



PLANNING COMMISSION

Wednesday, January 08, 2025 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

The meeting was called to order at 5:30 PM.

2. ROLL CALL

Present: Dr. Sarah Nathan, Paul Ruppert, Christine Pirot, David Hopper, Jason Hall, Brian Rebholtz

Absent: Mayor Brent Centers

Staff: Jonathan Westendorf, Barry Conway, Liz Fields, Keeghan White, Cindi Chibis

Guests: Dr. Mike Sander, Kelli Fromm, Russell Miller

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Brian Rebholz.

4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES

The Clerks' Journal was approved, and the tapes were accepted as the official minutes of the December 11, 2024, meeting.

Motion made by Hall, Seconded by Pirot.

Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Hall, Rebholz

5. OATH OR AFFIRMATION

The Oath was issued to all guests.

6. OLD BUSINESS

7. NEW BUSINESS

A. PC 25-01 Major Site Plan Revision - Franklin City Schools - The applicant SHP c/o Russell Miller, on behalf of Franklin City Schools, is requesting approval of a major site plan revision to PC 22-02 in order to demolish the existing 89 space parking lot located to the northwest of the school along parcels #0431178003, 10, & 11 and construct a new 89 space parking lot predominately on parcel #0431178001 and abutting East 6th Street and Anderson Street. The lawn area behind the proposed parking lot is intended to support school programs and activities which include outdoor learning, PE classes, adaptive PE classes, band practice, athletic team practices/conditioning, and community events.

Using a Power Point presentation, White reviewed details of the application including the project area and zoning. Additionally, White reviewed each Major Site Plan Standard for Approval as applied to PC 25-01 and reminded Commission members that approval may be granted only if the Commission finds that each Standard has been met. No concerns or issues related to conformance with the Standards for Approval were noted.

White confirmed that Staff recommends that Planning Commission approve the Major Site Plan with the following conditions:

- 1) The applicant provides a plan to City Staff for keeping athletic equipment (e.g. soccer balls, footballs, lacrosse balls, etc.) contained on the property for City Staff approval.
- 2) The applicant includes masonry piers in regular intervals south of the parking lot along Anderson Street and 7th Street to be determined by the Planning Commission.
- 3) The applicant works with City Staff to provide pedestrian access to the parking lot near the corner of 6th Street and Anderson Street.
- 4) The applicant complies with all comments from the Franklin Fire Department.

Westendorf informed Commission members that the City has received notice of a grant award for completion of Little Miami bike trail connector and reassured members that the applicant's major site plan as presented will complement the planned connector.

Pirot asked if there are future plans to re-route Anderson Street that may impact today's decision.

Westendorf responded that if the City receives RAISE grant funds such changes would occur in 2030 or later.

The Chair opened the floor for public comment on PC 25-01 at 5:44 PM.

Dr. Mike Sander, Kelli Fromm, Russell Miller, representing Franklin City Schools, approached the podium, stated their names, addresses, and confirmed that they had each been sworn in.

The Chair asked school representatives to clarify the intended use of the green space (to be used for practices-not games). He then asked them to respond to the four conditions, including plans to corral balls and other athletic equipment (condition #1), the distance and spacing of masonry piers along Anderson Street and 7th Street (condition #2), designs for improved pedestrian access to the parking lot at the corner of 6th Street and Anderson (condition #3) and plans to address comments received from the Franklin Fire & EMS Department (condition #4).

School representatives confirmed their intent to fully comply with condition #1, #3 and #4 and requested discussion on the extension of the masonry piers, preferring to have the piers extend to the edge of the parking lot only. After much discussion, it was agreed that piers would be located at either side of the pedestrian walkway (yet to be constructed) and the fence panel between these two piers would not be installed to allow for the walkway.

The Chair closed the floor for public comment on PC 25.01 at 6:16 PM and called for a motion to approve PC 25-01 Major Site Plan Revision - Franklin City Schools under conditions #1, #3, and #4 and the modified condition #2.

Motion made by Pirot, Seconded by Hall.

Voting Yea: Doctor Nathan, Pirot, Hopper, Hall, Rebholz

Voting Abstaining: Ruppert

B. PC 25-02 Amendments to Municipal Code - The City of Franklin is requesting amendments to the City's Municipal Code Chapter 1103 Definitions, Chapter 1107 Districts and Land Use Standards, Section 1111.07 Off-Street Parking and Loading Requirements and Standards, Section 1113.01 Conditional Uses, Section 1113.02 Sexually Oriented Businesses, Section 1113.03 Home Occupations, Section 1113.05 Accessory Structures and Uses, Section 1113.06 Industrial Performance Standards, and Section 1113.07 Supplementary Regulations.

White reminded Commission members that the City is proposing text amendments to the City's Municipal Code stemming from the establishment of the Moratorium, which was enacted by Franklin City Council on September 16th, 2024, and extended for an additional 90 days on December 2nd, 2024.

Referencing a Power Point slide deck, White reviewed the proposed changes including, but not limited to, the following:

- Chapter 1107 -Districts and Land Use Standards
 - consolidated sections
 - zoning district regulations
 - creation of the Transitional Mixed Used District (TN-2)
 - agriculture, residential, and park district use table
 - non-residential district use table
 - consolidated uses
 - uses to be removed (secondhand retail, smoking and hookah bars, tattoo parlors/body piercing studio, variety store, check-cashing business, credit service organization, short-term lender, small loan lender, small loan operations)
 - use specific standards (1113.02 sexually oriented business, 1113.03 home occupations, 1113.05 accessory structures and uses, 1113.06 industrial performance standards, 1113.07 supplementary regulations)
 - dimensional standards
 - measurement and lot requirements
- Section 1111.07 - Off-street Parking and Loading Requirements
 - driveway materials
 - stacking space
- Chapter 1103 - Definitions

Pirot asked if current business would be impacted by the proposed amendments or would be grandfathered in.

Fields explained that if a situation involved an approved use under the amended language, the property owner would not be impacted. However, if the current use is prohibited or conditional, the amendments may impact property owners who file permits for property changes, or use changes.

Hopper asked how the prohibited uses were determined.

Westendorf confirmed that the list of prohibited uses (e.g. smoking and hookah bars, short-term loan lender, check cashing businesses, second-hand stores) is based on expressed requests from community members.

Fields concurred and explained that if a use is not explicitly permitted, then it is prohibited.

Pirot requested that the definition of "Retail Secondhand", not permitted under the UDO, be reviewed to ensure it will not negatively impact stores such as Vinnie and Velvet.

Hopper recognized that the proposed amendments are designed to support the current point of community development, and that these standards may need to be reconsidered and adjusted to align with the new zoning framework as development evolves.

Ruppert asked if a house burned down if a property owner could rebuild on the same property if residential homes were no longer considered an approved use on the property?

Fields reassured him that in such situations, homeowners could rebuild on the same property, to the same specifications.

Pirot questioned the need for restrictions on gravel driveways, particularly in agricultural areas.

Westendorf reminded Commission members that the proposed driveway standards apply to new development only.

Fields confirmed that there is currently an exception in the Code that permits gravel driveways in agricultural districts and reassured Commission members that the proposed changes are not intended to discourage decorative driveway materials such as bricks and pavers.

Pirot questioned the need for restriction of small farm animals on residential properties (page 75).

White explained that the proposed amendments clarify, but do not change allowances for small farm animals in residential areas on properties of greater than two (2) acres.

Fields stated that the proposed definitions for an "Adult Bookstore, Adult Media (Video) Store and Adult Novelty Store" (page 73) as well as for a "Residential Facility" (page 119) and "Residential Treatment Facility" (page 120), are in alignment with legal definitions in the O.R.C.

Pirot questioned the proposed prohibition of campgrounds (page 82) and noted that the name "Commercial Event Center" seems inconsistent with the corresponding definition.

After some discussion, a consensus was reached to retitle/rename this definition.

Hopper reviewed the Text Amendment Standards For Approval as applied to PC 25-02. No concerns or issues related to conformance with the General Standards were noted.

Hearing no additional comments or questions on PC 25-02, Hopper made a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance with the renamed definition of a "Commercial Event Center".

Motion made by Hopper, Seconded by Hall.

Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Hall, Rebholz

C. PC 25-03 Amendments to the Official Zoning Map - The City of Franklin is requesting that the Planning Commission approve a motion to initiate a map amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance.

White explained that the City of Franklin is requesting amendments to the Official Zoning Map which extends the Downtown Districts, establishes areas for the proposed TN-2 "Mixed Use Transitional District", and the expansion of the existing C-2 "Neighborhood Residential" and I-1 "Light Industrial" Districts.

White reviewed the proposed Zoning Map (page 71 of meeting packet), tying the recommended changes to development opportunities.

Westendorf spoke to development opportunities of former school buildings and surrounding lands currently limited by zoning restrictions. He also discussed proposed zoning changes of properties that include 75 frontages along Conover.

Commission members reached a consensus in support of the recommended zoning map changes.

Hopper reviewed the Text Amendment Standards For Approval as applied to PC 25-03. No concerns or issues related to conformance with the General Standards were noted.

Hearing no additional questions nor concerns, Hopper called for a motion to initiate a zoning map amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the UDO.

Motion made by Doctor Nathan, Seconded by Ruppert.

Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Hall, Rebholz

8. DISCUSSION

Westendorf provided an update on Slipcast Brewery explaining that the project is moving forward but has experienced a delay due to the involvement of an inexperienced third party banking group.

If available, Westendorf encouraged the Chair to attend the February 3, 2025, City Council meeting where the proposed amendments to Municipal Code and to the official Zoning Map will be introduced and voted on by Council.

Hopper confirmed that the Planning Commission's special meeting scheduled for Wednesday, January 15, 2025, will be cancelled.

9. ADJOURNMENT

The meeting was adjourned at 8:01 PM.

Motion made by Doctor Nathan, Seconded by Hall.

Voting Yea: Doctor Nathan, Ruppert, Pirot, Hopper, Hall, Rebholz