



PLANNING COMMISSION

Wednesday, February 15, 2023 at 5:30 PM
1 Benjamin Franklin Way Franklin, Ohio 45005
www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

Meeting was called to order at 5:30 pm.

2. ROLL CALL

PRESENT

Brent Centers
Kyle Crocker
Brian Graves
David Hopper
Paul Ruppert
Christine Pirot

ABSENT

Jason Hall

GUESTS

Cindi Chibis
Barry Conway
Liz Fields
Ben Kendrick
Robin Kendrick
Jonathan Westendorf

3. PLEDGE OF ALLEGIANCE

Mr. Crocker led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

Clerk's journal was approved as the official minutes of the January 11, 2023, meeting.

Motion made by Pirot, Seconded by Ruppert.
Voting Yea: Crocker, Ruppert, Hopper, Graves, Pirot
Voting Abstaining: Centers

5. OATH OR AFFIRMATION

Oath was issued by Ms. Chibis to all guests.

6. OLD BUSINESS

None.

7. NEW BUSINESS

A. Chair called for a motion to table **PC 23-02, PC 23-03, PC 23-04.**

Motion made by Crocker, Seconded by Hopper.
Voting Yea: Crocker, Ruppert, Centers, Graves, Pirot

B. **PUBLIC HEARING 23-05** - Amendments to Municipal Code - City of Franklin submitted to amend Sec. 1105.09 Fees.

Ms. Fields explained that City of Franklin is proposing an updated fee schedule for planning and zoning applications. The City's current fees were reviewed against peer cities to determine if the fees were comparable. Overall, Franklin's fees were lower. Proposed increases are minimal and will remain equal to or less the peer cities.

Mayor Centers appreciates that increases are nominal for residents, but questioned minimal increases for developers. He recommended considering applying a multi-site criterion for fees such as per-lot fees for major residential development.

Ms. Fields quickly reviewed fee schedules of neighboring cities and offered to evaluate this option further and report back at next month's meeting. While some Commission members were comfortable with the fees as proposed, the majority of members supported an opportunity to reconsider at next month's PC meeting.

Mr. Conway reminded the Commission that these are not all-encompassing expenses. Dependent upon on the nature of the project, additional fees may apply.

Mr. Westendorf explained that the Fee Schedule will continue to evolve and is slated to be reevaluated in the Fall of 2023. He further noted the importance of the schedule and voiced support of the Planning Commission's suggestion to delay the adoption of the proposed increases until they were comfortable with the changes.

The Chair called for a motion to table **PUBLIC HEARING 23-05** - Amendments to Municipal Code - City of Franklin has submitted to amend Sec. 1105.09 Fees. To be reviewed at next month's meeting.

Motion made by Crocker, Seconded by Graves.
Voting Yea: Crocker, Centers, Graves, Pirot
Voting Nay: Ruppert, Hopper

C. **PUBLIC HEARING PC 23-06** - City of Franklin submitted the Downtown Master Plan for review.

Mr. Hopper complemented the Downtown Master Plan and recognized the tremendous amount of effort and research that has gone into creating it.

Ms. Fields agreed that the Plan is a culmination of significant work completed over the past year and serves as a solid foundation for our vision for the evolution of Franklin.

Mr. Westendorf reminded the Planning Commission that the Plan is reflective of input from over three hundred (300) Community members, as well as input received from on-line surveys, and public meetings. He noted that the City has received an outpouring of support from Community members. He emphasized that it is critically important that we get the Downtown Master Plan right, as it will serve as a valuable roadmap for Downtown Development for years to come.

Ms. Fields added that we will be reviewing every development application against both the Zoning Code and the Downtown Master Plan.

Mr. Hopper recognized the Commission's duty to review it closely, approve any needed revisions, and forward for City Council's consideration. He complimented the process saying that the project has been professionally handled since the beginning.

Mayor Centers suggested that the Chair provide the guests with an opportunity to speak.

The Chair invited Mr. Ben Kendrick to the podium.

Mr. Kendrick said that he was attending the meeting as an interested member of the community, as a potential future business owner in the Franklin Downtown District, and also as the President of the Franklin Area Historical Society. Mr. Kendrick questioned why the Downtown Historical District had been removed from the Zoning Code.

Mr. Westendorf explained that the change was made in an effort to find the right balance between preservation of our historically significant buildings, while also providing for new development. The Plan provides continuity between the old and the new.

Ms. Pirot complimented Mr. Westendorf, City employees, and the team of consultants for working together to create an impressive vision for Franklin's future. Ms. Pirot said that she was appreciative and honored to be a part of this plan.

Recognizing the importance of the Plan as a roadmap for the future and to ensure sufficient time for review, the Chair called for a motion to table **PUBLIC HEARING PC 23-06** - the Downtown Master Plan to be reconsidered at next month's PC meeting.

Motion made by Crocker, Seconded by Pirot.

Voting Yea: Crocker, Ruppert, Hopper, Centers, Graves, Pirot

D. PUBLIC HEARING PC 23-07 - Rezoning - City of Franklin submitted an updated zoning map for review.

Ms. Field's explained that the map has been reformatted to incorporate the Downtown Zoning Districts. using ArcGIS mapping software.

Mr. Westendorf explained that the updated map uses AcrGIS mapping software. He said that once approved, the zoning map will be uploaded to the City's website to provide an improved user experience for site visitors.

Staff recommends that the Planning Commission forward a recommendation of approval of the updated Zoning Map to City Council with the condition that the effective date of the Zoning Map will coincide with the effective date of the downtown Zoning districts.

Chair called for a motion to approve **PUBLIC HEARING PC 23-07**.

Motion made by Crocker, Seconded by Graves.

Voting Yea: Crocker, Ruppert, Hopper, Centers, Graves, Pirot

8. DISCUSSION

None.

9. ADJOURNMENT

Meeting adjourned at 6:45 pm

Motion made by Ruppert, Seconded by Pirot.

Voting Yea: Crocker, Ruppert, Hopper, Centers, Graves, Member Pirot