



Location: 1 Benjamin Franklin Way

Date: Wednesday, December 15, 2021

Time: 3:30 PM

## **ECONOMIC DEVELOPMENT & PLANNING COMMITTEE CLERK'S JOURNAL**

### **ECONOMIC DEVELOPMENT & PLANNING COMMITTEE**

**Michael Aldridge, Chairman**  
**Todd Hall**  
**Debbie Fouts**

### **CITY STAFF**

**Jonathan Westendorf, City Manager**  
**Karisa Steed, Assistant to the City Manager**  
**Barry Conway, City Engineer**  
**Khristi Dunn, Clerk of Council**

Members of the Franklin City Council Economic Development & Planning Committee met in regular session on Wednesday, December 15, 2021 at 3:30 PM at the City Building located at 1 Benjamin Franklin Way, Franklin, Ohio 45005.

1. **Call to Order.** Chairman Aldridge called the meeting to order at 3:30 PM.
2. **Roll Call.** Mr. Aldridge, Mr. Hall and Mrs. Fouts were in attendance. Mr. Westendorf, Ms. Steed, Mr. Conway and Chief Riddiough also attended the meeting, as well as 4 visitors.
3. **Approve the Clerk's Journal and Accept the Tapes as the Official Minutes of the November 17, 2021, Meeting.** This was tabled until the end of the meeting as the Committee had amendments to make to the Clerk's Journal.
4. **Subdivision Proposal.** DDC Management presented a proposal for a subdivision on Shaker and Manchester (Werline Property). This property is currently in the township. DDC would like to annex this into the City of Franklin. After annexation, the property would need to go to Planning Commission & Council as the zoning does not currently align. Then the preliminary plan would also go to PC and Council, followed by engineering. They could break ground in Spring of 2023 for Phase 1.

An existing gas line will likely require an alteration to their initial plans. Arbor Homes is the contractor. They are offering 12 products, both ranch and 2-story. The square footage will range from 1,210 – 3,200. Lot sizes are 50x120, 55x120, and 60x120. Larger lots will have additional amenity options.

DDC reported that in the last year, the average home sale price in the City of Franklin was \$211,572. Arbor is projecting an annual appreciation of 10% which would put the average sales price at \$330,000 for this community. That would increase the average home sale price from the existing Franklin market by 56%.

Other features of the subdivision include a treelined buffer on the Industrial sideline and along Manchester, a walking path, pond(s) and pocket park(s).



Mr. Westendorf asked the average density per home. There is usually 3 people per home, which would increase the City's population by approximately 1,200 residents. Mr. Conway also added that the tap in fees could bring about \$4 million into the City. This does add to the need for an expansion at the Franklin Wastewater Treatment Corporation.

5. **State Route 73 Safety and Beautification Project updates.** Mr. Westendorf gave an update on the project. Warren County is handling the Safety Improvement project. Cost is approximately \$2.1 million (no cost to the City). Franklin & Springboro would like to have Warren County TID manage the beautification project. Phase 1 will cost Franklin approximately \$100,000.

6. **Clerk's Journal Amendments.** The Committee wished to clarify language in the Journal regarding the placement of the pool. There will be further discussion on an ideal location for the pool when the time comes. They also wished to clarify that for the property on Deardoff, a housing development and/or age-restricted housing seems to be the best fit for the land.

7. **Adjournment.** Chairman Aldridge called for a motion to adjourn. Mr. Hall made the motion, seconded by Mrs. Fouts. The motion was approved 3-0 at approximately 4:57 PM.

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Michael Aldridge, Chair