



PLANNING COMMISSION

Wednesday, June 12, 2024 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: Paul Ruppert, Chair David Hopper, Jason Hall, Brian Rebholz

Absent: Doctor Sarah Nathan, Christine Pirot, Mayor Brent Centers

Staff: Keeghan White, Brodi Conover, Barry Conway, Jonathan Westendorf, Cindi Chibis

Guests: Bill Schalk, Jim Shumate, Woody Willis, Dan Thomas, Kevin Scott, Shaun Lipe, Eric Grassman, Bob Knipper, Lori Raleigh, Kristine Willett, Brian Willett, Bob Fisher, Cathy Fisher, Russell Miller, Dr. Mike Sander, Scott Norris

Member of the Media: Ed Richter

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by David Hopper.

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

The Clerk's Journal was approved and the tapes were accepted as the official minutes of the May 8, 2024, meeting.

Motion made by Rebholz, Seconded by Ruppert.

Voting Yea: Ruppert, Hopper, Hall, Rebholz

5. OATH OR AFFIRMATION

The Oath was administered to all guests.

6. OLD BUSINESS

PC 24-08 - Major Site Plan Revision - Franklin High School Parking Lot - Parcels #0431178001, 0431178011, 0431178010, and 0431178003 (140 East Sixth Street). The applicant, SHP c/o Mark Demko 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 96 space parking lot predominately on parcel #0431178001 and abutting

East Sixth Street and Anderson Street. This property is located in the MU-1 & CV-1 zoning districts.
(This Item to Remain Tabled)

PC 24-08 - Major Site Plan Revision - Franklin High School Parking Lot was tabled until action is taken on PC 24-10 Rezoning Application - Franklin City Schools.

7. NEW BUSINESS

PC 24-09 Major Site Plan - 33 E Sixth Street - Slipcast Brewery - Bunnell Hill Construction c/o Dan Thomas is requesting approval of a major site plan for the construction of a brewery to be located on the corner of E. Sixth Street and Riley Boulevard. The proposed use will include a new 8,505 sq. ft. brewery, 32 parking spaces, an outdoor sitting area, and two access drives from the existing alley along E. Sixth Street.

Mr. Keeghan White introduced PC 24-09. He presented a Power Point slide deck to review the proposed development including the brewery building, an outdoor seating area, and two parking facilities one proposed for customers and a smaller one proposed for Brewery employees. White stated that on street parking will also be available to supplement parking needs. Jonathan Westendorf added that plans for public parking lots located close to the proposed Brewery are also underway. White showed renderings of dense plantings of canopy trees, shrubs, ornamental grasses and perennials. around the building, parking areas, and outdoor seating area. White confirmed that the major site plan as proposed meets the landscaping requirements of the UDO and exceeds the interior parking area landscaping requirements.

White briefly reviewed the building elevation and design that includes a mix of black brick veneer and gray stone with large sectional windows. He confirmed that the proposed elevations and design conform with all applicable exterior façade design standards.

White concluded his presentation by stating that the proposed brewery supports the vision for Downtown Development by providing a new destination within Franklin for dining and entertainment. The Brewery would activate a vacant prominent corner within the Downtown area and would serve as an attractive gateway to strengthen activity within the area. White stated that for these reasons staff recommends approval of the Major Site Plan as proposed.

Hopper invited questions from Commission members. Hearing none, Hopper opened the floor for public comment.

Robert Fisher approached the podium, provided his address, and confirmed that he had been sworn in. He requested reassurance that he would retain easy access to his garage once the Brewery was built. Westendorf reviewed the planned easement on the PP slide to reassure Mr. Fisher that access would not be hindered by the proposed development.

Scott Norris approached the podium, provided his address, and confirmed that he had been sworn in. Scott stated that he owns a house "a few doors down" from the planned Brewery and asked if there were plans for further development that may impact his property. Westendorf explained that the Planning Commission was not an appropriate venue to answer his questions. Westendorf then provided Mr. Norris his business card so that a time for further discussion could be scheduled.

Bill Schalk representing Slipcast, shared a video flyover of the preliminary plans for the interior and exterior of the Brewery and invited questions from the Commission members.

Hearing no questions, nor further public comment, Hopper closed the floor for public comment on PC 24-09 at 5:50 PM. and moved to discussion.

Commission members provided brief positive comments on the proposed development.

Hopper called for a motion on PC 24-09.

Motion made by Ruppert to approve the Major Site Plan as proposed. Seconded by Hall.
Voting Yea: Ruppert, Hopper, Hall, Rebholz
Motion passed.

- B. PC 24-10 Rezoning Application - E. Sixth Street Franklin High School - (Parcels 04-31-178-001, 04-31-178-004, 04-31-178-006, 04-31-178-007, 04-31-178-012, and 04-31-178-013) - SHP c/o Russell Miller on behalf of the Franklin City School District is requesting that the Planning Commission forward a recommendation of approval for the rezoning of six vacant parcels located along E. Sixth Street, E. Seventh Street, and Anderson Street from MU-1 Mixed Use to CV-1 Civic.**

Hopper reminded Commission members that the question before them today is limited to whether or not to forward a recommendation to City Council to rezone the six vacant parcels in question.

White reminded Commission members that the Downtown Master Plan was adopted in 2023 after two years of research, public engagement, and planning. He stated that the Plan reflects a bold and ambitious vision for Downtown Franklin and establishes the framework for how the City can achieve that vision. He explained that throughout the planning process the City engaged with the public in numerous ways including a citywide survey, attendance at the Citizen Advisory Committee meetings, a public open house, and multiple City Council retreats. Community feedback overwhelmingly supported the plan's vision and framework.

White explained that to implement the plan's vision, the City drafted new zoning regulations for Downtown Franklin and rezoned the properties within Downtown to align with the planning boundaries within the Master Plan. This effort was also completed in 2023 and included the rezoning of the subject properties from C-2 to Mixed Use.

White shared slides showing that the properties under this rezoning request are identified in the Downtown Master Plan as Mixed Use.

Upon request, White then provided a detailed explanation of the specific Zoning Amendment Standards (two through five), which are in conflict with the proposed rezoning:

Zoning Amendment Standard #2

The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and

The proposed zoning district classification and use of the land is not reasonably necessary for the public health or general welfare. Franklin High School will be able to continue to operate successfully without rezoning the parcels.

Zoning Amendment Standard #3

The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and

The proposed zoning district classification and use of the land may impact the value of abutting properties. By taking these parcels out of the Mixed Use District, there is less land available for development at the southeast corner of Sixth Street and Riley Boulevard. The Downtown Master Plan envisioned the former Box Board property and the subject properties as a cohesive mixed use development complete with residential, commercial, office, and

service uses. Reducing the amount of land that is zoned Mixed Use will limit the redevelopment potential of this area.

Zoning Amendment Standard #4

The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and

The proposed zoning district classification and use of the land are consistent with the school property to the east. The proposed zoning is not consistent with the intended development of the properties to the north and west as those are zoned Mixed Use. This area is envisioned as a high-intensity gateway for downtown with a variety of uses that provide residential opportunities along with commercial, entertainment, and service uses. Expanding the footprint of the Civic zoning district limits the opportunity for mixed use development in this area.

Zoning Amendment Standard #5

The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and

The proposed zoning district classification and use of the land is counter to the recommendations of the Downtown Franklin Master Plan which included the parcels in the Mixed Use Planning Area and were included in the MU-1 "Mixed Use District" as a result of the Plan. Since March 8, 2023, when these parcels were rezoned to MU-1, there has not been actual development in the area or changes in the conditions of the area that would make conforming to the Downtown Franklin Master Plan.

White concluded his presentation by confirming that for the reasons listed above, staff recommends the Planning Commission forward a recommendation of denial to City Council for the Rezoning Application.

Hopper opened the floor for public comment on PC-10, at 5:59 pm.

Dr. Mike Sander approached the bench, provided his address, and confirmed that he had been sworn in. Dr. Sander reviewed a letter of May 31, 2024, written by Project Manager, Russell Miller, respectfully requesting that parcels owned by the school district and within the boundaries of East Sixth Street, Anderson Street, and East Sixth Street be rezoned from Downtown MU-1 to Downtown District CV-1 to match the remainder of the Franklin High School site. While reading from the letter, Dr. Sander outlined the reasons for the request. Adding that the rezoning was necessary in order to provide outdoor space for student activities such as outdoor Physical Education classes, band practice, sports activities, and to support special needs students. He stated that refusal to rezone would be detrimental to both academic and extracurricular programs.

Dr. Sander explained that the school does not have a reasonable alternative, as the closest green space is at Dial Park which is located unreasonably far from the school.

Hopper asked what the school's original plan was for these types of activities and why these issues were not addressed in the original planning documents.

Sanders explained that the School Board always intended to purchase additional properties, such as the prior Save-A-Lot property, to support these outdoor activities. Under the prior zoning code, use of the newly purchased land would have met this need. However, the City's decision to rezone the land after it was purchased by the school, has roadblocked these opportunities.

Hopper recognized that the new High School is beautiful and greatly benefits the community. He explained that the Commission's challenge is to balance the needs of the school, against the requirements of the Comprehensive Plan.

Bob Knipper approached the podium, provided his address, and confirmed that he had been sworn in. Knipper began by explaining that as a member of the School Board, he initially did not support building the new High School downtown. He said that he conceded only after being reassured that a multipurpose field could be secured for student use by purchasing contiguous properties. He explained that the school needs this rezoning to be approved in order to use the greenspace for its intended purpose. Knipper said that without City cooperation, students will have to walk 10 minutes each way to attend a 50-minute PE class. He reminded Commission members that the space is also needed for Band activities, team practices, extracurricular programming, and to support special needs students. He reassured Commission members that the rezoning request was not intended to be detrimental to the City's Development Plan.

Discussion ensued regarding the purchase date of the school property in question. When reviewing the time frame between the property purchase date and the rezoning effective date (March 8, 2023) a needed correction in paragraph two of the May 31, 2024, letter surfaced as the property purchase date was September and November of 2022, not 2021. It was noted that the City changed the Zoning Code after the property was purchased.

Hopper closed the floor for public comment at 6:20 PM.

Mr. Brian Rebholz requested confirmation that the issue before the Planning Commission was limited to considering the recommendation to rezone the parcels in question.

Hopper confirmed.

Mr. Jason Hall stated that he understands the school's frustration of owning property that cannot be used effectively to meet student needs. He requested that Commission members consider the possibility that in this specific situation the Zoning Code may be unreasonably restricting the school's ability to serve students. He recognized the importance of strong schools to Franklin residents and views the new High School as a Gateway to the Downtown area.

Rebholz said that bottom line the property is owned by the school who purchased it for use as a multipurpose outdoor green space for students. The original planned use for the area is consistent with what has been presented for the Planning Commission's consideration today. The new High School is a huge opportunity for the Community. Rebholz noted that the Downtown Master Plan recognizes the importance of Franklin's schools quoting page 65 of the Plan "As a focal point for many visitors to Downtown, we should encourage strong attractions and connections to encourage people to spend more time here. The new High school, in particular, is a huge opportunity to help generate more foot traffic and interest Downtown. There is much scope to effectively capitalize upon this potential by strengthening pedestrian connections within and around this area."

Hearing no additional discussion, Hopper called for a motion.

Motion made by Hall to forward a recommendation to City Council to rezone the six parcels in question. Seconded by Rebholz.

Voting Yea: Hall, Rebholz
Voting Nay: Ruppert, Hopper
Motion failed.

Hopper invited an alternate motion.

Motion made by Ruppert to recommend denial of the rezoning request to City Council. Motion not seconded.
Motion failed.

8. DISCUSSION

9. ADJOURNMENT

Meeting adjourned at 6:36 PM

Motion made by Hall, Seconded by Ruppert.
Voting Yea: Ruppert, Hopper, Hall, Rebholz

Planning Commission

June 12th, 2024

New Business

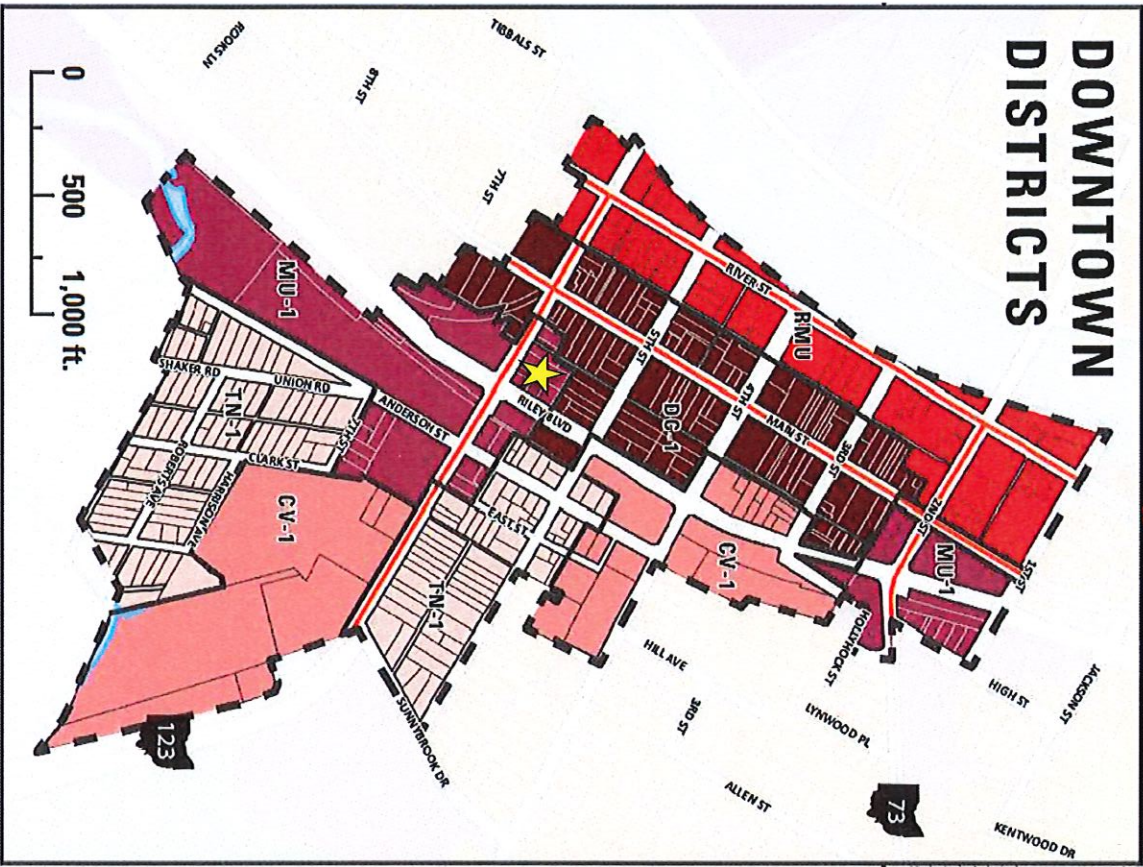
- PC 24-09: Major Site Plan application for Slipcast Brewery.
- PC 24-10: Rezoning Application for Franklin High School.



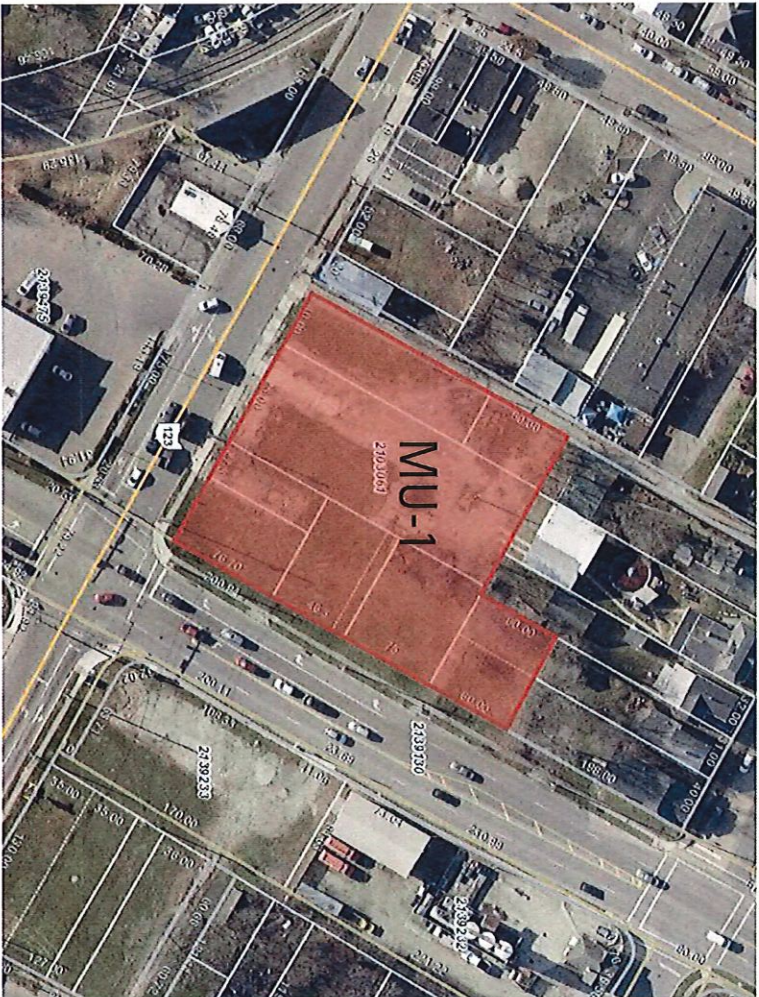
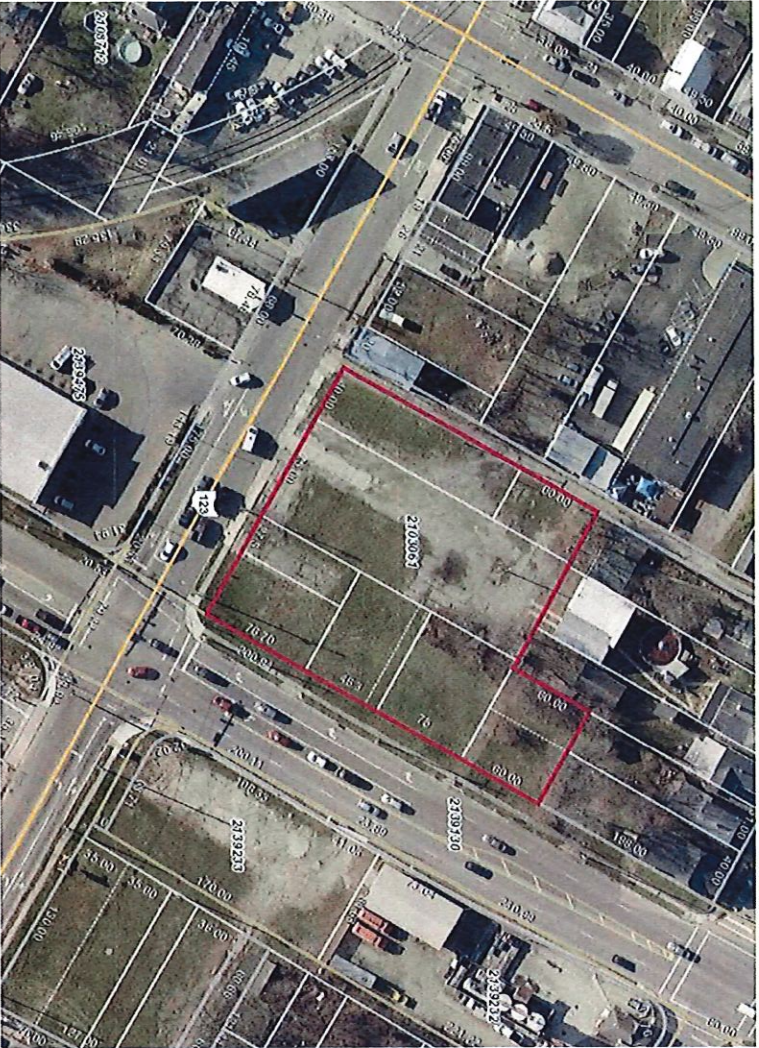
PC 24-09 | Slipcast Major Site Plan

Bunnell Hill Construction c/o Dan Thomas is requesting approval of a major site plan for the construction of a brewery to be located on the corner of E. Sixth Street and Riley Boulevard. The proposed use will include a new 8,505 sq. ft. brewery, 32 parking spaces, an outdoor sitting area, and two access drives from the existing alley along E. Sixth Street.

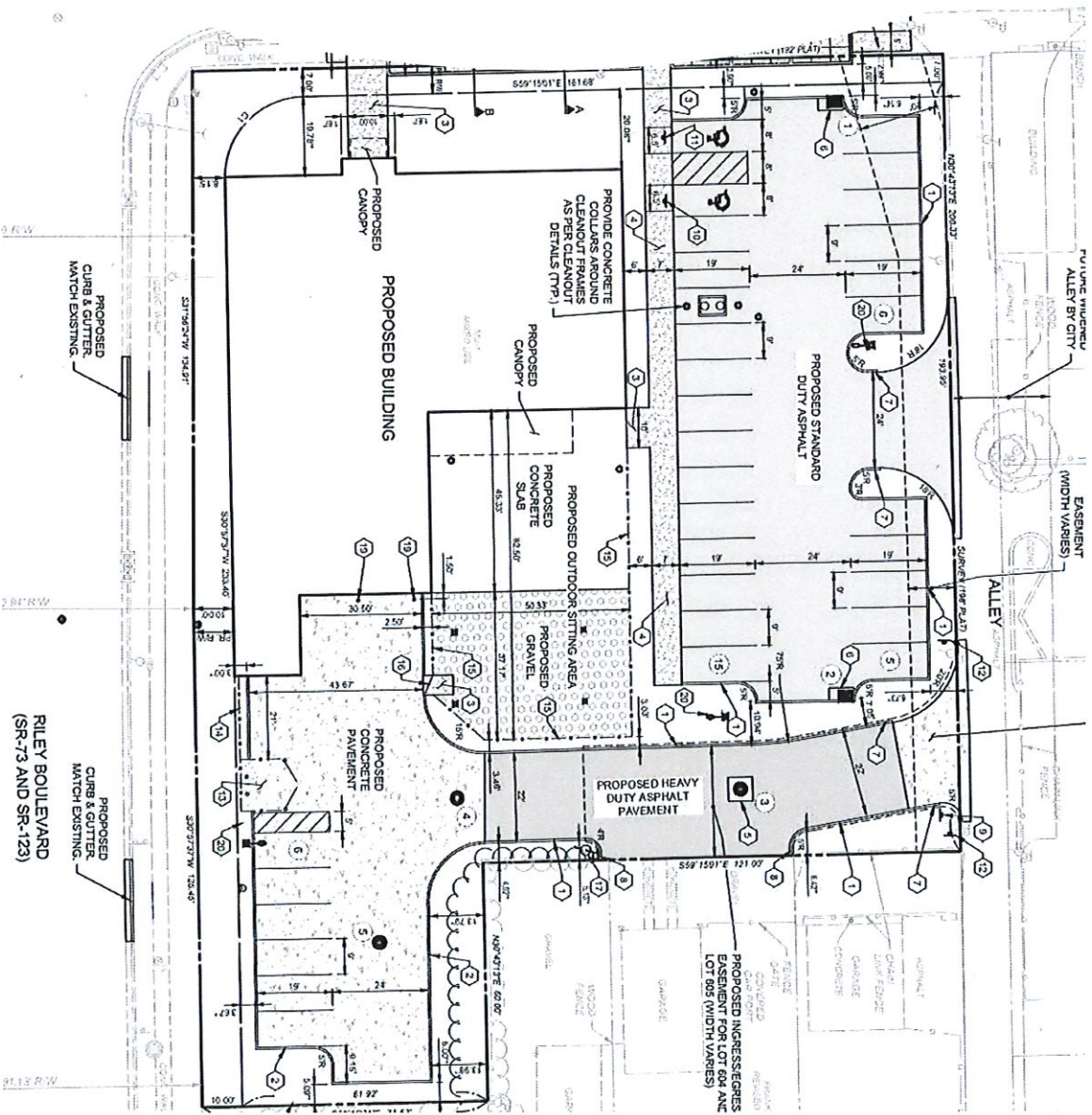
Project Location



Project Area and Zoning

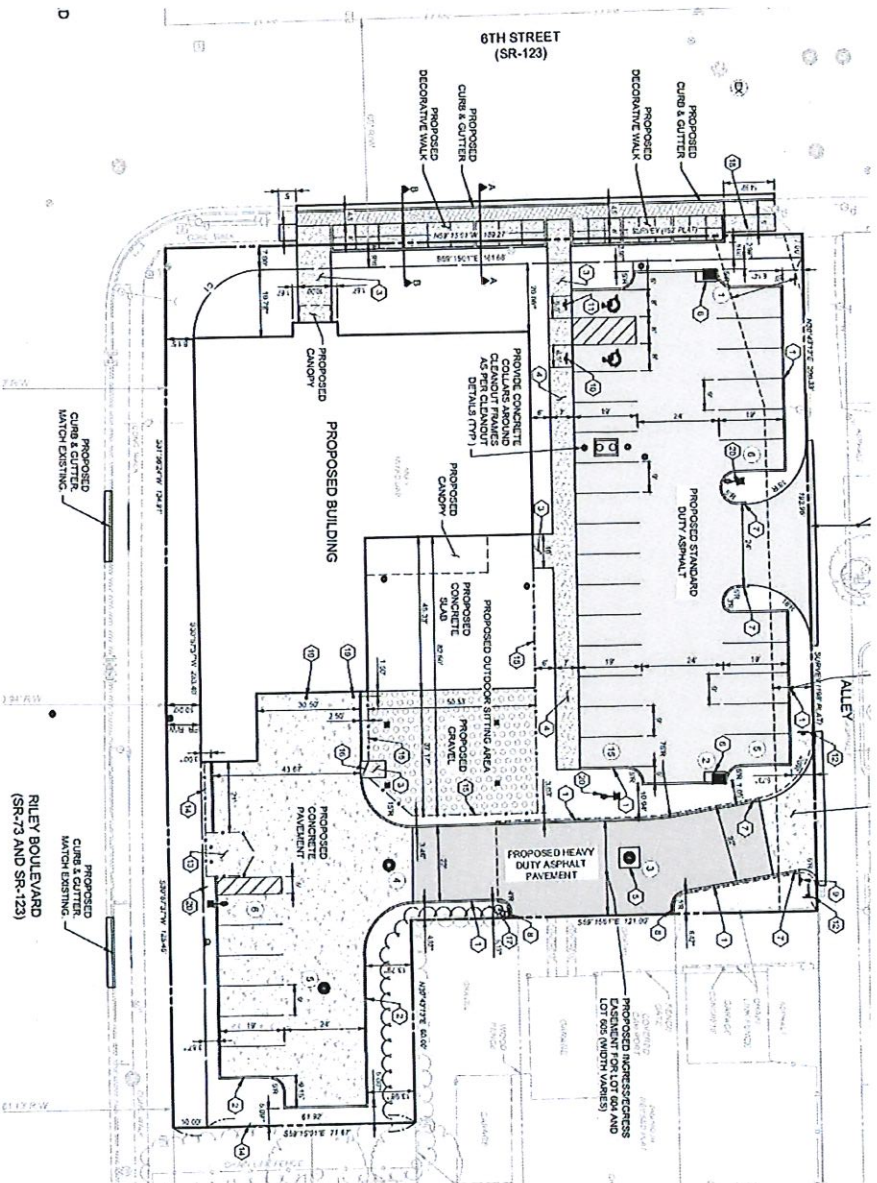


Major Site Plan



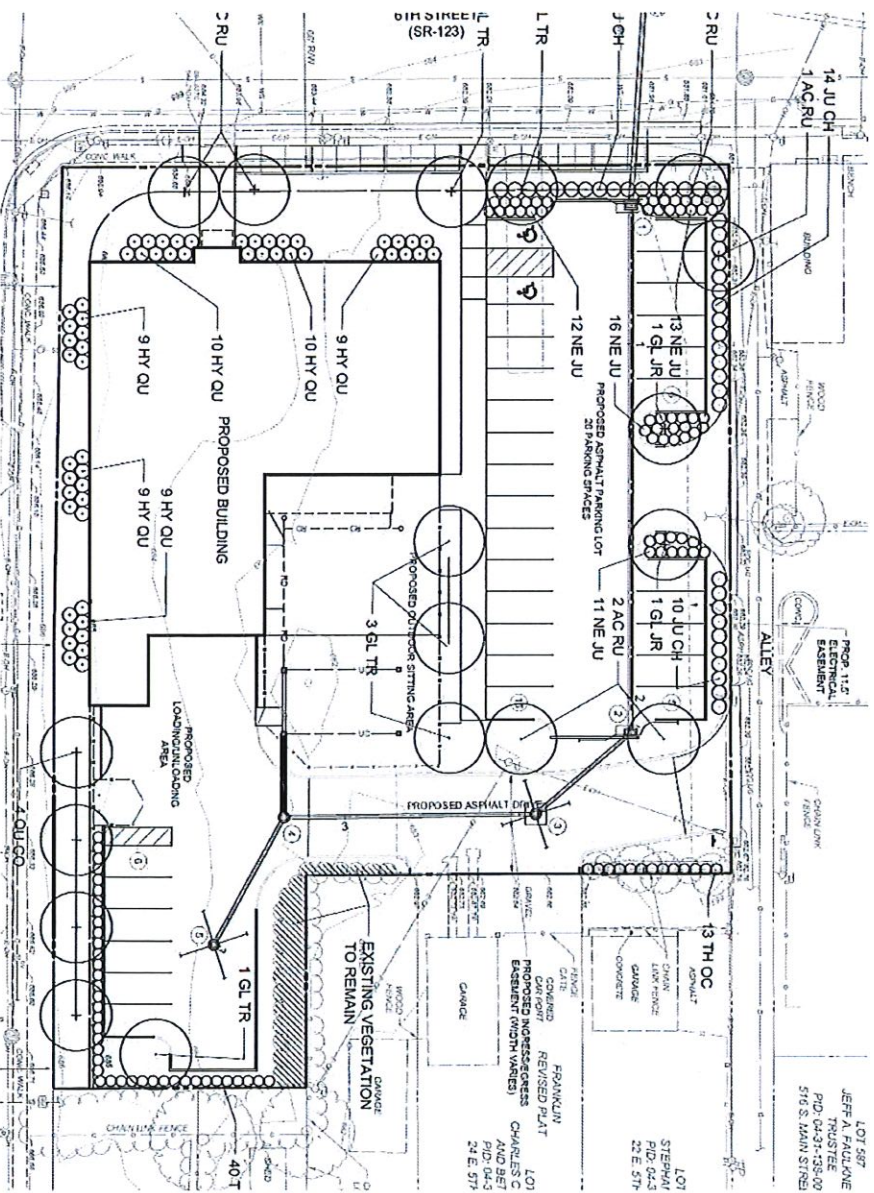
Staff Comments – Site Plan

- Brewery to be located on the corner.
- Outdoor sitting area on interior of site.
- Two separate access points.
- Two proposed parking lots:
 - Sixth Street Lot: 24 spaces
 - Riley Lot: 6 spaces



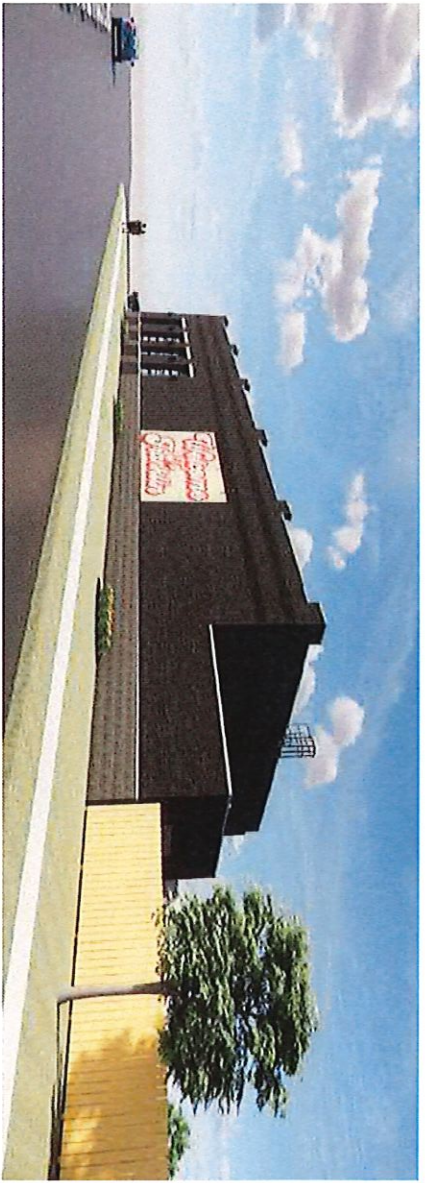
Staff Comments – Landscaping Plan

- Approximately 219 planting are proposed which include:
 - Canopy trees
 - Deciduous/Evergreen shrubs
 - Ornamental grasses
 - Perennials
- The parking lots are screened by trees, shrubs, and fencing.



Staff Comments – Building Elevation

- Building Materials:
 - Black brick veneer
 - Gray stone
 - Sectional windows with precast lintels
 - Mural along Riley façade
 - Articulated roof
- The proposed elevations and design meet all standards of the UDO.



Staff Comments – Downtown Master Plan

- The subject property is located within the Mixed Use Planning Area. The vision for this area is “mixed-use anchor areas that include a diverse mix of uses at an intensity to catalyze development in Downtown Franklin.”
- The proposed brewery use supports this vision by providing a new destination within Franklin for dining and entertainment. The proposed use activates a vacant prominent corner and will serve as an attractive gateway that will encourage additional growth and redevelopment.

Staff Recommendation

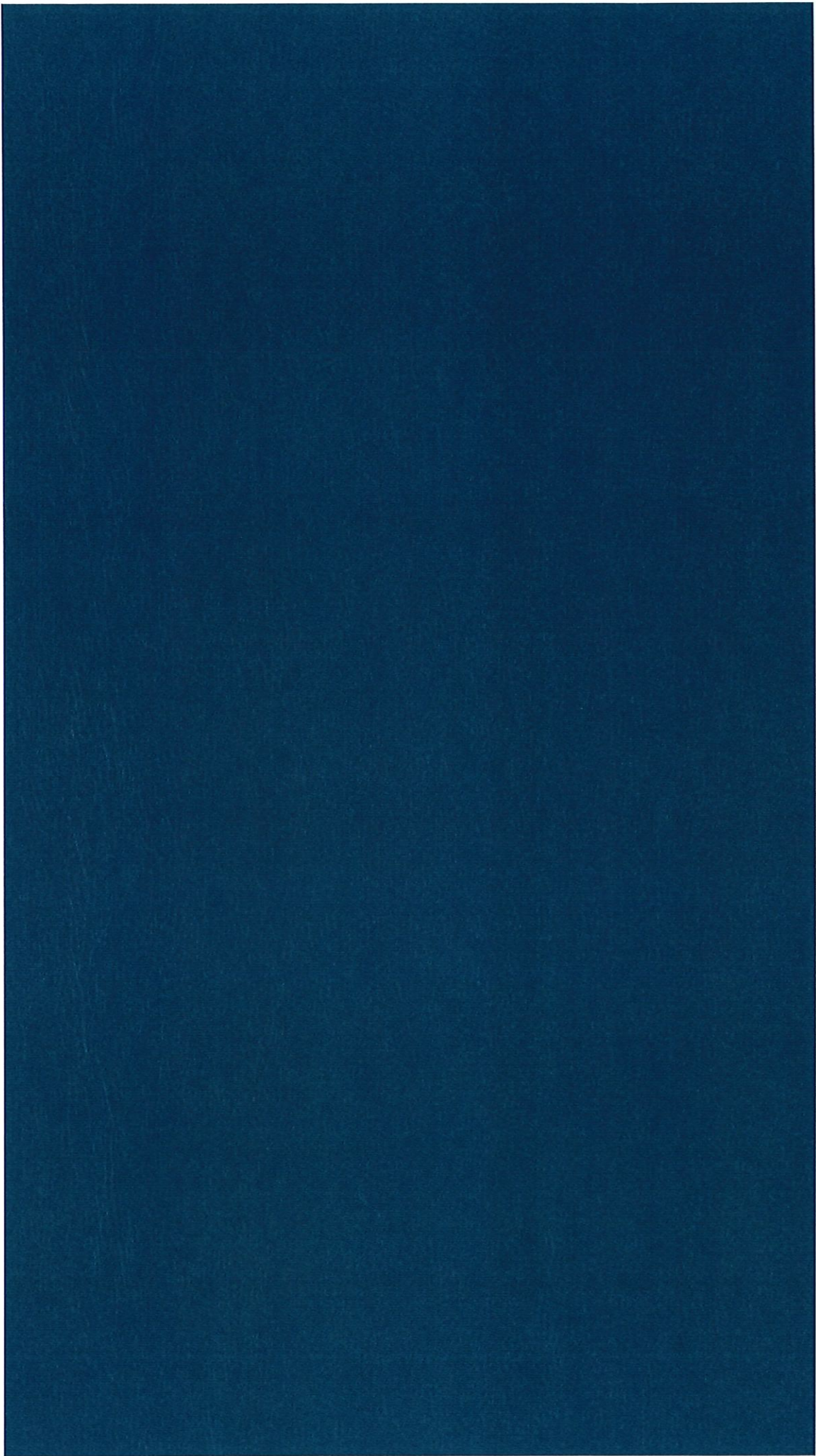
Staff recommends approval of the Major Site Plan as proposed.

Exterior View



Interior View

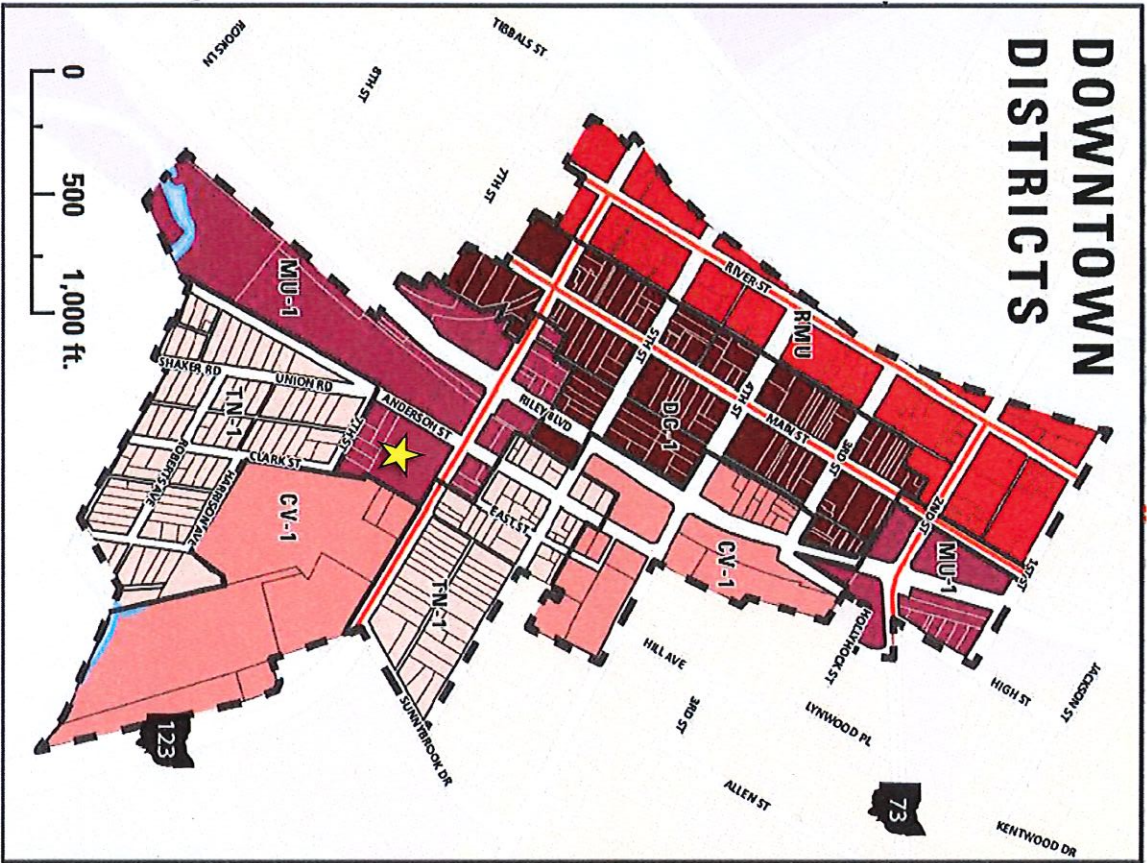




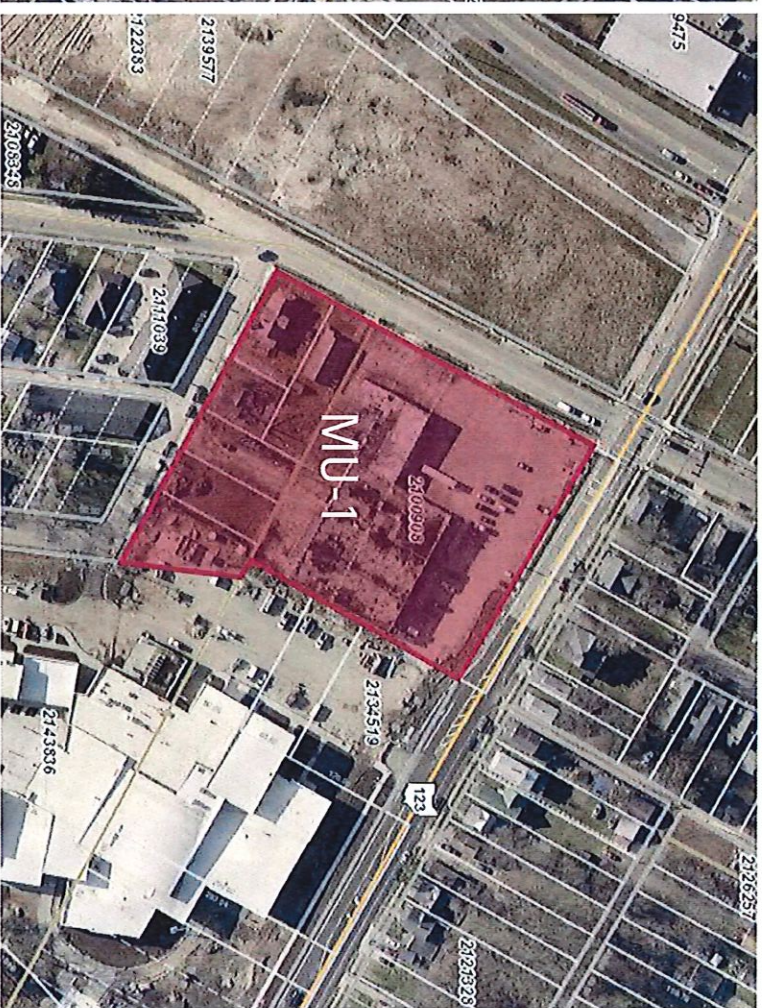
PC 24-10 | Franklin HS Rezoning

SHP c/o Russell Miller on behalf of the Franklin City School District is requesting that the Planning Commission forward a recommendation of approval for the rezoning of six vacant parcels along E. Sixth Street, E. Seventh Street, and Anderson Street from MU-1 Mixed Use to CV-1 Civic.

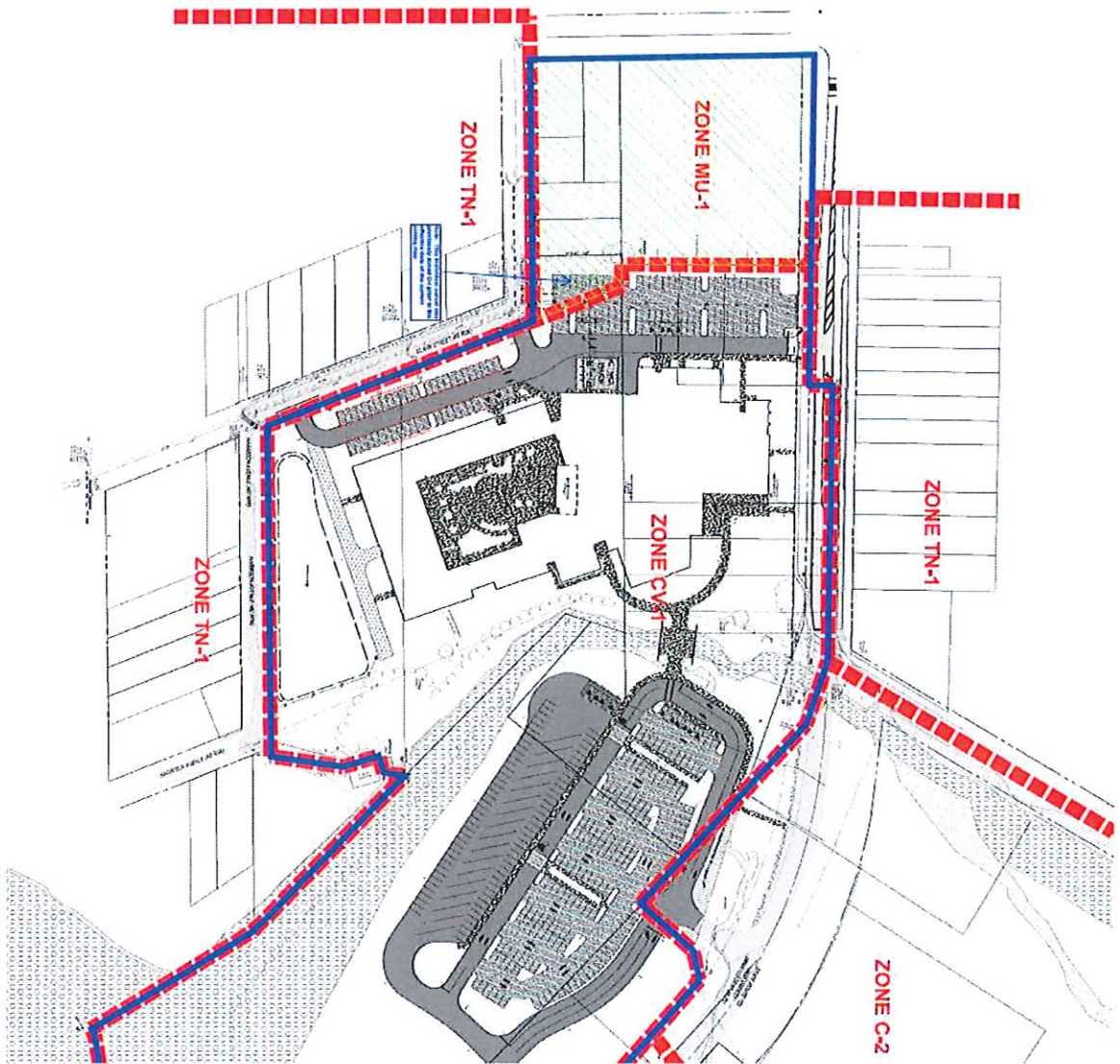
Location



Area and Zoning



Rezoning

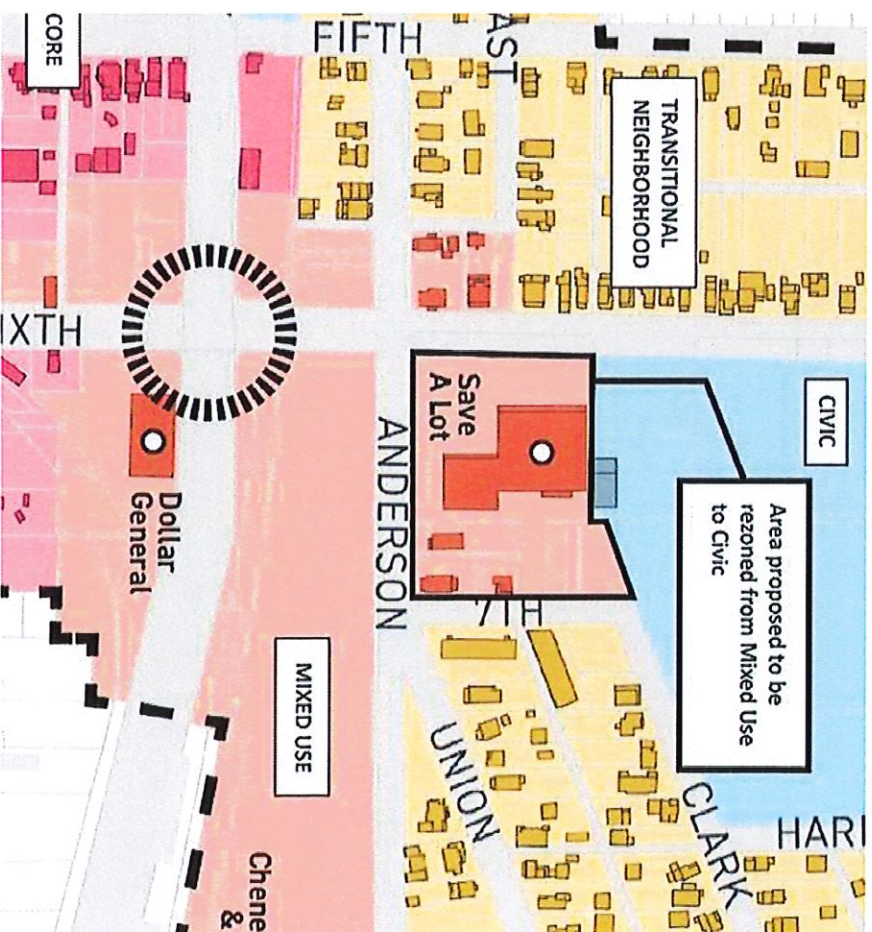


Staff Comments – Downtown Master Plan

- The Downtown Master Plan was adopted in 2023 after two years of research, public engagement, and planning and reflects a bold and ambitious vision for Downtown Franklin by establishing a framework for how the city can achieve that vision.
- Throughout the planning process, the city engaged with the public through:
 - A citywide survey
 - Attendance at the Citizen Advisory Committee meetings
 - A public open house
 - City Council retreats
- The feedback overwhelmingly supported the plan's vision and framework.

Staff Comments – Downtown Master Plan

- To implement the plan's vision, the city rezoned the properties within downtown and drafted new regulations to align with the planning boundaries in the Master Plan.
- The effort was completed in 2023 and include the rezoning of the subject properties, which have historically been used for commercial from C-2 to MU-1.



Zoning Amendment Standards for Approval per Section 1115.04(e)

1. The proposed zoning district classification and use of the land will not materially endanger the public health or safety.
Staff comment: The proposed zoning district classification and use of the land will not materially endanger the public health or safety.
2. The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region.
Staff comment: The proposed zoning district classification and use of the land is not reasonably necessary for the public health or general welfare. Franklin High School will be able to continue to operate successfully without rezoning the parcels.
3. The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property.
Staff comment: The proposed zoning district classification and use of the land may impact the value of abutting properties. By taking these parcels out of the Mixed Use District, there is less land available for development at the southeast corner of Sixth Street and Riley Boulevard. The Downtown Master Plan envisioned the former Box Board property and the subject properties as a cohesive mixed use development complete with residential, commercial, office, and service uses. Reducing the amount of land that is zoned Mixed Use will limit the redevelopment potential of this area.

Zoning Amendment Standards for Approval per Section 1115.04(e)

4. The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located.

Staff comment: The proposed zoning district classification and use of the land are consistent with the school property to the east. The proposed zoning is not consistent with the intended development of the properties to the north and west as those are zoned Mixed Use. This area is envisioned as a high-intensity gateway for downtown with a variety of uses that provide residential opportunities along with commercial, entertainment, and service uses. Expanding the footprint of the Civic zoning district limits the opportunity for mixed use development in this area.

5. The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical.

Staff comment: The proposed zoning district classification and use of the land is counter to the recommendations of the Downtown Franklin Master Plan which included the parcels in the Mixed Use Planning Area and were included in the MU-1 "Mixed Use District" as a result of the Plan. Since March 8, 2023 when these parcels were rezoned to MU-1, there has not been actual development in the area or changes in the conditions of the area that would make conforming to the Downtown Franklin Master Plan impractical.

Zoning Amendment Standards for Approval per Section 1115.04(e)

6. The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics.

Staff comment: The proposed zoning district classification and use of the land area appropriately located in this regard.

7. The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.

Staff comment: The classification and use will not cause traffic congestion or hazards.

Staff Recommendation

Staff recommends that Planning Commission forward a recommendation of denial for the proposed rezoning to the City Council.