



PLANNING COMMISSION

Wednesday, March 13, 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. [February 14, 2024, Meeting Minutes](#)
5. OATH OR AFFIRMATION
6. DISCUSSION
 - A. Warren County Regional Planning Commission will provide an overview of the 2040 Reinvent Franklin Comprehensive Plan for discussion. It is expected for this item to be presented at the April meeting for a formal vote.
7. OLD BUSINESS
8. NEW BUSINESS
 - A. **PC 24-04 Major Subdivision Application - Final Plat - Lot Combination & Right of Way Dedication -** KO Construction LLC c/o Steve Vandenbossche 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.
9. ADJOURNMENT



PLANNING COMMISSION

Wednesday, February 14, 2024, at 5:30 PM
1 Benjamin Franklin Way Franklin, Ohio 45005
www.FranklinOhio.org

CLERK’S JOURNAL

1. CALL TO ORDER

The meeting was called to order at 5:32 PM.

2. ROLL CALL

Present: Paul Ruppert, David Hopper Christine Pirot, Brian Rebholz

Absent: Dr. Sarah Nathan, Jason Hall, Mayor Brent Centers

Staff: Jonathan Westendorf, Liz Fields, Cindi Chibis

There were no guests in attendance.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Brian Rebholz.

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 January 10, 2024, meeting.

Motion made by Ruppert, Seconded by Pirot.

Voting Yea: Ruppert, Hopper, Pirot, Rebholz

5. OATH OR AFFIRMATION

6. OLD BUSINESS

FURTHER DELIBERATIONS IN PC 23-13 – Conditional Use Application – Planning Commission originally heard PC 23-13 on May 18, 2023, during an open, public hearing. The applicant, Lou James Afana, sought conditional use approval to open a consumer retail (smoke shop) establishment in an existing commercial building located 1012 E. 2nd Street. The application was denied by Planning Commission, in part due to Planning Commission’s finding that the proposed smoke shop is inconsistent with the City’s comprehensive land use regulations/plans. The applicant appealed Planning Commission’s decision to the Warren County Common Pleas Court (Case No. 23CV096489 – *Lou Afana v. City of Franklin, Ohio Planning Commission*). On January 31, 2024, the Court issued an order remanding PC 23-13 back to Planning Commission for the issuance of further findings of fact as to the general or specific objectives of the City’s comprehensive land use regulations/plans with which Planning Commission originally concluded the proposed smoke shop does not comport.

The Chair announced that further deliberations on PC 23-13 would not occur as scheduled, as the issue has been appealed. Accordingly, PC-13 Conditional Use Application was struck from the February 14, 2024 agenda.

7. NEW BUSINESS

PC 24-03 Amendment to Municipal Code - The City of Franklin is proposing a text amendment that would allow for the use “Essential Services and Utilities, City Owned” to be permitted in each zoning district and exempt such essential services and utilities from the application of the UDO.

Ms. Liz Fields confirmed that the City’s proposed text amendment would permit City owned essential services and utilities, in each zoning district. The language also exempts such services and utilities from application of the UDO.

The Chair asked if the proposed language was routinely found in other City UDO’s and requested clarification on the reason behind the requested amendment.

Westendorf explained that the immediate reason for the request was a desire by the City to build a solar farm on City owned property to be located on the Water Treatment Plant site. The solar panels would be used to capture solar radiation and turn it into renewable electrical energy. This energy would be sent to the electrical grid, resulting in significant financial savings for the community. The amendment also prevents having vacant industrial land taken over by a huge solar array.

Rebholz questioned the impact on community members if the City owned property was adjacent to private property such as residential property. Since the text amendment exempts essential services and utilities from Zoning, the proposed change negates the need to go to Planning Commission to get approval for such development.

Fields responded that the possible impact on private property would be a priority consideration before moving forward with any City development project, on City property.

Pirot stated that she can foresee situations where residents may have some opposition to a proposed project and asked if the proposed language restricts a community member’s right to have their say and voice their concerns to the Planning Commission.

Westendorf explained that the proposed amendment does not automatically remove the option for residents to provide input, as such development projects would still require Council action.

Pirot asked if there was another way to permit this specific solar farm without making the proposed change to the Municipal Code-a different avenue to achieve the same results.

Fields explained that there are a number of changes needed in the UDO, including zoning restrictions, use sections, definitions, and terms. She stated that this month’s proposed amendments will contribute to, and are consistent with, the upcoming comprehensive review and are considered the preferred option at this time.

Hopper asked if the amendment had any relation to HB 501 and was reassured that HB 501 gives Counties the authority to ban solar fields, so does not likely apply.

Hearing no additional deliberations, the Chair made a motion to recommend the amendments as proposed to Council. Seconded by Ruppert.

Voting Yea: Ruppert, Hopper, Pirot

Voting Nay: Rebholz

Recommendation passed.

8. DISCUSSION

Fields explained that staff will present recommended comprehensive Code revisions in zoning districts, allowable uses, terms, and definitions etc., to the Commission in the near future. Staff will also review parking, landscaping, and signage rules in the Code for possible needed amendments.

Westendorf confirmed that the Warren County Regional Planning Commission will provide an update on the Reinvent Franklin 2040 Plan at the March Planning Commission meeting. The updated Plan will be revisited at the April Planning Commission meeting with a formal request to amend it or move it forward with a recommendation to Council for adoption. Westendorf announced that the City is engaged in an effort to complete a formal merchandising plan for the downtown business district that will identify available land and development opportunities. Westendorf also shared that the City will likely hold a Town Hall discussion on April 9th to review the Downtown Streetscape Project and the Riverfront Development Project.

Ruppert recommended that the City invite Congressman Landsman to the Town Hall event. Westendorf fully supported the recommendation.

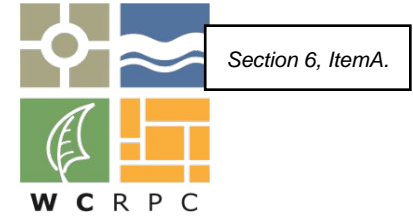
9. ADJOURNMENT

Hearing no additional discussion, the Chair called for a motion to adjourn.

Motion made by Pirot, Seconded by Rebholz

Voting Yea: Ruppert, Hopper, Pirot, Rebholz

Meeting adjourned at 6:02 PM.



CITY OF FRANKLIN PLANNING COMMITTEE MEETING

REINVENT FRANKLIN COMPREHENSIVE PLAN

City of Franklin Administration Building

February 26, 2023

4:00 pm – 5:30 pm

PAST PLAN

Franklin Comprehensive Plan 2009

- Housing
- Natural Resources
- Community Facilities
- Economic Development
- Infrastructure
- Land Use
- Development Plans
- Implementation



Franklin Comprehensive Plan



Why Plan



- Provide guidance for creating a great City.
- Builds consensus & commitment from elected & appointed officials, staff, the overall community & other interested stakeholders.
- Provides guidance for future decision-making.
- Prepares the community for action.

Priorities Section 6, Item A.

Work to determine realistic guidelines to implement the goals and incorporate citizen input into the city plan.

Set Goals for the City

Determine goals about the future of the city and establish actions to work toward them.

Gain Citizen Input

Allow citizens to voice concerns and hopes for the future of their city.

City of Franklin Comprehensive Plan Timeline

Key:
○ Steering Committee Meeting
○ Community Meeting

RESEARCHING
Project Initiation

PREPARING
Kickoff CAC Meeting

LISTENING
Community Input Process

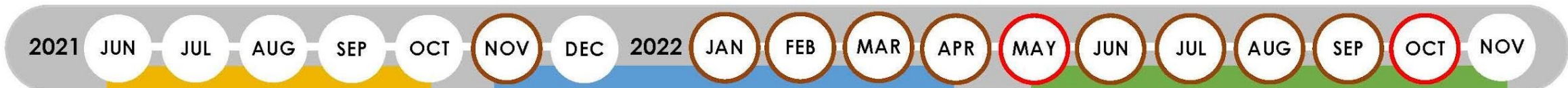
VISIONING
CAC Exercises

PRIORITIZING
Additional CAC Meetings

DRAFTING
1st Draft of Comprehensive Plan

SHARING
Community Open House

REFINING
Follow-Up CAC Meetings & Final Draft



Phase 1
Project Planning and Existing Conditions:

- Data Collection
- Identify Stakeholders
- Establish Steering Committee
- Review Existing Plans
- Conduct Stakeholder Interviews
- Existing Conditions Analysis

Phase 2
Issues, Opportunities, & Vision

- Online Surveys
- Project Website
- Stakeholder Interviews
- Community Listing Sessions & Focus Groups
- Outreach to Neighboring Jurisdictions
- SWOT Analysis
- Draft Vision Goals & Objectives

Phase 3
Creating the Plan

- First Draft of Comprehensive Plan
- Community Open House for Reviewing & Soliciting Feedback on First Draft
- Final Draft of Comprehensive Plan

PROCESS

PHASE 1: PROJECT PLANNING & EXISTING CONDITIONS

www.reinventfranklin.com

- Conduct Stakeholder Interviews
- Data Collection
- Review Existing Plans
- Existing Conditions Analysis
- Project Website
- Community Survey



— WELCOME BACKGROUND PUBLIC PARTICIPATION LEARN MORE SHARE IDEAS —



PROCESS

PHASE 2: DETERMINE ISSUES, OPPORTUNITIES, & VISION

- Citizen Advisory Committee Meetings
- SWOT Analysis
- Visual Survey
- Vision Exercise
- Land Use Exercise



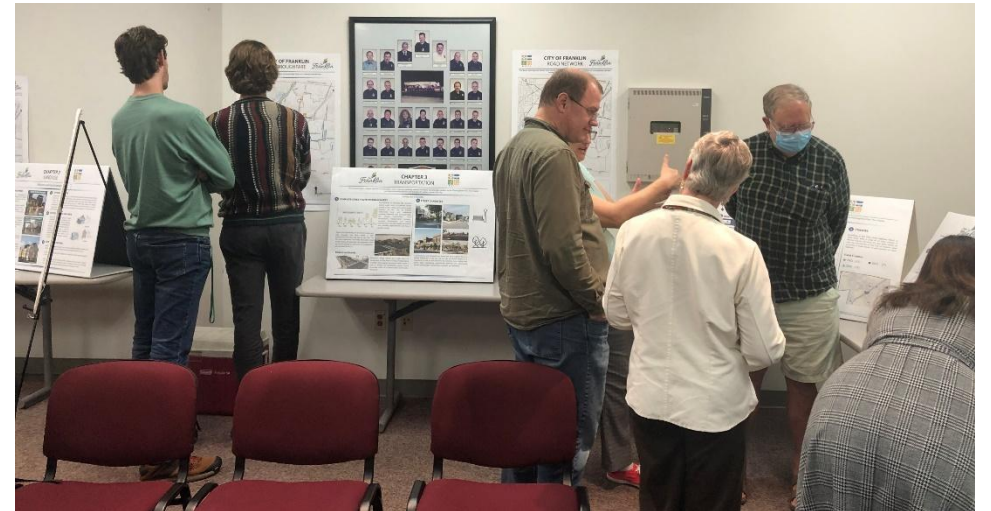
PROCESS

PHASE 3: CREATING THE PLAN

- Drafting the Plan
- Community Workshop (Nov 1st, 2022)
- Final Draft

NOW: APPROVAL PROCESS

- Present to City of Franklin Planning Commission
 - Make necessary revisions
- Adoption by City Council



PUBLIC PARTICIPATION



- Stakeholders Interviews
- Website Comment Box
- Community Survey
- Press Releases
- Citizen Advisory Committee
- Community Workshop



Section 6, ItemA.

Reinvent Franklin

Community Visioning Survey

[Sign in to Google](#) to save your progress. [Learn more](#)

Do you live or work in the City of Franklin?



- Live
- Work
- Live and Work

DRAFT PLAN – OUTLINE

1. INTRODUCTION
2. LAND USE
3. TRANSPORTATION
4. ECONOMIC DEVELOPMENT
5. HOUSING
6. PARKS & RECREATION
7. QUALITY OF LIFE
8. IMPLEMENTATION



Chapter 1

Introduction

CITY OF FRANKLIN COMPREHENSIVE PLAN

City of Franklin, Warren County, Ohio

The 6th largest City by population in Warren County, located in the Dayton Metropolitan area along the Great Miami River, Franklin offers urban amenities within a small-town setting, including diverse neighborhoods, unique entertainment, cultural institutions, a distinctive riverscape and downtown, prosperous industrial parks, and quality schools. Recognizing that the City has changed considerably since the previous comprehensive plan was completed over a decade ago, the City chose to develop a new Comprehensive Plan to identify a 20-year vision and help guide future growth.



INTRODUCTION 1

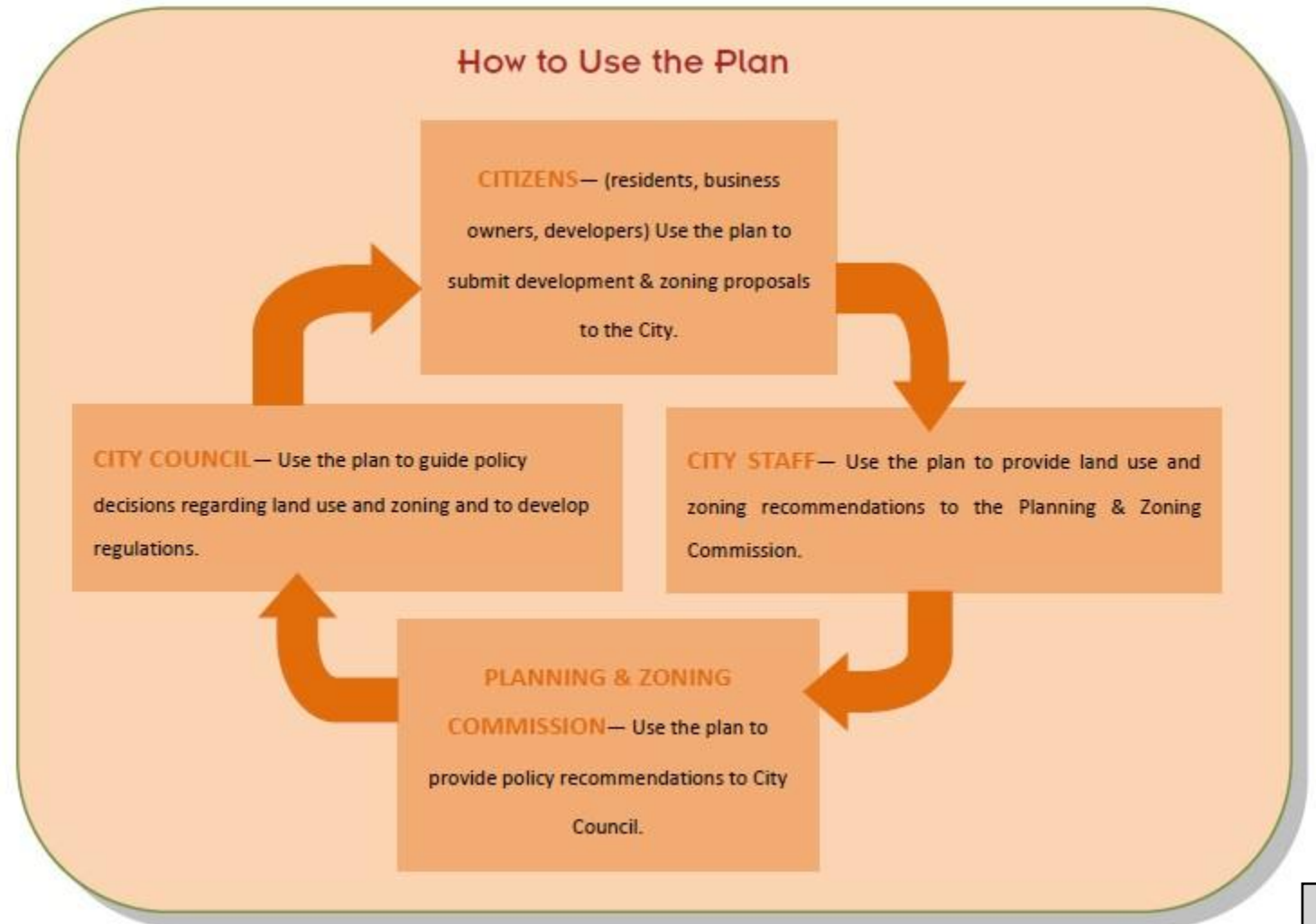
Franklin Mural, located along the intersection of S Main St and E 4th St

- Planning Context
- Background
- The Plan-Reinvent Franklin
- Vision

CHAPTER 1 – INTRODUCTION

THE PLAN – REINVENT FRANKLIN

- What is Reinvent Franklin?
- Purpose – Why Plan?
- How to Use the Plan?

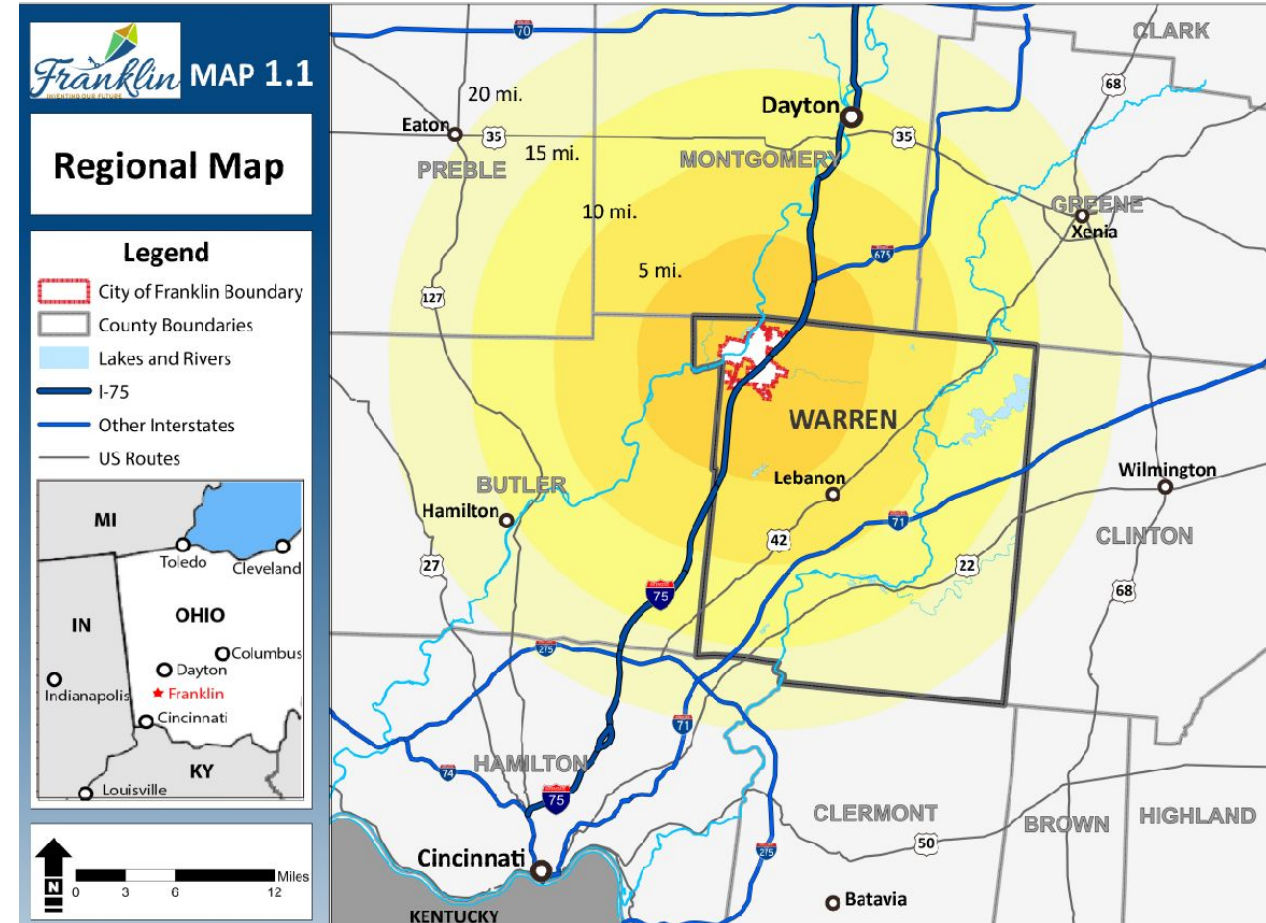


CHAPTER 1 – INTRODUCTION

VISION

Guiding Principles:

1. Provide for Planned & Orderly Growth.
2. Ensure a Safe & Healthy Community.
3. Support Parks & Provide Recreational Resources.
4. Plan for an Effective Transportation System.
5. Encourage Business Growth & Retention.
6. Promote Excellence in Education.
7. Plan for Reinvestment & Redevelopment.
8. Support Vibrant Commercial Centers.



CHAPTER 1 – INTRODUCTION

VISION STATEMENT

The City of Franklin is anchored by a unique and lively Downtown with preserved historic buildings and murals, a world class river front park, green spaces, bike trails, and an ample collection of venues. Housing is diverse and relatively affordable, while the safe, clean streets and welcoming, friendly atmosphere are attractions in their own right. The City might be relatively small, but it's bursting at the seams with job opportunities.

Franklin is recognized for its:

- unparalleled access to the Great Miami River,

- environmental consciousness,
- healthy living style with a Farmers Market,
- award winning school district with modern facilities,
- proximity to an array of institutions of higher learning,
- quality public services and community spaces,
- technology enabled amenities,
- sprawling pedestrian-friendly recreation, entertainment, eateries, and
- an active music and cultural scene.

If you want to live in a city with small-town authentic charm, Franklin is the place for you!

Chapter 2

Land Use

- Existing Conditions
- Future Land Use
- Efficient Land Use Strategies
- Recommendations

CITY OF FRANKLIN COMPREHENSIVE PLAN



LAND USE 2



The purpose of this chapter is to review and analyze the current land uses in the City and to update the Future Land Use Map.

The future land use map communicates residents' vision, projects how the city should develop and reflect the uses desired over the course of the planning time frame (20 years). This chapter provides recommendations and effective land use strategies for the City of Franklin. The Land Use chapter should be used as a reference for the zoning decisions.

CHAPTER 2 – LAND USE

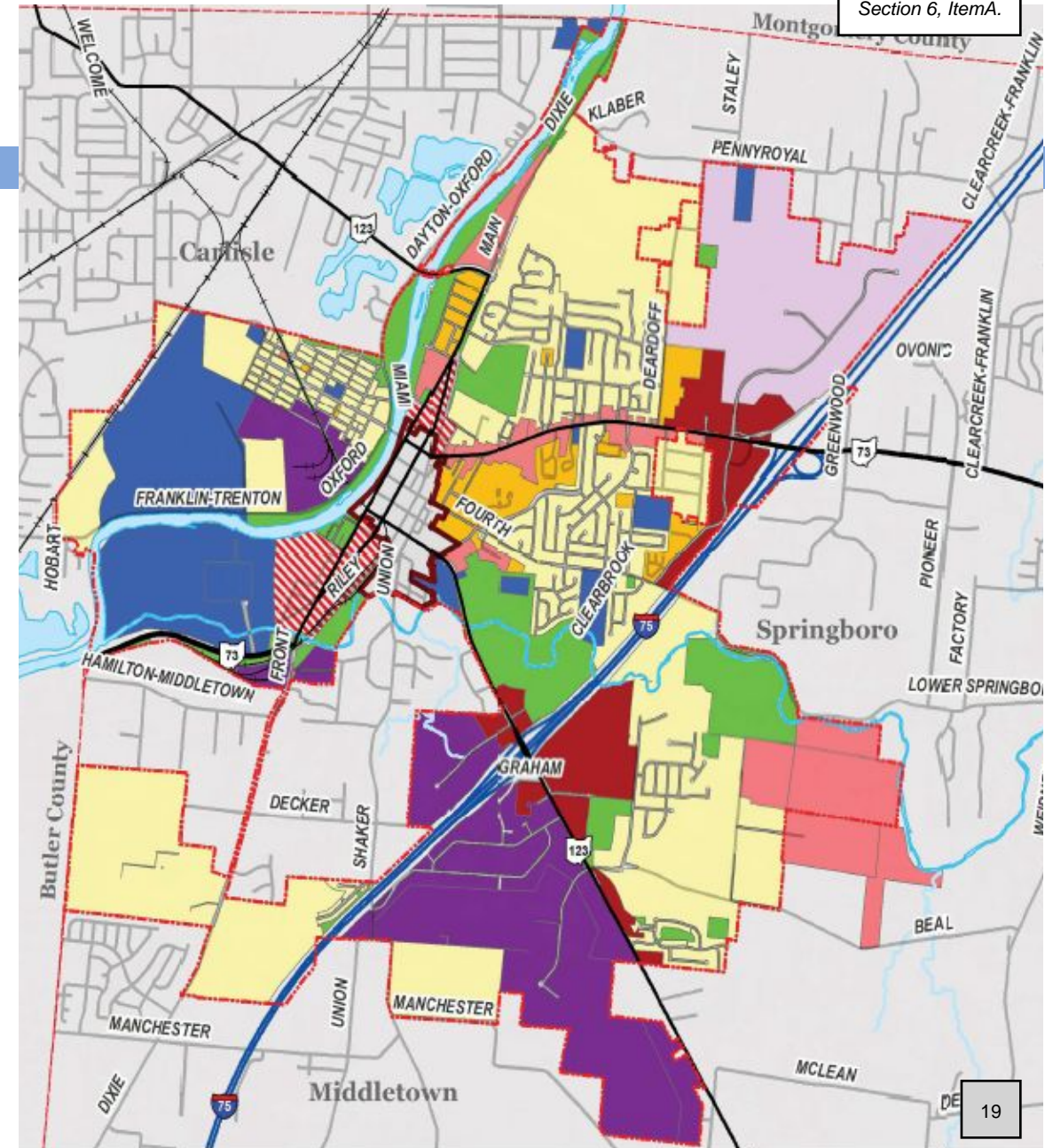
Future Land Use

West Area: Floodplain Area, Community Facility Use

Northeast Area: SR 73 Corridor & High-Tech Office Use

Southeast Area: SR 123 & Industrial Parks, New mixed-use development

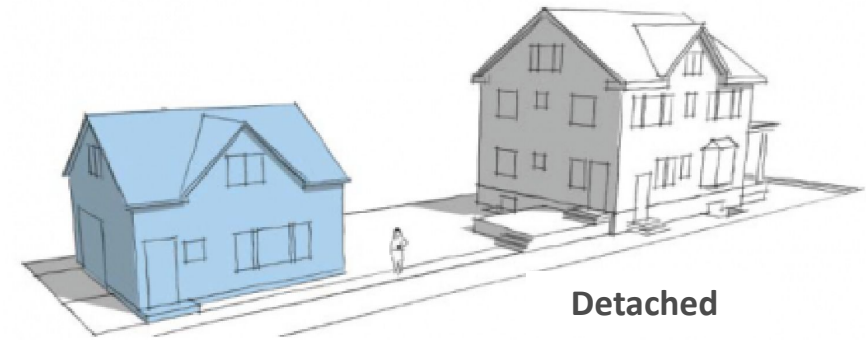
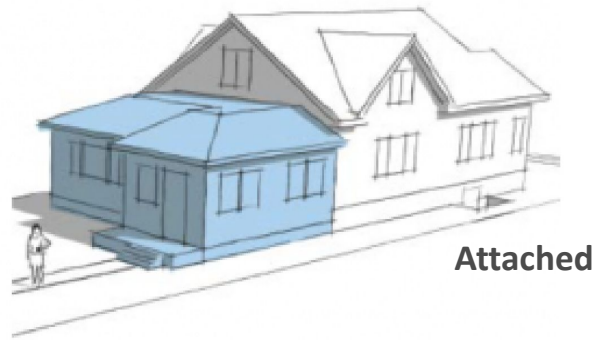
Southwest Area: Privately-Owned Properties, Agriculture or Residential Use.



CHAPTER 2 – LAND USE

Efficient Land Use

- Infill development
- Mixed-Use Development
- Cottage Industry
- Accessory Dwelling Units
- Upper Story Housing



CHAPTER 2 – LAND USE

Section 6, Item A.

The Grocery Store

- Modest Size Store
- 2.5 acres site
- 17,000 Sq. Ft.
- 85 parking spaces
- Dense trade area population within 3 miles.
- Proper zoning
- More than 20,000 daily traffic count/day



Chapter 3

Transportation

- Traffic & Pedestrian Safety
- Connectivity
- Future Projects

CITY OF FRANKLIN COMPREHENSIVE PLAN



TRANSPORTATION 3

Above: Photo of the rail line that crosses the Great Miami River in the City of Franklin

The City of Franklin is known for having well maintained roadways. High quality and well-connected roadways are key to driving quality of life and economic success. This chapter will focus on road connectivity, quality of life, and economic impact. Investments now and continued investment in the future will be crucial for the coming growth of businesses, industry, and residences alike. Moreover, connecting residents and visitors to city amenities such as parks, as well as restaurants and other businesses. The transportation goals and recommendations in this chapter are in support of the city's big-picture goal of improving quality of life, drawing good business and residential products in, and improving community character.

CHAPTER 3 – TRANSPORTATION

Background

- Existing Conditions
- Roadway Classifications
- Traffic Volume
- Traffic Speed
- Fatal Crashes

Legend

CHAPTER 3 – TRANSPORTATION

Roadway Connectivity

The potential benefits of roadway connectivity include:

- Safety
- Reduced Congestion
- Travel Efficiency
- Better Emergency Service Response
- Promoting Walking and Biking
- Improved Vehicle Distribution

Legend

CHAPTER 3 – TRANSPORTATION

Roadway Improvements



Improvements to Franklin-Trenton Road



S.R. 123 & Community Park Roundabout

CHAPTER 3 – TRANSPORTATION

Street Concepts

- Complete Streets
- Green Streets
- Context-Sensitive Streets



Chapter 4

Economic Development

- Existing Conditions
- Industrial Parks & Industrial
- Goals & Guiding Principles
- Strategies

CITY OF FRANKLIN COMPREHENSIVE PLAN

The CAC, stakeholders, and residents developed a shared understanding of the City's future needs regarding land use and policies that will ensure a successful and strong economic future; an economic future that retains, attracts, and grows business activity and that provides quality jobs. Protecting existing industries and promoting new industries was often mentioned as an important piece of a sustainable Franklin. Residents felt that the City needs to build on the well-established industrial development foundation and that this will ensure continued job opportunities and resilient economic development. The City of Franklin can establish positive outcomes fiscally, physically, and for residents' quality of life with a well-planned economic development effort.



ECONOMIC DEVELOPMENT 4

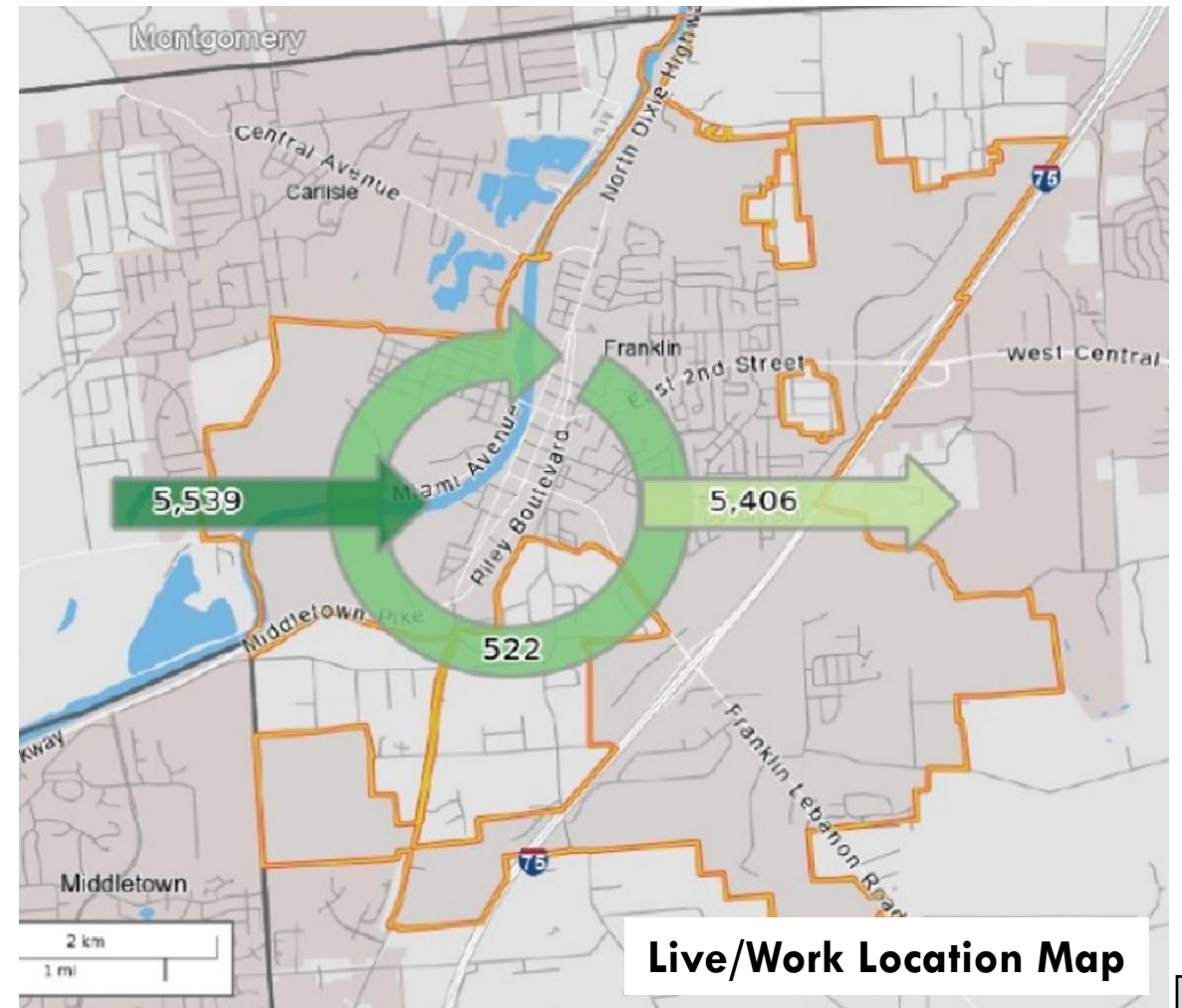
City of Franklin Employer, Modula

Chapter 4: Economic Development | 1

CHAPTER 4 – ECONOMIC DEVELOPMENTS

Industrial Parks & Sites

- 20 Companies with greater than 50 employees
- State Route 123, Commerce Center Drive; Dixie Highway, Franklin Trenton Road, and the Watkins Glen Drive area are reinforced as the primary industrial districts.



CHAPTER 4 – ECONOMIC DEVELOPMENTS

Other Economic Development Elements

- Arts & Culture “City of Murals”
- Tourism
- Sports Tourism
- Small Scale Manufacturing/Businesses



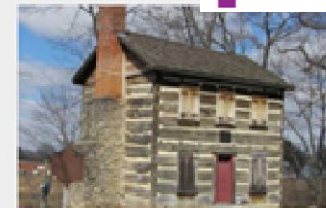
Workforce Development

Goal: Improve Franklin’s economy through a well-educated & qualified workforce that responds to the changing needs of the workplace.



FRANKLIN HISTORICAL SOCIETY HARDING MUSEUM
302 Park Ave.
Franklin, OH 45005
(937) 746-8295

[DETAILS](#) [SAVE](#)



FRANKLIN HISTORICAL SOCIETY LOG POST OFFICE
475 S. River Street
Franklin, OH 45005
937-746-8295

[DETAILS](#) [SAVE](#)



FRANKLIN MURALS
Downtown Franklin
Franklin, OH 45005
(937) 746-8457

[DETAILS](#) [SAVE](#)

Chapter 5

Housing

- Existing Conditions
- Goals, Objectives and Strategies
- Implementation Approach

CITY OF FRANKLIN COMPREHENSIVE PLAN



Appropriate housing that meets residents' needs is an integral part of this Comprehensive Plan and directly impacts Franklin's future prosperity and its citizens' health and wellbeing. Issues regarding housing quality, a growing rental housing stock, and neighborhood appearance have been identified as the most significant. Strategies to address these issues are recommended and are intended to complement the current programs the City has implemented, including the Rental Inspection Program. In addition, the CAC, recognizing housing as an essential building block for a prosperous Franklin, has focused on strategies to assist with improving and diversifying the housing stock at the high end of the market, increasing home ownership rates, promoting residential infill development, upgrading streetscape and neighborhood infrastructure, and developing provisions for compatible land uses.

CHAPTER 5 – HOUSING

Section 6, Item A.

Existing Conditions

City of Franklin Housing Choice

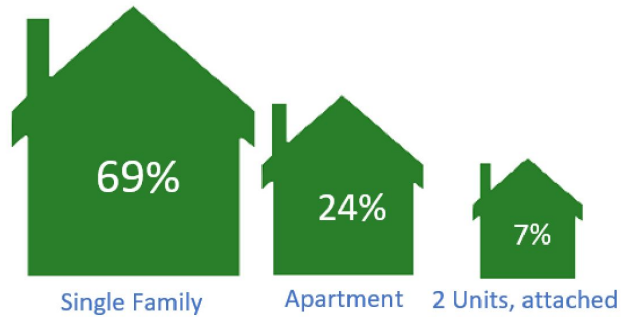
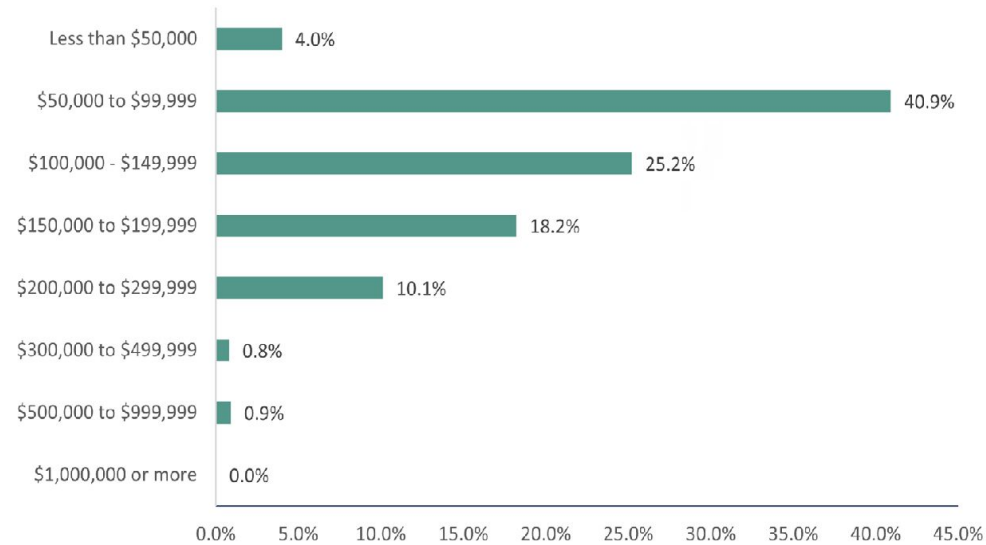


Figure 5.4 | Housing Values



Median Household Statistics

Selling Price by Sq. Ft: \$117.77

Number of Bedrooms: 3

Year Built: 1962

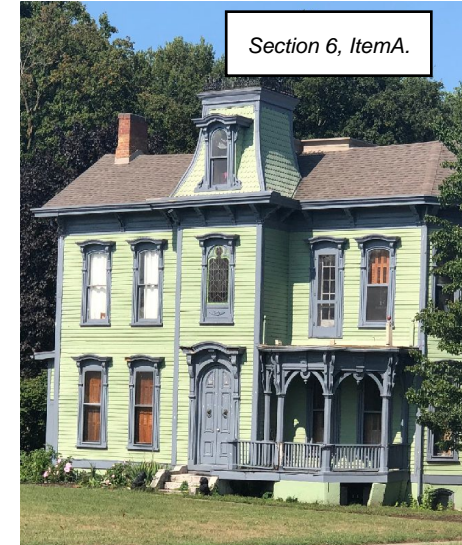
Days on Market: 4

Note -
In 2021, the median property sold higher than the listing price, at a difference of about 3.2%.

Unit Type	Married Family Couples Total Units=2,161	Male Family, No Spouse Total Units=287	Female Family, No Spouse Total Units=798	Non- Family Total Units=1,825
Owner-Occupied Housing Units	79%	21.6%	45.6%	39.4%
Renter-Occupied Housing Units	21%	78.4%	54.4%	60.6%

CHAPTER 5, HOUSING

- Neighborhood Image
- Aging in Place
- Grocery Store
- Neighborhood Connectivity
- Historic District
- Public Housing



CHAPTER 5 – HOUSING

Strategy: Allow a Broader Range of Housing Types to Proceed “By-Right,” or Without the Need For Additional Zoning Approvals.

The recommendation is to allow a broader range of housing types, such as townhomes, duplex, live/work units, apartment houses, and other “missing middle” typologies, to proceed by-right, to facilitate their production. Encourage these uses in select locations to diversify the housing stock at the high end of the market.



Chapter 6

Parks & Recreation

- Park Inventory & Amenities
- Trails
- Stakeholder Recommendations
- Potential Park Upgrades

CITY OF FRANKLIN COMPREHENSIVE PLAN



6

PARKS & RECREATION

This chapter illustrates positive elements of the Franklin park and recreation system, including the Great Miami Trail, and clarifies areas that need to be addressed to help make Franklin an even greater city for all its residents. For this to occur, strategies are provided that are based on a park system that is viewed as a quality of life and economic tool to attract residents, visitors, and businesses and improve recreational services for existing residents.

Chapter 6: Parks and Recreation | 1

CHAPTER 6 – PARKS & RECREATION

Parks Inventory and Amenities					Amenities													
					Baseball/Softball	Fishing	Trails	Tennis	Soccer Fields	Playgrounds	Gazebo/Shelter	Basketball	Picnic Tables	Grills	Restrooms	Swings	Football Field	Benches
Park Name	Address	Park Type	Active/Passive	Acreage														
Franklin Community Park	301 E. 6th Street	Community	Active	68.00	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Laynecrest Park	100 Beam Drive	Neighborhood	Active	4.66				■			■	■		■			■	
Harmon Park	Miami Avenue	Neighborhood	Active	2.10				■			■	■	■			■		
Third Street Park	214 E. Third Street	Mini	Active	0.28					■									
Great Miami River Gateway	Access along River Street	Regional/ Trail	Active/Passive	-			■									■	■	
River Street Park	River Street	Mini	Active	1.23			■									■	■	
Dial Park	Tama Lane	Community	Active	19.18			■		■	■		■		■	■	■	■	

Existing Parks
 Trail
 Planned Parks/Expansions

Recommendation

- Improvements & upgrades to Community Park, Harmon Park, & Dial Park.
- Re-designate Laynecrest Park & 3rd Street Park as a residential use.



CHAPTER 6 – PARKS & RECREATION

Trails

- Trail Design Concepts
- Great Miami River Trail
- Franklin to Middletown Connection
- Franklin to Springboro Connection



Legend

CHAPTER 6 – PARKS & RECREATION

Stakeholder Recommendations

- Upgrade existing public restroom facilities.
- Enhance existing concession stands at Franklin Community Park.
- Improve general landscape and maintain lawns.
- Resurface existing parking lots.
- Continue to make future trail connections which utilize branding that links the park and trail system to downtown and the river.
- Designate and establish entry points along the Great Miami River for canoeing and recreation.
- Upgrade damaged and unsafe playground equipment and amenities.



Chapter 7

Quality of Life

CITY OF FRANKLIN COMPREHENSIVE PLAN



Quality of life is central to Franklin's identity. Franklin is a great place to live, work, play, and raise a family. Building on these assets to strengthen quality of life will continue to make Franklin a great city. For this reason, quality of life is a major theme throughout this Comprehensive Plan and relates to nearly every aspect of the plan. While the City has seen many improvements over the last decade, including the continued improvements in the delivery of public service and the quality of educational services, it is important that the plan put quality of life at the forefront.

- Highway 73 Street Design
- Gateways & Wayfinding
- Community Facilities

CHAPTER 7 – QUALITY OF LIFE

State Route 73 Commercial Corridor

Improvements should include:

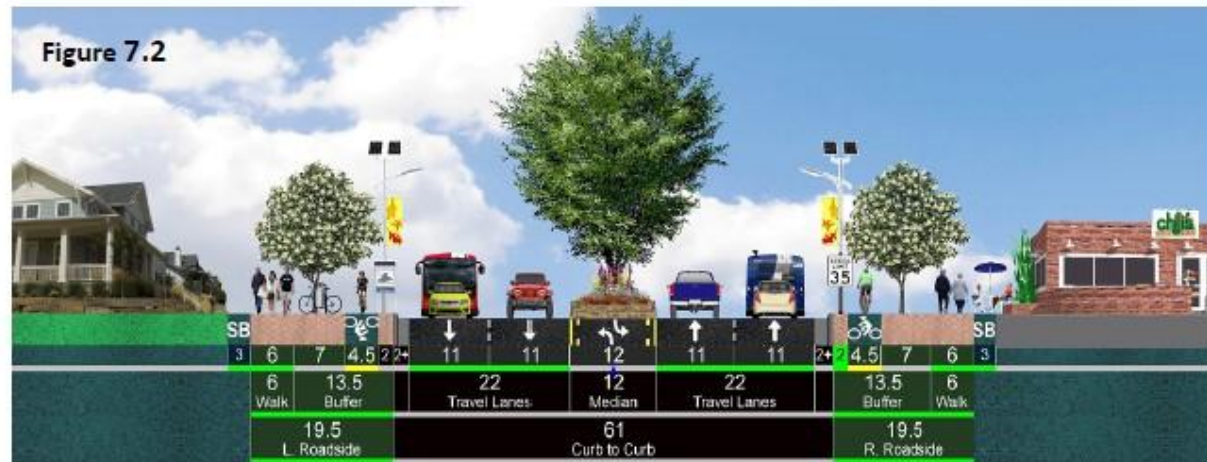
- Widened sidewalks,
- Pedestrian connections to neighborhoods,
- Added tree canopy,
- A landscaped gateway at 73 and I75 intersection,
- Bike path/Sharrow to Springboro, and
- Wayfinding Signage.

Goal: Increase economic value by creating social value.

Figure 7.1 on the right shows a street view, showing dimensions of an 80ft right-of-way.

Figure 7.2 below shows an example of a "Complete Street", with street dimensions at 100ft. This meets the needs of pedestrians, bicyclists and motorists.

These show the difference in dimensions that both streets have, and potential for a "Complete Street" on both figures.



Both Examples show:

- Sidewalk: 6 ft
- Drive Lanes: 11ft
- Center Turn Lanes: 12ft
- Bike Lane: 4.5 - 5ft

CHAPTER 7 – QUALITY OF LIFE

Gateways

Primary Gateway



Secondary
Gateway

NEXT STEPS

PLAN REVISIONS

- City of Franklin Planning Commission/Council Comments

CITY COUNCIL APPROVAL

- Plan Adoption



QUESTIONS/COMMENTS

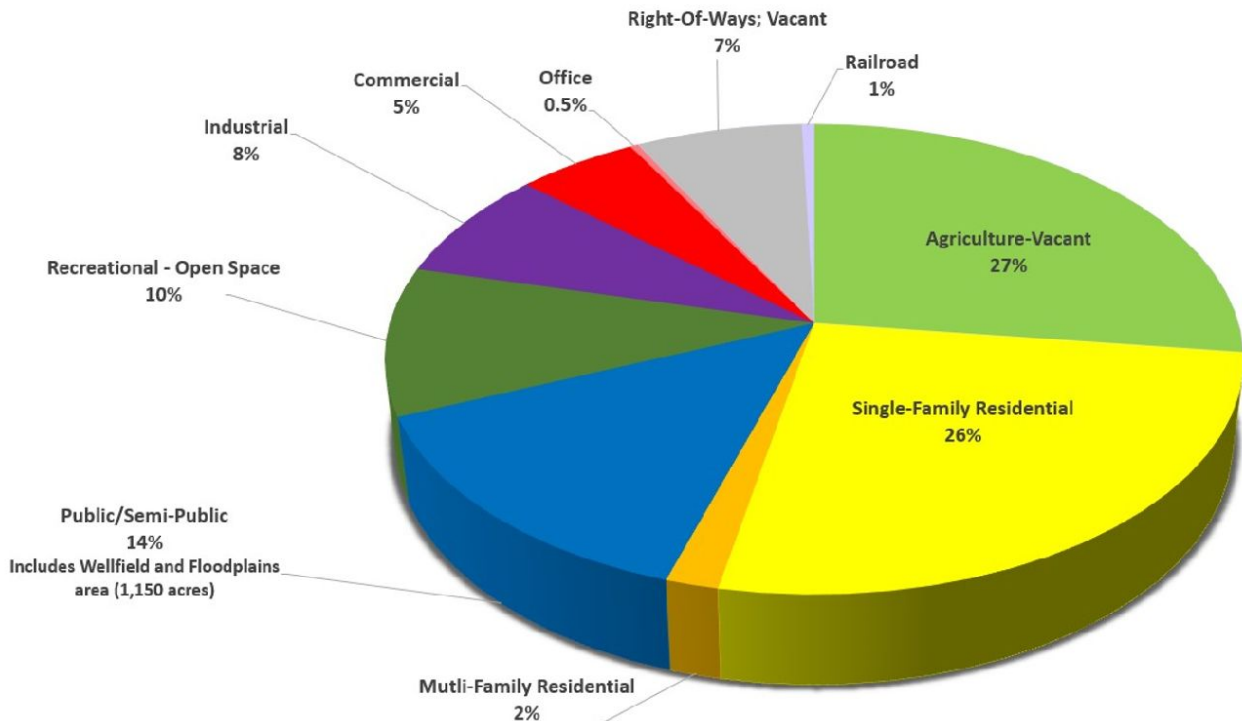


BACKUP SLIDES

CHAPTER 2 – LAND USE

Existing Land Use

A limited amount of vacant land is available for residential development within the City's corporate boundary, leaving future growth directed at redevelopment and infill of underutilized properties.





PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: March 13, 2024

PC 24-04 Major Subdivision, Final Plat – Lot Combination & Right of Way Dedication

Property Information: Location: 1061 N. Main Street & 1073 N. Main Street
Zoning: I-1
Current Use: Self-Service Storage Facility

Project Overview: 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.

Comments: The major subdivision proposes the combination of 1061 N. Main and 1073 N. Main Street into one lot that will be approximately 7.56 acres and the dedication of approximately 0.4573 acres along N. Main Street as public right-of-way. The plat has been reviewed by Warren County and the City Engineer. The applicant will correct the plat as requested.

Recommendation: Staff recommends that the Planning Commission forward a recommendation of approval of the major subdivision for a lot combination and right-of-way dedication to Franklin City Council.

ACCEPTANCE

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER. STORM & DRAINAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOT. THE CITY OF FRANKLIN SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THIS AREA. THIS AREA SHALL BE RESERVED FOR THE DETENTION BASINS AND SHALL BE MAINTAINED AS SUCH.

OWNER / REPRESENTATIVE DATE
KOSF II - FRANKLIN LLC

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF
BE IT REMEMBERED THAT ON THIS DAY OF 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT, AND THE SAME IS HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL OF NOTARY ON THE DAY, MONTH AND YEAR AFORESAID.

NOTARY PUBLIC
COMMISSION EXPIRY:

SURVEYOR'S NOTES

- 1. NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(12a) AND FURTHER BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION, RTN (REAL TIME NETWORK), AS COLLECTED UTILIZING AND SP90 RECEIVER DURING A FIELD SURVEY PREPARED BY A LAND PROFESSIONALS, AND DATED 02/02/2023. REFERENCE TO THE BEARING SYSTEM IS MADE TO THE FOUND MONUMENTS ON THE CENTERLINE OF MAIN STREET (SOUTH 33°32'19" WEST)
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WARREN COUNTY RECORDERS OFFICE ON FILE IN LEBANON, OH.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN APRIL, 2023. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH ON THE SUBJECT PARCEL.
5. THE LANDS OF THE GRANTOR ARE SHOWN IN THEIR ENTIRETY.

DEED REFERENCE

SITUATE IN SECTION 33, TOWN 2, RANGE 5 M.Rs., CITY OF FRANKLIN, FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO AND CONTAINING 4.2208 ACRES OF LAND BEING ALL OF THE 2.117 AND 2.1031 ACRE TRACTS OF KOSF II - FRANKLIN LLC, DN 2023-001383

FLOOD ZONE STATEMENT

THE PROPERTY AS SURVEYED CURRENTLY LIES WITHIN ZONE "AE" & "SHADED X" - AREA OF FLOOD HAZARD, AS SHOWN ON FIRM 39165C0009F WITH AND EFFECTIVE DATE OF 12/20/2019

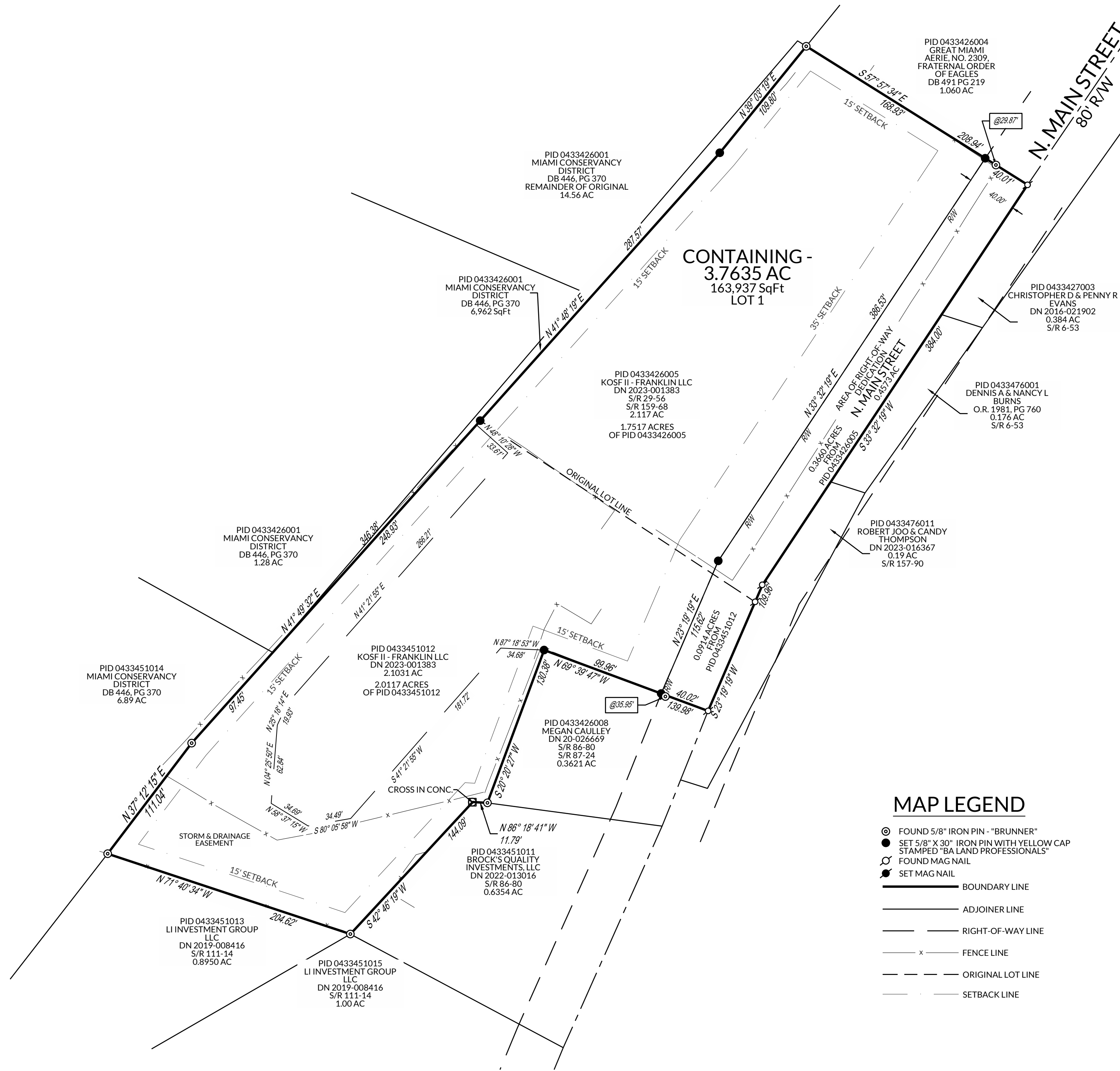
OCCUPATION STATEMENT

NO EXISTING OCCUPATION AS NOTED ALONG THE BOUNDARY LINES AS ASCERTAINED.

PERTINENT DOCUMENTS

ALL PERTINENT DOCUMENTS USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON.

RECORD PLAN
K.O. STORAGE
SECTION 33, TOWN 2, RANGE 5, M.Rs.
CITY OF FRANKLIN, FRANKLIN TOWNSHIP
WARREN COUNTY, STATE OF OHIO
FEBRUARY 2024
4.2208 TOTAL ACRES



CITY ENGINEER

APPROVED THIS DAY OF 2024 AND APPROVED BY:

CITY ENGINEER

CITY MANAGER

APPROVED THIS DAY OF 2024 AND APPROVED BY:

CITY MANAGER

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 2024

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OH

CHAIRMAN

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE DAY OF 2024

THIS PLAT IS APPROVED AND ACCEPTED BY ORDINANCE, 0-24- PASSED BY THE COUNCIL OF THE CITY OF FRANKLIN, OHIO

MAYOR

CLERK

ORDINANCE #

WARREN COUNTY OHIO AUDITOR

TRANSFERRED THIS DAY OF 2024 @

WARREN COUNTY AUDITOR

DEPUTY AUDITOR

WARREN COUNTY OHIO RECORDER

RECEIVED THIS DAY OF 2024 @

RECORDED THIS DAY OF 2024 @

PLAT BOOK PAGE

FILE NUMBER FEE OF \$

RECORDER

DEPUTY RECORDER

RECORD PLAN
K. O. STORAGE - FRANKLIN
1073 N MAIN ST SECTION 33, TOWN 2, RANGE 5, M.Rs.
CITY OF FRANKLIN, FRANKLIN TOWNSHIP WARREN COUNTY, OHIO
SCALE: 1" = 60' DATE: 01/24/2024
DESIGN: LLC N/A JOB NO.: 23-0133
DRAWN: DPB SHEET NO.:
CHECKED: JBA 1 OF 1

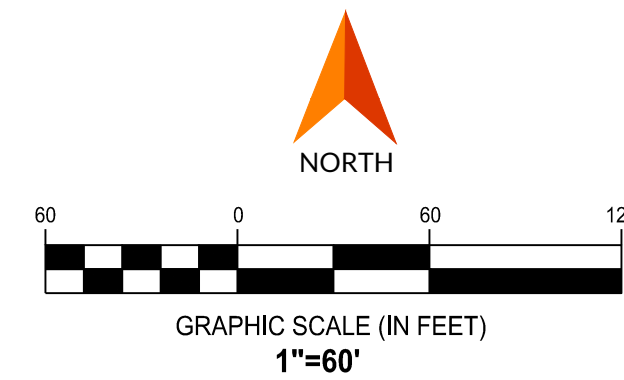
SURVEYOR

J. BRYANT ABT, PS
OHIO P.S. # 8593
BA LAND PROFESSIONALS,
301 BOURBON STREET
BLANCHESTER, OH 45107
937.558.6671
WWW.BALANDPROS.COM
ABT@BALANDPROS.COM

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY JURISDICTION AND IS PREPARED ACCORDING TO O.A.C. 4733-37 AND ORC 171.01

J. BRYANT ABT, PS #8593 DATE



MAP LEGEND

- FOUND 5/8" IRON PIN - "BRUNNER"
SET 5/8" X 30" IRON PIN WITH YELLOW CAP
STAMPED "BALAND PROFESSIONALS"
FOUND MAG NAIL
SET MAG NAIL
BOUNDARY LINE
ADJOINER LINE
RIGHT-OF-WAY LINE
FENCE LINE
ORIGINAL LOT LINE
SETBACK LINE