



# PLANNING COMMISSION

Wednesday, March 13, 2024 at 5:30 PM  
1 Benjamin Franklin Way Franklin, Ohio 45005  
[www.FranklinOhio.org](http://www.FranklinOhio.org)

## CLERK'S JOURNAL

### 1. CALL TO ORDER

The meeting was called to order at 5:30 PM.

### 2. ROLL CALL

Present: Dr. Sarah Nathan, Paul Ruppert, Christine Pirot, David Hopper, Jason Hall, Brian Rebholz  
Absent: Mayor Brent Centers,  
Staff: Barry Conway, Jonathan Westendorf, Keeghan White, Cindi Chibis  
Guests: Jamie Blair, Cameron Goschinski, Hadil Lababidi, Duncan McDonel, Stan Williams

### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Jason Hall.

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

The Clerk's Journal was accepted as the official minutes of the February 14, 2024, meeting.

Motion made by Ruppert, Seconded by Pirot.  
Voting Yea: Ruppert, Pirot, Hopper, Rebholz  
Voting Abstaining: Nathan, Hall

### 5. OATH OR AFFIRMATION

The Oath was issued to all guests.

### 6. DISCUSSION

David Hopper explained that a representative from the Warren County Regional Planning Commission (WCRPC), was invited to provide an overview of the 2040 Reinvent Franklin Comprehensive Plan. The Plan is expected to be presented at the April Planning Commission meeting for a formal vote, then reviewed by the City Council for consideration of formal adoption.

Ms. Hadil Lababidi, Planner II, WCRPC, approached the podium and opened with an explanation of why the Plan was created. She explained that there have been considerable changes in Franklin since the previous Comprehensive Plan was completed over a decade ago, creating a need for an updated Plan. The new Plan is designed to provide guidance for the citizens of Franklin, City staff, the Planning and Zoning Commissions, and City Council to identify and implement a vibrant 20-year vision for the community.

Lababidi briefly reviewed the Plan Phases (Phase 1: *Project Planning and Existing Conditions*, Phase 2: *Issues, Opportunities and Vision*, Phase 3: *Creating The Plan, Now: Approval*). Commission members were reminded of the significant public participation, including but not limited to, interviews,

surveys, press releases, citizen advisory committee, and a community workshop. Community input played a significant role in shaping the Plan.

Lababidi briefly reviewed the Reinvent Franklin 2040 Plan focusing on the following:

- **Chapter 1 Introduction:** Planning context, background, guiding principles, and vision.
- **Chapter 2 Land Use:** Analysis of current and future land use, and efficient land use strategies.
- **Chapter 3 Transportation:** Focus on safety, connectivity, and future projects.
- **Chapter 4 Economic Development:** Review of existing conditions, as well as goals, guiding principles, and strategies for economic and workforce development.
- **Chapter 5 Housing:** Summary of existing housing conditions, and efforts to diversify the housing stock at the higher end of the market.
- **Chapter 6 Parks and Recreation:** Inventory of current parks and amenities, and recommended improvements and upgrades.
- **Chapter 7 Quality of Life:** Focus on State Route 73 commercial corridor, gateways and wayfinding throughout the City.

Lababidi concluded the presentation by inviting questions and comments from Commission members.

Dr. Nathan asked if the guiding principles shown in Chapter 1 were listed in order of priority.

Lababidi said no but that recommendations on revising/re-ordering the listed priorities would be welcomed.

Dr. Nathan asked if there were opportunities to link parks and trails to the Downtown and riverfront areas even if not specifically noted in Chapter 6 (e.g. State Route 123, connector to Great Miami Trail).

Westendorf responded by explaining that the document is not intended to detail every project, but is to be viewed as a roadmap-an overarching guide for future development. He shared that there have already been additional projects that have surfaced during development (e.g. bridge and sidewalk expansions) and he expects that priorities will continue to shift as opportunities and challenges present themselves.

Westendorf asked Commission members to think deeply about the proposed Plan and encouraged further discussion and questions. He recognized the importance of meeting timelines for Council adoption, but felt that a thorough review was the priority, even if it meant a slight delay in presentation to Council. Westendorf reminded members that the Plan presented today does not include the Downtown, as the Downtown Plan has already been adopted. Nor does it include an expected joint plan with the Franklin City Schools that will address shared recreational space. The three documents together will serve as the guiding force.

Hopper thanked Lababidi for the thorough overview. Hearing no additional questions or comments, Hopper closed discussion on the Comprehensive Plan at 5:50 PM.

## 7. OLD BUSINESS

No old business was discussed.

## 8. NEW BUSINESS

**PC 24-04 Major Subdivision Application - Final Plat - Lot Combination & Right of Way Dedication** - KO Construction LLC c/o Steve Vandebossche is requesting approval of a proposed major subdivision for a lot combination and right-of-way dedication to facilitate the 17,600 square foot expansion of the KO Storage facility. A conditional use for the self-service storage facility and a major site plan for the expansion were approved by the Planning Commission during the June 14, 2023, meeting.

Keeghan White confirmed that KO Storage is proposing to combine the lot at 1061 N. Main and the lot at 1073 N. Main Street and dedication of the right-of-way in order to facilitate the major site plan expansion that was previously approved by Warren County, the City Engineer, and the Planning Commission. White confirmed that Staff recommends that the Planning Commission forward a recommendation of approval to Franklin City Council.

Hopper opened the floor for public hearing. Hearing no comments, the public hearing was closed at 5:59 PM.

Hearing no discussion, nor questions by Commission members, the Chair called for a motion to approve.

Motion made by Rebholz, Seconded by Hall.  
Voting Yea: Nathan, Ruppert, Pirot, Hopper, Hall, Rebholz

## 9. DISCUSSION

Westendorf confirmed that Franklin submitted a \$25 million RAISE grant application with very strong support from political and local leaders. The infrastructure/transportation project is estimated at \$47 million in total. The City should know by the end of August the results of the application. If awarded, the project is slated to begin in March 2025.

Westendorf shared that Franklin will be highlighted in the April edition of the Dayton Business Journal, and that he is looking forward to distribution of Franklin's first quarterly Community Newsletter.

## 10. ADJOURNMENT

Meeting was adjourned at 6:11 PM.

Motion made by Ruppert, Seconded by Doctor Nathan.  
Voting Yea: Nathan, Ruppert, Pirot, Hopper, Hall, Rebholz