



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: March 8, 2023

PC 23-05

Amendments to Municipal Code

Project Update:

The Planning Commission, at their February meeting, reviewed the proposed changes to the fee schedule for planning and zoning related procedures. At that time the Planning Commission requested that additional feedback and information be provided regarding the fees for Major Site Plan applications and Major Subdivisions.

For Major Site Plan applications, the current fee is \$200. The original proposal was to increase that fee to \$300. Based on staff's research of similar communities, the average price of similar applications is between \$300 and \$500. Staff is proposing to change this fee to \$400.

For Major Subdivisions, the current fee is \$200. The original proposal was to increase that fee to \$300. After reviewing fees from other similar communities, staff is proposing to change this fee to \$300 plus \$10 per lot.

An additional change that is being proposed is an increase to the Construction Plan review fee from \$100 to \$300. This was not included in the original proposal, but after further review this was recommended by staff due to the detailed reviews required for those types of applications.

Project Overview:

The City of Franklin is requesting an amendment to the City's Municipal Code Section 1105.09 Fees.

Comments:

The City of Franklin is proposing an updated fee schedule for the city's planning and zoning related applications. The city's current fees were reviewed against peer cities to determine if the fees were generally lower or higher. Overall, Franklin's fees are lower than most, if not all, of the other communities that were reviewed (Lebanon, Springboro, Mason, etc.).

The proposed fee increases will remain equal to or less than the peer cities to ensure that Franklin's fees are fair to the residents and developers that work within the City of Franklin.

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval of the amendments to Section 1105.09 Fees of the City's Municipal Code subject to the following:

1. Change the major site plan fee to \$400.
2. Change the major subdivision fee to \$300 plus \$10 per lot.
3. Change the construction plan fee to \$300.