PLANNING COMMISSION

Wednesday, September 09, 2026 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. August 12, 2026, Meeting Minutes
5. OATH OR AFFIRMATION
6. OLD BUSINESS
7. NEW BUSINESS
   A. PC 26-23 Action to Excuse Mayor Brent Centers from Planning Commission during Military Deployment- Mayor Brent Centers is scheduled for active military service deployment. Council formally appointed Vice-Mayor, Todd Hall, to Planning Commission during their last meeting for the duration of Mayor Centers deployment. Majority vote by Planning Commission to excuse Mayor Centers' absenses during deployment.
   B. PC 26-20 Mural Sign Application - Parcel # 0431138028 (33 E. Sixth Street) | Slipcast Brewing - The applicant, Slipcast Brewing c/o William (Bill) R. Sams, is requesting approval of a mural on the east façade of Slipcast Brewing facing Riley Boulevard. The mural is proposed to include commercial messaging, which requires approval from the Planning Commission per Section 1111.08(h)(9).
   C. PC 26-21 Preliminary Development Plan | DeHart Valley - Parcels #0824101002, 0824126002, 0824176002, 0824400033, and 0824200005 (east side of Franklin, south of Clearcreek Park, east of Gorsuch Road, and north of Beal Road) - HPA Property Acquisitions LLC is requesting a recommendation of approval from the Planning Commission for a Preliminary Development Plan to establish a Planned Unit Development (PUD) District on Parcels 0824101002, 0824126002, 0824176002, 0824400033, and 0824200005. The proposed development encompasses approximately 294.45 acres located on the east side of Franklin, south of Clearcreek Park, east of Gorsuch Road, and north of Beal Road. The proposed PUD would allow

for the development of up to 1,173 residential units consisting of a variety of housing types and sizes, as further described herein.

D. PC 26-22 Rezoning | DeHart Valley - Parcels #0824101002, 0824126002, 0824176002, 0824400033, and 0824200005 (east side of Franklin, south of Clearcreek Park, east of Gorsuch Road, and north of Beal Road) - HPA Property Acquisitions LLC is requesting a recommendation of approval from the Planning Commission for Rezoning to establish a Planned Unit Development (PUD) District on Parcels 0824101002, 0824126002, 0824176002, 0824400033, and 0824200005. The proposed development encompasses approximately 294.45 acres located on the east side of Franklin, south of Clearcreek Park, east of Gorsuch Road, and north of Beal Road. The proposed PUD would allow for the development of up to 1,173 residential units consisting of a variety of housing types and sizes, as further described herein.

   The Preliminary Development Plan and Rezoning represent the first step in the City's Planned Unit Development process. This stage allows the applicant to present an overall development concept for review by the Planning Commission and City Council. The Preliminary Development Plan establishes the general framework for the proposed development while providing an opportunity for the reviewing bodies to evaluate the proposal and provide feedback prior to the subsequent stages of the PUD process.

   The Planning Commission will review the Preliminary Development Plan and Rezoning request and provide a recommendation to City Council. City Council has final authority to approve, approve with conditions, or deny the requests.

8. DISCUSSION

9. ADJOURNMENT