



PLANNING COMMISSION

Wednesday, January 14, 2026, 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 5:41 PM.

2. ROLL CALL

Present: Christine Pirot, David Hopper, Mayor Brent Centers, Jackie Almanza

Absent: Brian Rebholtz, Paul Ruppert, Jason Hall

Staff: Jonathan Westendorf, Keeghan Stitt-White, Eric Damian, Cindi Chibis

Guests: Joy Akers, Jennifer Curtner, Mark Curtner, Davis Deal, Jacob Steinmetz, Laura Walden, Amanda Lamb, Darren Townsend, William Taggart, Brian Henning, Phillip Brandon

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Jackie Almanza.

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 10, 2025, meeting.

Motion made by Pirot, Seconded by Hopper

Voting Yea: Pirot, Hopper, Centers

Voting Abstaining: Almanza

5. OATH OR AFFIRMATION

The Oath was issued to all guests.

6. ELECTION OF OFFICERS FOR 2026

Hopper called for nominations for the position of Planning Commission Chair for the 2026 term. Mayor Centers nominated David Hopper, Seconded by Pirot. The Chair called for further nominations. Hearing no further nominations, the Chair closed nominations and asked for a roll call on Hooper's appointment to the position of Chair for the 2026 term.

Voting Yea: Pirot, Chair Hopper, Mayor Centers, Almanza

Motion passed.

The Chair called for nominations for the position of Planning Commission Vice Chair for the 2026 term. Mayor Centers nominated Christine Pirot. Pirot seconded the motion. Hearing no further nominations, the Chair closed nominations and asked for a roll call on Pirot's appointment to the position of Vice-Chair for the 2026 term.

Voting Yea: Chair Hopper, Mayor Centers, Almanza
Motion passed.

7. OLD BUSINESS

8. NEW BUSINESS

PC 26-01 Final Development Plan | Shaker Meadows

The applicant, Todd Henderson, Henderson Development Company, is requesting final development plan approval for the Shaker Meadows Planned Unit Development located on parcels 0836351005 and 0835102001 within the PUD Overlay District. The proposed final development plan is the final step in the Planned Unit Development approval process and is designed to build off the preliminary development plan approval by providing a detailed, fully engineered site plan which includes exact lot lines, road alignments, infrastructure details, landscaping, etc.

Stitt-White proposed that both PC 26-01, Final Development Plan–Shaker Meadows, and PC 26-02, Preliminary Plat–Shaker Meadows, be presented before public comment. The Commission concurred, recognizing that the two agenda items are closely related.

Stitt-White reviewed the project area and applicable zoning codes. He stated that the final development plan as submitted includes the development of 113 single-family lots (88 50-foot lots and 25 60-foot lots) and four separate open spaces, encompassing 47.28 acres.

Stitt-White explained that the final development plan substantially conforms to the approved preliminary development plan. As described below, minor modifications were made to augment the lots, open spaces, setbacks, and amenities:

1. The total number of single-family lots has decreased from 119 to 113.
2. The proposed open space has increased from 17.04 acres to 18.27 acres.
3. The number of 50-foot lots has decreased from 89 to 88.
4. The number of 60-foot lots has decreased from 30 to 25.
5. The rear yard setback for Lots 44 through 52 and 93 through 95 have been decreased from 25 feet to 15 feet to ensure that no legal property lines encroach into the established pipeline easement.
6. The proposed dog park located in Open Space A has been replaced with a playground in Open Space C.
7. The proposed mulched walking trail has been replaced with an eight foot-wide asphalt path (condition of approval for the Preliminary Development Plan).

Stitt-White reviewed proposed landscaping and buffering calling attention to three wildflower planting areas, and landscaping around the existing "Shaker Meadows" ground sign.

Stitt-White next reviewed the following proposed open spaces:

- *Open Space A*: located at the northwest side of the development to encompass 8.57 acres to contain one detention basin and an eight-foot-wide asphalt path connecting Troy Avenue and Pleasant Hill Boulevard.

- *Open Space B*: located at the southwest side of the development to encompass 6.35 acres to contain the second detention basin.
- *Open Space C*: located at the eastern side of the development to encompass 1.07 acres and a playground.
- *Open Space D*: located at the southern side of the development along Wright Way to encompass 2.28 acres.

Stitt-White led a brief review of the Final Development Plan General Standards for Approval, and the Residential PUD Overlay District Specific Standards for Approval, noting no concerns with either set of standards.

He concluded by stating that if the Planning Commission chooses to recommend approval of the Final Development Plan to City Council, staff recommends that revised language provided by the Law Director for Article IX Architectural Standards in the Declaration of Covenants, Conditions and Restrictions of Shaker Meadows (New Phase) requiring private structures/improvements constructed on individual lots to comply with any applicable zoning regulations outside of the HOA regulations, be included.

Stitt-White then moved to review PC 26-02 Preliminary Plat-Shaker Meadows.

After full review of PC 26-01 and PC 26-02, public hearing, and consideration of all applicable Standards For Approval, Hopper called for a motion on PC 26-01.

Motion made by Pirot to recommend approval conditional upon the recommended language as proposed by the Law Director, Seconded by Almanza

Voting Yea: Pirot, Chair Hopper, Mayor Centers, Almanza

Motion carried

PC 26-02 Preliminary Plat | Shaker Meadows

The applicant, Todd Henderson, Henderson Development Company, is proposing to establish a Planned Unit Development Overlay on 47.28 acres located west of Shaker Road just north of Interstate Route 75. The proposed development is an expansion of Shaker Meadows, Section 1 platted in 2003. The applicant is requesting approval of the preliminary plat to establish 113 single-family residential lots.

The preliminary plat review and approval is the first step in establishing individual lots for the subdivision development. This step allows the applicant to present an overall concept and parcel layout for the subject property for the Planning Commission to review and provide feedback.

Eric Damian reviewed the proposed water and sanitary sewer infrastructure to connect to the existing water and sanitary sewer systems serving Section I of Shaker Meadows plat. Additionally, he reviewed erosion and grading, stating that the preliminary plat depicts a conceptual grading approach and identifies general erosion and sediment control measures. Damian stated that detailed grading limits, erosion, and sediment control practices will be further evaluated and refined during detailed engineering and construction plan review.

Damian reviewed the proposed internal street network, including right-of-way widths, sidewalks, and pedestrian connectivity, as well as general vehicular circulation and access points. He explained that emergency access is accommodated through the proposed street layout coupled with a proposed 20-foot-wide asphalt emergency access route connecting Surrey Drive to Pleasant Hill Boulevard.

He stated that the preliminary plat includes two typical roadway sections consisting of a 60-foot and a 50-foot right-of-way. The 60-foot right-of-way section generally complies with the City's

Standard Construction Drawings and is consistent with the existing roadway section along Pleasant Hill Boulevard. The 50-foot right-of-way section, as currently shown on the preliminary plat, does not reflect the correct section. He explained that to avoid delaying consideration of the preliminary plat, the applicant has provided a signed acknowledgment and commitment confirming the intended 50-foot right-of-way section and agreeing to incorporate the corrected section into the detailed engineering plans and all subsequent construction documents.

Damian explained that as part of this commitment, the applicant has acknowledged that the 50-foot right-of-way section limits on-street parking to one side of the roadway and has agreed that final parking layout, signage, and striping will be coordinated with and subject to review by the City Engineer and Fire Department during detailed engineering review.

The Chair opened the floor for public comment at 6:08 PM and invited the developer to speak first.

Phillip Brandon, Brandon Homes, approached the podium, provided his address, and confirmed he had been sworn in. He thanked City staff for their assistance throughout the planning process and thanked the Planning Commission for their time. He noted the developer's commitment to green space, the decision to add a playground, agreement to expand pond features, and commitment to pave the walking path. Brandon offered to answer Planning Commission questions and return to the podium after public comment to respond to community questions or concerns.

Jonathan Westendorf asked when building is planned to begin.

Brandon responded that barring any unexpected delays, building will begin in early Spring 2026.

Mayor Centers asked if concerns expressed by members of the public in May 2025 related to the HOA covenant have been addressed.

Brandon reassured him that the HOA bylaws for the expansion will fully address these concerns.

Almanza asked for, and received, clarification on building phases and the number of units proposed (113 single-family residential homes).

Hopper asked about requirements for varied architectural designs, floor plan elevations, materials, and colors.

Brandon referenced pages 68-89 of the packet demonstrating anti-monotony guidelines for a "stepped up" product line to ensure variation between adjacent or nearby houses. He stated that Arbor Home's Hunter Pass neighborhood, Clayton, Ohio is a good example of these guidelines in practice.

Mayor Centers suggested that pages outlining the Design Guidelines be circulated among the attendees.

Hopper asked about detention basins and plans for upgrades.

Brandon stated that the proposed detention basins in the plans have been upgraded to ponds with decorative design features.

Pirot asked if the ponds could be stocked.

Brandon explained that the depth of the ponds would support stocking. He further noted that a berm is planned for each pond and that the HOA Board would establish rules on pond access and usage.

Pirot questions why the playground is planned to be located in Area C.

Brandon responded that use of Area C for the play structure aligns with an accessible low traffic cul-de-sac.

Brian Henning approached the podium, provided his address, and confirmed he had been sworn in. He inquired about one-sided street parking.

Brandon stated that each home will have a two or three car garage and driveway space for at least two additional vehicles; concluding that one-sided street parking should be sufficient and will also ensure adequate clearance for emergency vehicles.

Laura Walden approached the podium, provided her address, and confirmed that she had been sworn in. She thanked the Commission for addressing the HOA concerns, but feels that "more attention should be given to traffic". She described the traffic study as "disingenuous".

Mayor Centers reassured Walden that the City takes the results of traffic studies very seriously and even though the study does not show the need for infrastructure changes, he reassured her that the City "constantly reassess and will make adjustments and consider options if concerns arise".

Eric Damian explained that traffic impact studies are based on industry standards using proven models often show a need for improvement. Results of this study indicated no improvements needed.

Hopper referenced Franklin Landing as a neighborhood that has experienced increased traffic without increased congestion or accidents.

Westendorf acknowledged that the addition of 113 single family homes will increase traffic but expressed confidence in the traffic study. He noted that Route 123 was closed at the time the study was conducted, resulting in a temporary increase in traffic volume. Since the reopening of Route 123, traffic has decreased. He added that the City actively monitors traffic conditions and makes adjustments, as needed. Westendorf also reported that the City coordinated with adjacent private property owners to trim trees to enhance sight clearance and visibility.

Jacob Steinmetz approached the podium, provided his address, and confirmed that he had been sworn in. He asked about the drainage easement on his property, noted concerns related to visibility when turning left out of the neighborhood, and asked if there were plans for further expansion in the plat beyond that currently proposed.

Phillip Brandon confirmed that there are no immediate plans for further expansion of Shaker Meadows.

Amanda Lamb approached the podium, provided her address, and confirmed that she had been sworn in. Lamb asked how the proposed development would impact maintenance and use of a 20 foot drainage easement that runs along the rear of her property.

Using a detailed map, Damian explained that although the new homeowners will be responsible for maintenance of the easement, they cannot obstruct use of the land. Furthermore, he stated that property lines for existing homes will not change.

Westendorf added that once the land is surveyed, we may find that some homeowners have built sheds or fences on the easement, land owned by others, which is an encroachment that will need to be corrected.

Lamb asked if three separate building phases are still planned. She reiterated concerns of limited visibility when turning left from Shaker Meadows to Industrial, and asked how Franklin City Schools will be able to support this anticipated student growth.

Mayor Centers recognized that a growing student population could create short-term challenges for schools but maintained that new housing is necessary to support long-term community growth and an expanded tax base.

Bill Taggart approached the podium, provided his address, and confirmed that he had been sworn. He stated that he lives immediately North of Shaker Meadows and asked who would have access to the proposed emergency access route.

Westendorf confirmed that the emergency access route would be available to Fire & EMS vehicles only through an emergency key Knox Box.

Hopper invited Phillip Brandon back to the podium:
Brandon approached to address the following:

- Traffic (expects a moderate increase with no needed infrastructure changes)
- HOA (focus on the new HOA for expansion)
- Future development (no plans at this time)
- Public schools (acknowledged short term challenges, with long-term benefits)
- Development phases (3 phases planned; 2-3 year timeframe for project completion)
- Storm water infrastructure (fully vetted to ensure sewer system is efficient).

Hopper thanked attendees for their comments and closed the floor for public comment at 7:03 PM.

Understanding that visibility over the bridge when exiting the Shaker Farms neighborhood was not addressed in the traffic study, Pirot concurred that it can be difficult to see when turning left onto Industrial.

Westendorf said that the challenge lies in the angle of the bridge. He confirmed that the City will continue to consider options for improvement, but cannot promise an immediate solution.

After full review of PC 26-01 and PC 26-02, public hearing, and consideration of all applicable Standards For Approval, Hopper called for a motion on PC 26-01.

Motion made by Pirot to recommend approval of PC 26-01 conditional upon the recommended language as proposed by the Law Director, Seconded by Almanza
Voting Yea: Pirot, Chair Hopper, Mayor Centers, Almanza
Motion carried

Hopper then asked for a motion on PC 26-02.

Motion to approve PC 26-02 Preliminary Plat-Shaker Meadows as presented made by Mayor Centers, Seconded by Pirot.
Voting Yea: Pirot, Chair Hopper, Mayor Centers, Almanza
Motion carried

9. DISCUSSION

10. ADJOURNMENT

The meeting was adjourned at 7:15 PM.