



CITY COUNCIL MEETING

Monday, November 18, 2024 at 6:00 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.](#) November 4, 2024
5. PRESENTATIONS
 - A. Committee Reports
6. RECEPTION OF VISITORS
7. PUBLIC HEARING
8. NEW BUSINESS
 - [A.](#) RESOLUTION 2024-69 AMENDING RESOLUTION 2024-55 AND AUTHORIZING POSITION TITLES AND THE NUMBER OF POSITIONS FOR EACH TITLE FOR CITY OF FRANKLIN PERSONNEL FOR THE YEAR 2024 (Steve Inman)
 - a. Exhibit A: List of Authorized Positions
 - [B.](#) RESOLUTION 2024-70 AUTHORIZING THE CITY MANAGER TO SUBMIT A LAND AND WATER CONSERVATION FUND APPLICATION TO THE OHIO DEPARTMENT OF NATURAL RESOURCES ON BEHALF OF THE CITY OF FRANKLIN (Barry Conway)
9. INTRODUCTION OF NEW LEGISLATION
 - [A.](#) ORDINANCE 2024-33 EXTENDING THE MORATORIUM ON THE ISSUANCE OF ZONING PERMITS AND APPROVALS FOR NEW DEVELOPMENT ALONG THE STATE ROUTE 73, STATE ROUTE 123, AND DIXIE HIGHWAY CORRIDORS FOR A PERIOD OF 120 DAYS (Jonathan Westendorf)
 - a. Exhibit A – Map of moratorium area along SR 73
 - b. Exhibit B – Map of moratorium area along SR 123
 - c. Exhibit C – Map of moratorium area along Dixie Highway
10. CITY MANAGER'S REPORT
11. COUNCIL COMMENTS

12. EXECUTIVE SESSION

- A. To consider the appointment, employment, and compensation of a public employee or official pursuant to ORC 121.22 (G)(1).
- B. To consider confidential information related to the trade secrets of an applicant for economic development assistance pursuant to ORC 121.22 (G)(8).

A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

13. ADJOURNMENT



CITY COUNCIL MEETING

Monday, November 04, 2024 at 6:00 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

Mayor Centers called the meeting to order at 6:03pm.

2. ROLL CALL

PRESENT

D. Denny Centers

Paul Ruppert

Mayor Brent Centers

Michael Aldridge

Debbie Fouts

Matt Wilcher

ABSENT

Vice Mayor Todd Hall

Staff: Mr. Westendorf, Ms. Steed, Ms. Trice. Ms. Dunn, Chief Stitzel, Captain Pacifico, Mr. Conway, Ms. Chibis

There were approximately 20 guests in attendance.

3. PLEDGE OF ALLEGIANCE

Girl Scout Troop 3179 led the pledge of allegiance.

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

A. October 21, 2024

Motion made by Ruppert, Seconded by Aldridge.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

5. PRESENTATIONS

A. Proclamation for Triple A Pro Services

Mayor Centers presented a proclamation to Triple A Pro Services in celebration of their 70th year in business.

B. Committee Reports

Mayor Centers gave an update from the Safety Committee held earlier that evening. The committee discussed the need for a fire levy. They will continue to meet in the coming months and will provide updates as those meetings occur. This was just the beginning stages of the discussion.

6. RECEPTION OF VISITORS

Mayor Centers opened the reception of visitors at 6:12pm.

Dennis West of 211 Pine Street asked to be heard. He applauded Chief Colon for his response to a complaint made by Mr. West. The Chief responded in a timely manner, resolved the issue, and went above and beyond. He wanted to share this praise with Council and thank the Chief for his efforts.

Mayor Centers closed the Reception of Visitors at 6:17pm.

7. PUBLIC HEARING

A. ORDINANCE 2024-28 ENACTING SECTION 541.19 OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO, CAPTIONED "CAMPING ON PUBLIC PROPERTY" (Jonathan Westendorf)

This Ordinance renders it illegal to camp on any public property where camping activities are not expressly authorized by the City of Franklin.

Mayor Centers opened and closed the Public Hearing at 6:20pm as none asked to be heard.

Motion made by Ruppert, Seconded by Fouts.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

B. ORDINANCE 2024-29 AMENDING VARIOUS PROVISIONS OF THE CITY OF FRANKLIN TRAFFIC CODE, SET FORTH IN PART THREE OF THE CITY'S CODIFIED ORDINANCES

This Ordinance amends several provisions of the City's Traffic Code to: (i) modify the definition of "junk motor vehicle," as used in the Code; (ii) make the timeframe for determining when a vehicle has been "abandoned" consistent throughout the Code; (iii) prohibit the parking of junk motor vehicles in the public right-of-way; and (iv) prohibit the parking of an unlawfully covered/tarped vehicle in the public right-of-way.

Mayor Centers opened and closed the Public Hearing at 6:23pm as none asked to be heard.

Motion made by Aldridge, Seconded by Wilcher.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

C. ORDINANCE 2024-30 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF FRANKLIN, OHIO TO PROVIDE AMENDMENTS TO TRAFFIC FRANKLIN CITY CODE SECTIONS 303.01, 303.11, 331.32, 331.38, 333.03, 333.07, 333.08, 335.23, 337.15, 337.26, 339.11, 339.12, 339.13, 339.16, 339.32, 341.061, 341.08, 341.09, 351.10, 351.11, 351.12, 352.03, 335.23, 353.05, 353.08, 373.14, ; TO PROVIDE FOR PENALTIES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

MuniCode has provided a legal review of the City's Traffic Code. This Ordinance would amend the following sections of Part Three – Traffic Code: Sections 303.01, 303.11, 331.32, 331.38, 333.03, 333.07, 333.08, 335.23, 337.15, 337.26, 339.11, 339.12, 339.13, 339.16, 339.32, 341.061, 341.08, 341.09, 351.10, 351.11, 351.12, 352.03, 335.23, 353.05, 353.08 and 373.14.

Mayor Centers opened and closed the Public Hearing at 6:24pm as none asked to be heard.

Motion made by D. Centers, Seconded by Aldridge.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

- D. ORDINANCE 2024-31** AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF FRANKLIN, OHIO TO PROVIDE AMENDMENTS TO GENERAL OFFENSES FRANKLIN CITY CODE SECTIONS 501.01, 501.99, 513.01, 513.03, 531.01, 533.03, 533.04, 537.02, 537.03, 537.16, 549.03; TO PROVIDE FOR PENALTIES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

MuniCode has provided a legal review of the City's General Offenses Code. This Ordinance would amend the following sections of Part Five – General Offenses Code: Sections 01.01, 501.99, 513.01, 513.03, 531.01, 533.03, 533.04, 537.02, 537.03, 537.16, and 549.03

Mayor Centers opened and closed the Public Hearing at 6:25pm as none asked to be heard.

Motion made by Aldridge, Seconded by Ruppert.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

- E. ORDINANCE 2024-32** AUTHORIZING THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED \$2,300,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF ACQUIRING LAND AND INTERESTS IN LAND; AND AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY

This Ordinance authorizes the issuance of bonds of the City in the principal sum of not to exceed \$2,300,000. These funds will reimburse the general fund for property purchases.

The City has expended over \$2 million in property acquisition in the last 18 - 24 months. The purchase of the Boxboard property was \$1.2 million. The City has not been seeking to purchase properties, but when approached by a property owner, has purchased those properties as part of the downtown master plan. This strategy will give the general fund a cash infusion of approximately \$2.15 million.

Mayor Centers opened and closed the Public Hearing at 6:30pm as none asked to be heard.

Motion made by Ruppert, Seconded by D. Centers.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

8. NEW BUSINESS

- A. RESOLUTION 2024-68** APPOINTING MEMBERS OF COUNCIL TO THE VOLUNTEER FIREFIGHTERS' DEPENDENTS FUND BOARD FOR THE YEAR 2025

The ORC requires that two members of the Volunteer Firefighters' Dependent Fund board be elected by the legislative authority of the political subdivision.

Mr. Aldridge and Mr. Wilcher have agreed to continue their service on this board for 2025.

Motion made by Ruppert, Seconded by D. Centers.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

9. CITY MANAGER'S REPORT

Main Street Update: Crews would begin installing light poles for cantenary lighting along Fourth Street the following day. On Wednesday, Fourth Street would close on both sides while Main Street remains open as crews start stringing the cantenary lighting system between poles. The west side to be done first due to holiday events. The east side of Fourth Street will take a bit longer. Crews will work on

Saturday and should be done by the next Wednesday. In mid-November, Fourth and Main will close to install middle lighting structure. Still waiting on components to be delivered so timeline not set on that portion. Wire was pulled and installed into server room at city building. The cross walk at Fourth and Main will have Rectangular Rapid Flashing Beacons due to busyness at that crosswalk. Those devices were not yet purchased and will have to be bought at a future date. Crews are getting very close to completion of the project.

Caleb, the Landscape Beautification Division Head, and volunteers from Pzifer have started installing holiday lights on the trees on Main Street.

The RAISE grant Notice of Funding was released. January 30th is the application deadline. There are additional grant opportunities on the horizon. Staff has a kickoff meeting later that week to discuss, including potential funding from the governor's office on water systems. The team will put together a strategy to get the most points possible on the RAISE grant application.

Ms. Steed received notice of award for a demolition grant for downtown properties. The purchase of the properties will go towards the local share.

The Fury 5K was to be held on Saturday, November 9. Franklin in Lights was scheduled for Saturday, December 7.

10. COUNCIL COMMENTS

Mr. Wilcher thanked Mr. West for coming out to relay nice words about the Chief and Division of Police. The Chief is community driven and has built a great team. Remember how important it is to go vote. Every vote counts. He recognized Triple A and the important work they do.

Mrs. Fouts echoed comments about voting and said it was great to have the Girl Scouts here that evening. She and Ms. Steed met with them before the meeting and enjoyed their conversation. Go vote!

Mr. Aldridge thanked Mr. West for being involved and attending meetings. He appreciates hearing the positive news. Congrats and thanks for being great neighbors to Triple A. Go vote.

Mr. D. Centers appreciated Mr. West and thanked him for the nice comments. Council thinks a lot of staff, adding "We have a great staff".

Mr. Ruppert agreed with Mr. D. Centers saying that we have a great crew and thank goodness we do. He will send the address of an abandoned vehicle now that Ordinance 2024-29 has passed. He has received many good remarks about downtown. He hasn't heard any bad remarks about the renovations. There is so much infrastructure upgrades under the blacktop. The area looks beautiful at night.

Mayor Centers appreciates the feedback from Mr. West. He always appreciates comments from the community, but receiving positive feedback was very nice. The Girl Scout troop was wonderful.

The Mayor complimented Planning Commission and said the amount of work that has been put in has been incredible. They are currently reviewing the sign code, which is lots of work. Everyone is prepared, asks thoughtful questions, and they are moving the community forward.

11. EXECUTIVE SESSION

- A. To consider the appointment, employment, and compensation of a public employee or official pursuant to ORC 121.22 (G)(1).
- B. To consider confidential information related to the trade secrets of an applicant for economic development assistance pursuant to ORC 121.22 (G)(8).

A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

Motion to enter executive session made by Ruppert, Seconded by Aldridge.
Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher
Motion passed. Council entered into executive session at 6:49pm.

Motion to exit executive session made by Fouts, Seconded by Aldridge.
Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher
Motion passed. Council exited executive session at 7:42pm.

12. ADJOURNMENT

Motion made by D. Centers, Seconded by Wilcher.
Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher
Motion passed. Council adjourned at 7:42pm.

Brent Centers, Mayor

Khristi Dunn, Clerk of Council



LEGISLATIVE COVER MEMO

Introduction: November 18, 2024

Agenda Item: **Resolution 2024-69**

AMENDING RESOLUTION 2024-55 AND AUTHORIZING POSITION TITLES AND THE NUMBER OF POSITIONS FOR EACH TITLE FOR CITY OF FRANKLIN PERSONNEL FOR THE YEAR 2024

Submitted by: Steve Inman, Public Works Director

Scope/Description: Due to an upcoming retirement, the Water & Sewer Lead position is being increased from one to two authorized positions.

Budget Impact: Can be accommodated within the current budget.

Exhibits: Exhibit A: List of Authorized Positions

Recommendation: Approval

CITY OF FRANKLIN, OHIO
RESOLUTION 2024-69

**AMENDING RESOLUTION 2024-55 AND AUTHORIZING POSITION TITLES AND THE NUMBER OF POSITIONS FOR
EACH TITLE FOR CITY OF FRANKLIN PERSONNEL FOR THE YEAR 2024**

WHEREAS Section 3.03 of the City of Franklin Charter grants this Council the power to fix the number of employees in the various offices, departments, divisions, bureaus, boards and commissions of the City, by ordinance or resolution; and

WHEREAS, Section 171.04 of the Codified Ordinances of the City of Franklin requires this Council, by ordinance or resolution, to establish a yearly list of position titles and the number of positions that may be filled under each title for each department of the City government; and

WHEREAS, on September 16 2024 this Council passed Resolution 2024-55 Authorizing position titles for each title for City of Franklin personnel for the Year 2024;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, a majority of the members of Council present concurring, that:

Section 1. The attached list, Exhibit A, of position titles and the number of positions to be filled under each title for the year 2024 is hereby authorized and approved, subject to the availability of funds authorized in the Annual Appropriations Ordinance:

Section 2. It is hereby found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 3. This Resolution shall become effective November 18, 2024.

ADOPTED: November 18, 2024

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on November 18, 2024.

Khristi Dunn, Clerk of Council

City of Franklin
Authorized Position Titles

Section 8, Item A.

Full Time Part-Time Seasonal Volunteer

A. Council:

Clerk of Council	1	0	0	0
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B. Administration:

City Manager	1	0	0	0
Assistant City Manager	1	0	0	0
Admin. Assistant to City Manager	0	0	0	0
Secretary to City Manager	0	1	0	0
Human Resources Specialist	1	0	0	0
Seasonal Intern	0	0	4	0

C. Finance Department:

Finance Director	1	0	0	0
Finance Clerk	0	1	0	0
Payroll Clerk	1	0	0	0
Accounts Payable Clerk	1	0	0	0

Income Tax Division:

Income Tax Administrator	1	0	0	0
Income Tax Clerk	1	1	2	0

Utility Billing Division:

Utility Billing Administrator	1	0	0	0
Utility Clerk	1	1	0	0

D. Law Department:

Law Director	0	1 (contractual)		
Prosecutor	0	1 (contractual)		

E. Public Works Department:

Public Works Director	1	0	0	0
Assistant Public Works Director	1	0	0	0
Administrative Assistant for Public Works	1	0	0	0
Custodian	1	0	0	0
Seasonal Labor	0	0	12	0

Parks Division:

Park Worker/Lead	1	0	0	0
Park Worker	1	0	0	0
Recreation/Event Coordinator	0	1	0	0
Parks & Recreation Personnel	0	0	15	0

Stormwater Division:

Utility Person – Stormwater	2	0	0	0
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City of Franklin
Authorized Position Titles

Section 8, Item A.

	<u>Full Time</u>	<u>Part-Time</u>	<u>Seasonal</u>	<u>Volunteer</u>
<u>Streets Division:</u>				
Street Superintendent	1	0	0	0
Utility Person – Street	4	0	0	0
<u>Water Division & Sewer Division:</u>				
Water & Sewer Lead	<u>2</u> 4	0	0	0
Utility Person	8	0	0	0
<u>Water Treatment Division:</u>				
Water Treatment Superintendent	1	0	0	0
Water Operator	1	0	0	0
<u>Landscape Beautification Division:</u>				
Landscape Beautification Division Head	1	0	0	0
Seasonal Laborer	0	0	3	0
F. Safety Department:				
Safety Director	0	0	0	0
Assistant to the Safety Director	0	0	0	0
Administrative Assistant for Safety Department	0	1	0	0
<u>Fire & EMS Division:</u>				
Chief	1	0	0	0
Administrative Assistant for Fire & EMS	0	1	0	0
Captain	1	0	0	0
Lieutenant	5	0	0	0
Firefighter	12	0	0	0
Second Lieutenant	0	0	0	2
Volunteer Firefighter	0	0	0	65
<u>Police Division:</u>				
Chief	1	0	0	0
Captain	1	0	0	0
Lieutenant	0	0	0	0
Sergeant	5	0	0	0
Patrol Officer	22	0	0	0
Cadet (included in Patrol Officers Total)	2	0	0	0
School Resource Officer	0	1	0	0
Lead Dispatcher	1	0	0	0
Dispatcher	6	0	0	0
Property Room & Evidence Manager	0	1	0	0
Reserve Officer	0	0	0	5
Reserve Dispatcher	0	0	0	5
<u>Building & Zoning Division:</u>				
Senior City Engineer	1	1	0	0
City Engineer	1	0	0	0

City of Franklin
Authorized Position Titles

Section 8, Item A.

Full Time Part-Time Seasonal Volunteer

Building & Zoning Division contd:

Assistant City Engineer	1	0	0	0
Zoning Official	0	1	0	0
Code Official	1	0	0	0
Property Maintenance	1	1	0	0

G. Boards & Commissions:

Civil Service Comm. Secretary	0	1	0	0
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H. Municipal Court:

Municipal Court positions as authorized by the Ohio Revised Code or Municipal Court Judge



LEGISLATIVE COVER MEMO

Introduction: November 18, 2024

Agenda Item: Resolution 2024-70

AUTHORIZING THE CITY MANAGER TO SUBMIT A LAND AND WATER CONSERVATION FUND APPLICATION TO THE OHIO DEPARTMENT OF NATURAL RESOURCES ON BEHALF OF THE CITY OF FRANKLIN.

Submitted by: Barry Conway, City Engineer

Scope/Description: This Resolution authorizes the City Manager to apply for a Land and Water Conservation Fund Grant to add a new shelter, walking path, playground equipment and restrooms at Dial Park.

Budget Impact: The cost of this project is currently estimated at \$500,000, and the City’s share would be \$250,000. If our application for the grant is approved, the Land and Water Conservation Fund Program is a reimbursement-type program, so the City would have to pay the entire project cost upfront, and we would then be reimbursed \$250,000 under the Grant Program. The costs for this Project would be paid out of the Recreation Fund.

Exhibits: None.

Recommendation: Approval to prepare and submit the Ohio Department of Natural Resources Land and Water Conservation Fund Application and execute any agreements as required to participate in the Program.

CITY OF FRANKLIN, OHIO
RESOLUTION 2024-70

**AUTHORIZING THE CITY MANAGER TO SUBMIT A LAND AND WATER CONSERVATION FUND APPLICATION TO
THE OHIO DEPARTMENT OF NATURAL RESOURCES ON BEHALF OF THE CITY OF FRANKLIN.**

WHEREAS, the State of Ohio, through the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes through the State of Ohio Land and Water Conservation Fund Program; and

WHEREAS, the City of Franklin desires financial assistance under the Land and Water Conservation Fund Program to install various improvements at the City of Franklin's Dial Park;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. The City Manager is hereby authorized to submit, on behalf of the City of Franklin, a Land and Water Conservation Fund Application with the Ohio Department of Natural Resources for financial assistance to install a new shelter, walking path, playground equipment and restrooms at Dial Park for the enjoyment of the public. This application would provide all the information and documentation required to become eligible for possible financial assistance.

Section 2. This Council does hereby agree to obligate any funds necessary to satisfactorily complete the proposed project and become eligible for reimbursement under the terms of the Land and Water Conservation Fund Program, if the City's application for financial assistance is approved.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Resolution shall become effective immediately upon its passage.

ADOPTED: November 18, 2024

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on November 18, 2024.

Khristi Dunn, Clerk of Council



LEGISLATIVE COVER MEMO

Introduction: November 18, 2024

Public Hearing: December 2, 2024

Effective Date: January 1, 2024

Agenda Item: Ordinance 2024-33

EXTENDING THE MORATORIUM ON THE ISSUANCE OF ZONING PERMITS AND APPROVALS FOR NEW DEVELOPMENT ALONG THE STATE ROUTE 73, STATE ROUTE 123, AND DIXIE HIGHWAY CORRIDORS FOR A PERIOD OF 120 DAYS

Submitted by: Jonathan Westendorf, City Manager

Scope/Description: The City of Franklin currently has a moratorium in effect that suspends the City’s review and issuance of zoning approvals for new development in the SR 73, SR 123, and Dixie Highway corridors to allow the City time to fulfill its zoning/planning objectives.

The moratorium is set to expire on January 14, 2025. The City needs additional time to fulfill the purposes of the moratorium. This Ordinance extends the current moratorium for an additional 90 days following the current January 14, 2025 expiration date. The new expiration date will be April 14, 2025.

Exhibits: Exhibit A – Map of moratorium area along SR 73
Exhibit B – Map of moratorium area along SR 123
Exhibit C – Map of moratorium area along Dixie Highway

Recommendation: Approval

CITY OF FRANKLIN, OHIO
ORDINANCE 2024-33

**EXTENDING THE MORATORIUM ON THE ISSUANCE OF ZONING PERMITS AND APPROVALS FOR NEW
DEVELOPMENT ALONG THE STATE ROUTE 73, STATE ROUTE 123, AND DIXIE HIGHWAY
CORRIDORS FOR A PERIOD OF 120 DAYS**

WHEREAS, Ohio Revised Code Chapter 713 authorizes the City of Franklin, Ohio to regulate zoning and use of real property located within the City's territorial boundaries for the purpose of promoting the public health, safety, convenience, comfort, prosperity and general welfare;

WHEREAS, the City engaged planning, zoning and development consulting firm McBride Dale Clarion to assist the City with completing necessary revisions and updates to the City's Comprehensive Plan, Unified Development Ordinance ("UDO"), and official Zoning Map;

WHEREAS, during this planning and zoning update process, the City and its consultant identified State Route 73, State Route 123, and Dixie Highway (collectively, the "Targeted Corridors") as important commercial corridors in the City, which may require their own unique zoning regulations and/or district classifications;

WHEREAS, on September 16, 2024, City Council passed Ordinance 2024-21, establishing a 120-day moratorium on the issuance of zoning permits and approvals for any and all new development of real estate in the Targeted Corridors to give the City time it needs to properly analyze these areas from a zoning regulatory and planning perspective; and

WHEREAS, the City needs time to study and evaluate the types of public infrastructure, building improvements and land uses that are best-suited for the Targeted Corridors, and potentially develop and adopt amendments to the UDO and Zoning Map to facilitate such improvements and uses, to fulfill the City's objectives of enhancing and promoting its economic development efforts, and the health, safety and general welfare of Franklin residents; and

WHEREAS, given the importance of the Targeted Corridors to the Franklin community, and limited remaining developable real estate located in the Targeted Corridors, City Council finds it necessary to extend the current moratorium on the issuance of zoning permits and approvals for any and all new development of real estate in the Targeted Corridors to give the City time it needs to properly analyze these areas from a zoning regulatory and planning perspective for an additional 90 days following the current January 14, 2025 expiration date of the moratorium.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. It is in the interests of the public health, safety, convenience, comfort and prosperity, and the general welfare of the Franklin community, to allow the City adequate time to determine the types of public infrastructure, building improvements and land uses best-suited for the Targeted Corridors and, in turn, consider potential amendments to the UDO and official Zoning Map to facilitate such improvements and uses.

Section 2. The current moratorium on the City's review and issuance of any and all zoning permits and approvals authorizing new development on real property located in the Targeted Corridors enacted through Ordinance 2024-21 on September 16, 2024 and set to expire on January 14, 2025, is hereby extended for an additional 90 days following its current expiration date. The new moratorium expiration date shall, therefore, be April 14, 2025.

Section 3. The portions of the Targeted Corridors impacted by the moratorium enacted pursuant to this Ordinance are described and depicted in Exhibit A, Exhibit B, and Exhibit C to this Ordinance.

Section 4. For the purposes of this Ordinance, “new development” shall mean: (i) any change in the present and actual (as of the date of this Ordinance) use of land and structures located in the Targeted Corridors; and (ii) any new construction towards any land use on presently vacant real estate.

Section 5. During the moratorium established by this Ordinance, City staff shall be prohibited from accepting applications for zoning permits and approvals which are in any way related to new development on real estate in the Targeted Corridors (including but not limited to applications for subdivisions, site plans, variances, conditional uses, and Zoning Map amendments).

Section 6. The moratorium shall not apply to: (i) zoning permits and approvals involving existing structures and land uses (*i.e.* active uses of real property as of the date of this Ordinance) on real estate in the Targeted Corridors; or (ii) approved or pending applications, as of the date of this Ordinance, for zoning permits or other approvals related to new development on real estate in the Targeted Corridors.

Section 7. City staff and consultants are hereby directed to continue analyzing necessary, appropriate and desirable public infrastructure, building improvements, land uses and future development in the Targeted Corridors, and the potential need for amendments to the UDO and Zoning Map to facilitate such improvements, uses and development, in order to enhance and promote the public health, safety and general welfare. City staff shall keep Council apprised of their progress towards the moratorium goals.

Section 8. Council reserves the right to terminate the moratorium if, at any time prior to the moratorium’s natural expiration set forth herein, Council determines, in its sole discretion, that the purposes of the moratorium have been fulfilled.

Section 9. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and the Rules of Council.

INTRODUCED: November 18, 2024

ADOPTED: December 2, 2024

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council do hereby certify that the foregoing is a true and correct copy of Ordinance 2024-23 passed by that body on December 2, 2024.

Khristi Dunn, Clerk of Council

Approved as to form: _____
Ben Yoder, Law Director





