



CITY COUNCIL ECONOMIC DEVELOPMENT & PLANNING COMMITTEE

Thursday, June 02, 2022 at 2:00 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

Chairman Aldridge called the meeting to order at 2:00 PM

2. ROLL CALL

PRESENT

Chair Michael Aldridge

Debbie Fouts

Todd Hall

Mr. Westendorf, Ms. Steed, Mr. Conway, Chief Riddiough, Ms. Chibis and Liz Fields from McBride Dale Clarion were also in attendance.

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

A. December 15, 2021

Motion made by Fouts, Seconded by Hall.

Voting Yea: Chair Aldridge, Fouts, Hall

Motion passed.

4. NEW BUSINESS

A. Werline Property Annexation

Staff shared the annexation agreement for the Werline property with the Committee. Mr. Westendorf said the plan is to present the agreement on the following Monday to Council for full approval. This is an Expedited Type 2 Annexation. The property will remain in Franklin Township, like rest of City, but no payments will be made to the Township as the City is

providing all services to the property. Staff is happy with annexation agreement thanks to the work done by Bricker & Eckler.

The County does not want Manchester and Shaker Roads to be annexed into the City. They will remain Township roads. A traffic safety study will need to be done to measure the impacts of the new subdivision.

The proposed development plans to start infrastructure improvements as well as model home construction in 2023. Phase 1 is planned for 2024. The development will need to go to Planning Commission for approval before beginning work.

Mr. Westendorf asked for an endorsement by the committee of the annexation agreement.

Motion made by Fouts, Seconded by Hall.

Voting Yea: Chair Aldridge, Fouts, Hall

Motion passed.

B. Deardoff Proposal

The City owns 6 acres on Deardoff Rd. A Developer approached staff about infill opportunities after learning of Downtown Plans. The developer sent a proposal and asked for feedback. The proposal included 50 foot lot sizes. The parcel is zoned for 80 foot lots. Home prices would be upper in the \$300K-\$400K range. The proposed square footage is 1,400 - 2,200.

The Committee was pleased to get the proposal. They would like to see larger lots and large square footage. Staff will give the feedback to the developer.

C. Downtown Master Plan Update

Over the past week, staff had meet with McBride Dale Clarion, Human Nature, the Railroad for traffic intersection design work, and Stanteck for riverfront ideas.

Liz from McBride gave updates on Downtown Master Plan, Zoning Code and Streetscape.

The Committee reviewed information from the May 25, 2022 Community Meeting & Survey Results. Liz was pleased with the turnout and overall feedback from the event. The feedback was positive.

Currently, McBride is drafting the Master Plan document. The Committee reviewed a Proposed Plan Structure. Plan finalization is schedule to begin in August 2022.

The zoning updates will replace the current C3 downtown district with a new downtown district with sub districts; Riverfront, Downtown Core, Mixed Use, Civic, and Transition. Space mking options for downtown dining and parking strategies for Downtown were discussed. The zoning updates will be refined and brought back to staff before moving on to Planning Commission and Council for final adoption in August.

Liz led the streetscape discussion regarding Main Street with materials provided by Human Nature. The Committee favored a Concept with less tree density than what is currently on Main Street. They asked for specific tree recommendations to avoid root issues. They liked the materials proposed for hardscaping and discussed parking for the downtown core, including bike parking. The streetscape plan should be complete in August.

Overall the Committee said the information presented was overwhelming but they are confident in the work being done. They appreciate the deep dive and planning with long term goals.

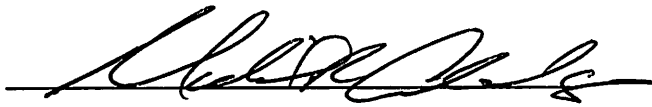
Staff will propose a date in late July for the follow up Council retreat.

5. ADJOURNMENT

Motion made by Hall, Seconded by Fouts.

Voting Yea: Chair Aldridge, Fouts, Hall

The meeting adjourned at 4:00 PM.

A handwritten signature in black ink, appearing to read "Michael Aldridge", written over a horizontal line.

Michael Aldridge, Chair