, 2023 BZBA meeting?

Property owner responded and is willing to accommodate to meet the requirements.

City Engineer responded with leaving everything as written.

City Attorney Wesolowski added there's an understanding staff would review condition number 4 with regard to parking setbacks and the length of time the existing parking lot has existed.

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a sports training facility use upon property located at 6814 S. 112th Street, (Bion Strength and Conditioning LLC, applicant) and as admitted by the City Attorney. On voice vote, all voted 'aye'; motion carried (5-0-0).

D. Business Matters

1. None.

E. Adjournment

Commissioner Leon moved and Commissioner Hogan seconded to adjourn the meeting at 7:16 p.m.. On voice vote, all voted 'aye'; motion carried (5-0-0).