



CITY COUNCIL MEETING

Monday, June 02, 2025 at 6:00 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

Mayor Centers called the meeting to order at 5:33pm.

2. ROLL CALL

PRESENT

D. Denny Centers

Paul Ruppert

Vice Mayor Todd Hall

Mayor Brent Centers

Michael Aldridge

Matt Wilcher

ABSENT

Debbie Fouts

Staff: Mr. Westendorf, Ms. Steed, Ms. Trice, Ms. Dunn, Captain Pacifico, Mr. Inman, Ms. Chibis, Ms. Fields

There were approximately 50 guests in attendance.

3. PLEDGE OF ALLEGIANCE

Mayor Centers led the pledge of allegiance.

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

A. May 19, 2025

Motion made by Vice Mayor Hall, Seconded by Aldridge.

Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge

Voting Abstaining: D. Centers, Wilcher

Motion passed.

5. RECEPTION OF VISITORS

Mayor Centers opened the Reception of Visitors at 5:35 pm.

Howard Staton of 6106 Surrey Drive asked to be heard. He had concerns about an access drive being proposed in his neighborhood.

Mayor Centers said Mr. Stanton's concerns would be addressed during the public hearing later in the meeting.

Mayor Center closed the Reception of Visitors at 5:42pm as no others asked to be heard.

6. NEW BUSINESS

A. **RESOLUTION 2025-30** AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND OTHER DOCUMENTS FOR THE CITY OF FRANKLIN'S PURCHASE OF CERTAIN REAL PROPERTY IDENTIFIED AS WARREN COUNTY AUDITOR'S PARCEL ID NUMBER 0431137007

To allow the City Manager to execute a purchase and sale agreement for the City's purchase of 510 S. River Street for \$110,000. The purchase of this real property described in this Resolution is expected to be in the best interests of the general welfare of City of Franklin residents by furthering economic development, growth, and stability in the City's downtown area.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Wilcher

Motion passed.

B. **RESOLUTION 2025-31** AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY ENTRANCE AND WORK AGREEMENT AND OTHER DOCUMENTS WITH THE WARREN COUNTY TRANSPORTATION IMPROVEMENT DISTRICT

The Warren County Engineer's Office has requested access to City property on Franklin-Trenton Road as they repair Bridge #270-1.85 on Franklin-Trenton Road.

This resolution authorizes a Temporary Entrance and Work Agreement. The preliminary plan for the #270-1.85 Bridge Replacement is attached as an exhibit.

Motion made by Ruppert, Seconded by Wilcher.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Wilcher

Motion passed.

7. INTRODUCTION OF NEW LEGISLATION

A. **ORDINANCE 2025-13** AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, OHIO

8. PUBLIC HEARING

A. **RESOLUTION 2025-29** ADOPTING THE TAX BUDGET OF THE CITY OF FRANKLIN, OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND AUTHORIZING THE FINANCE DIRECTOR TO SUBMIT IT TO THE WARREN COUNTY AUDITOR

State law requires that City Council adopt a tax budget for the next fiscal year by July 15th of the current year and then file it with the County Auditor by July 20th. This is the first legally-required step in the annual budget process. The Warren County Budget Commission uses the tax budget to issue a Certificate of Estimated Resources for the City, which details the amount of property tax and local government funds that the City will receive in the next fiscal year.

The Ohio Revised Code requires that Council hold a public hearing on this Resolution. Warren County Budget Commission will use the approved tax budget to determine how much property tax and local government revenues the City will receive.

Mayor Centers opened and closed the Public Hearing at 5:48pm as none asked to be heard.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Wilcher

Motion passed.

B. **ORDINANCE 2025-11** AN ORDINANCE TO CONSIDER THE REQUEST FROM HENDERSON DEVELOPMENT COMPANY TO REZONE 47.28 ACRES OF LAND SOUTH OF PLEASANT HILL BOULEVARD

The applicant, Todd Henderson, Henderson Development Company, has requested a rezoning for their 47.28 acre parcels (Parcel #0836351005, Parcel #0835102001) located south of Pleasant Hill Boulevard: Parcel #0836351005: R-1B "One-Family Residential District" Parcel #0835102001: R-1A "One-Family Residential District" to Parcel #0836351005: R-1B "One-Family Residential District" with a Planned Unit Development Overlay Parcel #0835102001: R-1A "One-Family Residential District" with a Planned Unit Development Overlay The subject development proposes to expand the existing Shaker Meadows subdivision that was originally developed in 2003.

The proposed zoning designation will allow the property to develop with a single-family residential subdivision that is similar in nature to the City's R-1A and R-1B Zoning Districts but allows the Planning Commission to vary the development regulations required in that district, including setbacks, density, lot sizes, and other similar features.

This rezoning request was reviewed by Planning Commission at its May 14, 2025 regularly scheduled meeting. After holding a public hearing on the request, Planning Commission voted 4-1 to recommend to approve the rezoning request to City Council.

Mr. Wilcher asked if there is an HOA in the existing subdivision. Staff was unsure if the HOA was ever started, but said the developer was on site to answer questions. The final development stage would determine the necessity of the HOA, but Ms. Fields added that roads would be public while other amenities would be privately maintained.

Mayor Centers asked about the Planning Commission vote and why one member voted no. Mr. Westendorf explained that the member had a concern with deviating from the zoning code within the PUD and would like to see larger lot sizes. Mr. Westendorf explained the purpose of the PUD and the new market demand and infrastructure cost that allows and warrants the change. He also asked if there are any concerns in reducing the setback. Ms. Fields said that 5ft is the minimum and is not uncommon.

Mayor Centers opened the Public Hearing for both Ordinance 2025-11 and 2025-12 at 6:22pm.

Ms. Dunn administered the public meeting oath to all who wished to speak.

Phil Brandon, a representative of Henderson Development Company asked to be heard. Mr. Brandon gave some background information on the area and development plans. Henderson has selected Arbor Homes as the builder, who also had representatives in attendance. The development was designed with careful consideration including the 2040 Comprehensive Plan. They would like to start construction in the fall of 2025. The development will consist of 3 phases with completion in two to three years. Members of Council asked several questions that were answered by Mr. Brandon.

Vice Mayor Hall remembers when this was brought to Council in 2003. It has been rethought and density decreased. This plan looks very nice and it does allow for turn around, where it did not before. It works very well, and he is pleased to see the subdivision finally getting built out.

Mayor Centers said that a resident in the audience voiced concerns earlier in the meeting about the access road. The use of that will be codified for emergency use only. If the main entrance is obstructed the fire department will have access to the subdivision. It would be a private road that the city has access to. The HOA will maintain the access road. Mr. Westendorf said that final discussions have not occurred as this is a preliminary approval, and these issues would be finalized during the next phases.

Matthew Zinkiewicz of 45 Hancock Cove asked to be heard and confirmed he has been sworn in. He spoke in opposition to the development due to traffic concerns.

Teara Gruber of 6219 Surry Drive asked to be heard and confirmed she has been sworn in. She has concerns about the access road being changed to public access in the future based on complaints from current residents. She has also safety and traffic concerns due to increased homes.

David Neal of 6303 Surrey Drive asked to be heard and confirmed he has been sworn in. He asked for confirmation that the access road was covenanted so it couldn't be public access.

Teresa Parks at 6135 Surrey Drive asked to be heard and confirmed she has been sworn in. She was concerned that she hadn't received a letter from the City regarding the hearing. It was her opinion that the development will affect home values. She would like the city to find another access road and does not want to be annexed into the City.

Ayesha Cook of 12 Hancock Cove asked to be heard and confirmed she has been sworn in. She has lived there for 11 years and has never been in a part of an HOA. She said the traffic is already bad on Industrial Drive and visibility is low. She would like to know who will be paying into the HOA, and asked if Phase 1 of the subdivision would be grandfathered into the HOA.

Cash Fisher of 61 Pleasant Hill Blvd asked to be heard and confirmed he has been sworn in. He had a certificate that the HOA from phase 1 had been disbanded and shared that with City staff. He shared concerns about traffic on Industrial Drive. He would like to see an improvement to the access road and would like to see another public access. He would like to also know the HOA fees for phase one.

Joy Akers of Surrey Drive asked to be heard and confirmed she has been sworn in. She spoke in opposition to the development. She would like an alternative to the access road on Surrey Drive.

Jacob Steinmetz of 141 Pleasant Hill Blvd asked to be heard and confirmed he has been sworn in. He said he was not sent a letter in regards to the hearing. He had concerns about the HOA as he was told there was no HOA when he moved in.

Amanda Lamb at 181 Pleasant Hill Blvd asked to be heard and confirmed she has been sworn in. She was concerned about the changing of the community if the development moves forward.

Brian Wardlaw of 6105 Surrey Drive asked to be heard and confirmed he has been sworn in. He asked how the failed Fire & EMS levy plays into adding new homes. He supports the Fire & EMS levy felt that a levy should be passed prior to adding new homes. Mr. Wilcher responded that the growth will bring new revenue and if we do not grow, we may wither.

Howard Staton of 6106 Surrey Drive asked to be heard and was sworn in before speaking. He proposed another access point at a different point in the development. He also spoke to the traffic issues on Industrial Drive.

Mayor Centers closed the Public Hearing at 7:50pm as no one else asked to be heard.

Mr. Brandon from Henderson Development reapproached to answer questions. He addressed the public notice concerns, the traffic study results, the secondary access road concerns, property value effects, and the HOA for Phase One. There is difference in the functioning HOA and an HOA being established. He said that a legal discussion will need to be had regarding Phase one. Phase two will have an HOA and that is how an amenities will be maintained. The developer does not have the authority to decide if

Phase one is included in the HOA. The developer only has control of the land that they own. Future discussions will need to be had about Phase one. Mr. Brandon added that two retention ponds will improve drainage for the area. The location of other Arbor Home developments include Brookville, South Lebanon, Clayton, and Carlisle. He would love to host a community open house at one of the developments. Another access point cannot be forced upon a property owner. This is a \$42 million investment into the City of Franklin due to the City's growth and investment in growth.

Mr. Westendorf said that the Division of Fire and EMS provides services to Surrey Drive and the emergency access road provides a mutual benefit to those residents as well.

Vice Mayor Hall thanked the residents for coming out. It's nice to talk to people. He would like to see more engagement. We try hard not to disrupt people's lives. When we come to the residents with a need, we are looking at the big picture. We have an expectation that this City is going to grow. Some people do not want growth. He made a promise to his children to make this town a little better than it is now and we are slowly starting to do that. Growth will come in spurts. We cannot maintain life as is, because others get mad that we don't upgrade. We have to change. We take comments seriously and appreciate your participation.

Mr. Ruppert said this is just a preliminary decision and there are steps that have to be taken before plans are finalized.

Mr. Wilcher said his goal as a council member was to make our city a little better. We need this growth. It will change Franklin. Our face is already starting to change, and our reputation is improving because of the work we are doing. It is important to work with developers. Thank you for coming out.

Mr. Aldridge is impressed with the attendance and sense of community. He understands the frustration with a development coming into a quiet neighborhood. He consistently hears requests for a few restaurants and developers follow rooftops. This should have been done long ago. He appreciates everyone participating.

Mr. D. Centers said that this plan is much improved, and the access will likely never be used. We need this in Franklin. It will be good for our City.

Mr. Ruppert said this personally hit home for him. Mr. Aldridge lives on the land he grew up on and a development built homes on the land. It was a bit traumatic. They sold the land because they couldn't afford the taxes on it. He loved it out there, but things had to change.

Mayor Centers said thank you for coming out. It's the only way Council can make decisions is by feedback. We have to make the best decisions collaboratively with the community and neighboring communities to move the City forward.

Mr. Aldridge added that the traffic issues need to be addressed on Industrial Drive that was brought up during the public hearing.

Mayor Centers asked staff to look into the public notice requirements.

Motion made by Vice Mayor Hall, Seconded by D. Centers.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Wilcher
Motion passed.

C. ORDINANCE 2025-12 AN ORDINANCE TO CONSIDER A PLANNED UNIT DEVELOPMENT APPLICATION AND PRELIMINARY DEVELOPMENT PLAN FOR SHAKER MEADOWS FROM HENDERSON DEVELOPMENT COMPANY FOR A 47.28 ACRES OF LAND SOUTH OF PLEASANT HILL BOULEVARD

The applicant, Todd Henderson, Henderson Development Company, is requesting to establish a Planned Unit Development Overlay on 47.28 acres currently located south of Pleasant Hill Boulevard, and to approve a preliminary development plan for 119 single family units.

This PUD Application and Preliminary Development Plan was reviewed by Planning Commission at its May 14, 2025 regularly scheduled meeting. After holding a public hearing on the request, Planning Commission voted 4-1 to recommend approval of the PUD Application and Preliminary Development Plan to City Council.

Motion made by Wilcher, Seconded by Aldridge.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Wilcher

Motion passed.

9. CITY MANAGER'S REPORT

Mr. Westendorf gave an update on the Slipcast Brewing project. As they are in the financing process, the City has provided investment totals for the downtown area. Since 2022, there has been investments of \$83,508,104. Future planned investments total at \$71,230,938.

The following morning the roundabout on SR-123 will open and the road closure will shift as the second phase of the construction begins. The entire area has been transformed.

There were approximately \$10,000 in unspent funds for downtown landscaping that will be redirected to the start of landscaping at the roundabout area.

There will be additional phases to the beautification of the roundabout.

Mr. Westendorf gave an update on the Dayton Cincinnati Pike Retaining Wall Removal project. The Bike Trail will go underwater periodically. Construction is moving along nicely. This is a massive project.

There is an erosion issue at Community Park near the bike path that will need to be addressed soon and another at Dial Park that is not as urgent as the Community Park issue.

The Spray Park is formed and ready for concrete. Staff is waiting on bonding approval from Warren County in the coming week. The bathroom has been delayed due to a strike in Canada. Costs are increasing and lighting is needed.

Lighting will also be installed in the parking lot at Dial Park as there are funds in the lighting fund.

Mr. Inman said the water department crew has done a great job and they have solved so many problems during the process. He appreciates their work and diligence.

The RFP for the westside roundabout engineering has gone out and the award will come to Council for approval.

The new City Engineer will start the next week.

10. COUNCIL COMMENTS

Mr. Wilcher said the weekly Cruise-In has been exciting and thanked staff for all their effort on that. We as a group do not take any of you for granted. You are all very busy people and what is happening in the City is evidence of that. It was a rough night but keep making right decision to move Franklin forward.

Mr. Aldridge said that even when people are not happy with change, he still hears positive comments about the community. The Memorial Day parade was special, he is proud of Holly Mears Daniels for her work on the parade and ceremony.

Mr. D. Centers said a parade participant told him he was impressed with the crowd. He also asked Mr. Inman about some concrete issues.

Mr. Ruppert said there was more participation during the Planning Commission meeting regarding the housing development and that we've made some positive progress. The City looks great.

Mr. Westendorf added that Modula was hosting a groundbreaking on their expansion the next day. Ribbon cutting will occur once the project is complete.

Mayor Centers met with Brian Stewart with the Ohio House Finance Committee and discussed expanded and new opportunities for local governments from the state budget.

He complimented Council on their patience and the engaging community. Franklin runs things differently from other public meetings and he is glad that everyone was able to address Council. Staff is always prepared and helpful.

Mr. D Centers shared some concerns about the rooftop Fireworks display. Rozzi's, Mr. Westendorf, and the Fire Marshall have answered all questions and encouraged building owners that have any new concerns to reach out. Mr. Westendorf said there are no concerns with the project and should be a great event. Staff had met with the business owner Mr. D. Centers mentioned and address all concerns.

11. EXECUTIVE SESSION

- A. To consider the appointment, employment, and compensation of a public employee or official pursuant to ORC 121.22 (G)(1).

Motion to enter executive session made by Ruppert, Seconded by Aldridge.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Wilcher

Voting Nay: Vice Mayor Hall

Motion passed. Council entered into executive session at 8:54pm.

Motion to exit executive session made by Wilcher, Seconded by Vice Mayor Hall

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Wilcher

Motion passed. Council exited executive session at 9:20pm.

12. ADJOURNMENT

Motion made by Vice Mayor Hall, Seconded by D. Centers

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Wilcher

Motion passed. Council adjourned at 9:21pm

Brent Centers, Mayor

Khristi Dunn, Clerk of Council