



PLANNING COMMISSION

Wednesday, July 10, 2024 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES
 - A. June 12, 2024, Meeting Minutes
5. OATH OR AFFIRMATION
6. OLD BUSINESS
 - A. **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, on behalf of Franklin City Schools, 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.)
7. NEW BUSINESS
 - A. **PC 24-11 Major Site Plan Application - 3501 Shotwell Drive** - The applicant, Bunnell Hill Construction, Inc., is requesting approval of a major site plan to construct a 36,000 square foot addition to Walther Engineering located at 3501 Shotwell Drive. This property is located in the I-2 zoning district.
 - B. **PC 24-12 & PC 24-13 Preliminary Planned Unit Development & Rezoning | Shaker Farms** - (Parcel #0835200001 Northeast corner of Manchester Road and Shaker Road) The applicant, Charles E Baverman III, Dinsmore & Shohl, LLP, on behalf of Forestar (USA) Real Estate Group, is requesting to rezone 109.5 acres from I-2 General Industrial to R-2 Metropolitan Residential with a Planned Unit Development Overlay, and to approve a preliminary development plan for 284 single family units.

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-2 Zoning District but allows the Planning Commission to vary the development regulations required in that district including setbacks, density, lot sizes, and other similar features.

The proposed Preliminary Development Plan review and approval is the first step in the Planned Unit Development approval process. This step allows the applicant to present an overall concept for the subject property, without providing all the typical detailed information like utility requirements, grading, landscaping, etc. The Planning Commission and City Council then can review and provide feedback on the concept and decide whether the proposal makes sense for the City moving forward.

The Planning Commission will provide a recommendation to City Council on the rezoning request and Preliminary Development Plan and Council will ultimately make the decision to approve or deny both requests. If the Preliminary Development Plan is approved, then the applicant will return with a development agreement and a Final Development Plan which will include the detailed information that is required before construction can begin.

8. DISCUSSION

9. ADJOURNMENT