PLANNING COMMISSION

Wednesday, September 9, 2026, 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

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CLERK'S JOURNAL

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brian Rebholtz, Paul Ruppert, Christine Pirot, David Hopper, Vice Mayor Todd Hall, Jason Hall, Jackie Almanza
Staff: Eric Damian, Liz Fields, Chad Minnix, Karisa Steed, Keeghan Stitt-White, Jonathan Westendorf, Ben Yoder, Cindi Chibis
Guests: Alex Birdsall, John Bayer, Brian Johnson, Tom Hansen, Jebidiah Long, Gary Matthews, Jackie Matthews, Tom Miller, Mark Worley, Brenda Worley, Jeff Esposito, Matt Green, Verny Busch, Michael Kohn, Pamela Kohn, Adam Osterday, Seth Adams, Dawn Minton, Dee Minton, Laura Hein, Greg Hein, David Meyer, Brian Young, Charles Bower, Greg Dearth, Liz Dearth, Carol Fedders, Patricia Simpson, MD., C. Waynes Smith, Melissa Black, Holly Fedders, Ryan Newsome, Beth Newsome, Linda Eckert, Sherry Kane, Cathi Brooks, Allison Donisi, Nick Donisi, Tim Smith, Lisa Smith, Wiliam Sams, Charles Woods, Jacob Freeland, Bob Rockwood, Tina Hester, Rick Alexander, Cathy Fisher, Robert Fisher, Sr., Kyle Jones, Jackie Jones, Mark Donisi, Angie Donisi, Sue Lowrey, Chuck Lowrey, Randy Ankeney, Lisa Ankeney

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Todd Hall.

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

The Clerks' Journal was approved, and the tapes were accepted as the official minutes of the August 12, 2026, meeting.
Motion made by Pirot, Seconded by Almanza.
Voting Yea: Rebholz, Ruppert, Pirot, Chair Hopper, Hall, Almanza
Voting Abstaining: Hall
Motion carried

5. OATH OR AFFIRMATION

The Oath was issued to all guests.

6. OLD BUSINESS

7. NEW BUSINESS

PC 26-23 Action to Excuse Mayor Brent Centers from Planning Commission during Military Deployment

Mr. David Hopper introduced PC 26-23 explaining that Planning Commission member Mayor Brent Centers, is scheduled for active military service deployment. In his absence City Council formally appointed Vice-Mayor Todd Hall, to Planning Commission for the duration of Mayor Center's deployment.

Motion made by Pirot, Seconded by Jason Hall.
Voting Yea: Rebholz, Ruppert, Pirot, Hopper, Hall, Almanza
Voting Abstaining: Vice Mayor Hall
Motion carried

PC 26-20 Mural Sign – 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).

Keeghan Stitt-White introduced PC 26-20 and stated that the proposed mural is approximately 300 square feet and features several graphics celebrating the City of Franklin, including the Lion's Bridge, Old Log Post Office, and a kite with a key. A rendering of the proposed mural, including elevations, was shared with the Commission.

Stitt-White explained that because the mural includes the business name "Slipcast Brewing," it is considered to contain commercial messaging. He referenced Section 1111.08(h)(9), which provides that murals containing advertising or commercial messaging may be permitted upon approval of the Planning Commission and that certain factors are to be considered and weighed in determining whether a mural should be approved.

Stitt-White reviewed the applicable factors, including Mural Location, Mural Design and Materials, and Sign Standards for Approval, as included in the meeting packet. He offered to answer any questions from the Commission.

Hearing none, the public hearing for PC 26-20, Mural Sign Slipcast Brewing, was opened and closed at 5:39 PM.

Hearing no further discussion Hopper called for a motion

Motion to approve made by Vice Mayor Hall, Seconded by Jason Hall
Voting Yea: Rebholz, Ruppert, Pirot, Hopper, Vice Mayor Hall, Hall, Almanza
Motion carried

PC 26-21 and PC 26-22 Preliminary Development Plan and Rezoning | DeHart Valley

HPA Property Acquisitions LLC is requesting a recommendation of approval from the Planning Commission for a Preliminary Development Plan and 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.

Stitt-White stated that for purposes of the Planning Commission discussion and public comment, PC 26-21 and PC 26-22 Preliminary Development Plan and Rezoning | DeHart Valley will be considered together, however, each application will require a separate vote.

Stitt-White explained that the Preliminary Development Plan (PUD) and the Rezoning request represent the first step in the process. He stated that this stage allows the applicant to present an overall development concept for review by the Planning Commission. The PUD 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.

Stitt-White confirmed that if approved by City Council, the applicant will be required to proceed with a Development Agreement and Final Development Plan. These subsequent steps will establish the detailed site, infrastructure, design, phasing, and other development requirements that must be addressed prior to construction.

Stitt-White introduced PC 26-21 and PC 26-22 and stated that the proposed Preliminary Development Plan and Rezoning would facilitate the development of a master-planned residential community featuring a variety of housing types and associated amenities. He stated that a total of 1,173 residential units are proposed, with Fischer Homes identified as the exclusive builder for the development. As part of this development, the existing cabin on the property is proposed to remain with the property owner on a separate parcel that is approximately 5 acres.

The proposed residential units would be organized into distinct “pods,” which are intended to cluster areas of higher-density housing throughout the development. The pods would be interconnected by internal boulevards that provide circulation through the site and establish connectivity between the various residential areas and amenities.

Stitt-White said that if approved by City Council, the applicant anticipates that development would occur over an approximately 8- to 10-year period, with the timing and pace of construction subject to future market conditions.

Stitt-White shared PowerPoint renderings, locations, and dimensions of the proposed residential units including single family residential home designs consisting of Designer, Maple Street, Masterpiece, Paired Patio, Townhomes, as well as multi-family residential designs consisting of Acendion and Gallery Condos).

Stitt-White reviewed the density of the proposed homes as summarized in the Table below. He noted that while these densities are approximate and subject to change upon final design, the applicant has confirmed that the overall density of the project is not anticipated to increase.

Unit Type	Density Excluding Open Space	Density Including Open Space
Designer	3.6 units/acre	2.8 units/acre
Maple Street	5.9 units/acre	2.4 units/acre
Masterpiece	1.9 units/acre	0.9 units/acre
Paired Patio	6.7 units/acre	3.5 units/acre
Townhomes	9.9 units/acre	6.4 units/acre
Acendion	15.4 units/acre	9.1 units/acre
Gallery Condos	10.1 units/acre	7.8 units/acre

Stitt-White reviewed the proposed landscaping at the PUD stage explaining that fully engineered landscape plans would be provided as part of the Final Development Plan process. In general, the submitted materials indicate that landscaping will include street trees along the internal roadways, plantings within medians along the boulevard, and substantial landscaping at the entrances to the proposed development along Beal Road and Lower Springboro Road.

Stitt-White noted that three separate buffer yards are proposed within the development to provide separation between the development and adjacent properties, as well as between residential uses of differing densities within the development. The proposed buffer yards include Buffer Yard A, consisting of a 25-foot buffer; Buffer Yard B, consisting of a 5-foot buffer; and Buffer Yard C, consisting of a 665-foot buffer. Additional buffering is proposed in the form of a 30-foot landscaped buffer separating the existing cabin lot from the proposed residential homes.

Stitt-White shared renderings showing approximately 117.78 acres of open space, representing approximately 40% of the overall development area. He also noted that an approximately 8-acre "Community Area" near Beal Road is reserved as additional open space or may be deeded to the City for future municipal use, such as construction of a fire station, if needed.

Stitt-White stated that in addition to the open space, the development is proposed to have substantial amenities for the residents including:

1) Two community pools and pavilion areas (one specifically for the multi-family units);
2) Between one and two dog parks;
3) Two pickleball courts;
4) Playground(s);
5) Five-foot-wide walking trail; and
6) 11-foot-wide multi-use bike trail.

Stitt-White reviewed proposed access and roadway configuration, including four access points for ingress/egress, two main entrances, a secondary entrance, and a gated emergency access point.

He confirmed that a Traffic Impact Study will be required prior to final approval to evaluate projected traffic generation, roadway and intersection capacity, access locations, and any necessary transportation improvements. Any required improvements would be coordinated with the City of Franklin and, where applicable, the City of Springboro.

Stitt-White stated that portions of the northern and eastern areas of the development area are located within FEMA-designated flood hazard areas associated with Clear Creek noting that final development plans will be required to comply with all applicable floodplain, stormwater management, and environmental requirements.

He referenced Development Plan General Standards for Approval and Zoning Amendment Standards for Approval included in the power point presentation and in the meeting packet.

Stitt-White concluded by stating that if the Planning Commission chooses to recommend approval of the Preliminary Development Plan and Rezoning applications, staff recommends the following considerations:

1. The applicant shall submit a Traffic Impact Study for review and approval by the City prior to the approval of the Final Development Plan.

2. Prior to approval of the Final Development Plan, the applicant shall demonstrate that adequate water, sanitary sewer, stormwater, and other necessary infrastructure is available to serve the

proposed development. All required infrastructure improvements shall be identified and addressed through the Final Development Plan and/or Development Agreement.

3. The Final Development Plan and Development Agreement shall identify the final configuration and designation of public and private streets and establish applicable construction standards and long-term ownership and maintenance responsibilities.

Pirot asked if the Franklin UDO included maximum residential density requirements.

Stitt-White responded that Franklin's UDO does not dictate maximum dwelling units per acre, nor minimum lot sizes. Instead, density is considered with each application.

Pirot asked and received confirmation that the proposed development would be located within the geographic boundaries of the Franklin City School District.

Hearing no additional questions, Chair Hopper outlined the guidelines for the public hearing process. He explained that, consistent with standard procedures, the applicant would be permitted to speak first and could be asked to return to the podium after public testimony to respond to residents' comments or questions.

Hopper instructed individuals wishing to testify to state their name and address and confirm that they had been sworn in when approaching the podium. He stated that each individual would be allotted three minutes to speak. He requested that, in the interest of time, individuals not repeat concerns that had already been raised. He further stated that members of the Planning Commission would track questions for follow-up.

The public hearing for PC 26-21 and PC 26-22 was opened at 5:46 PM, and the applicant was invited to speak first.

Graham Parlin, Vice President of HPA Development Group and representing HPA Property Acquisitions, LLC, approached the podium, stated his address, and confirmed that he had been sworn in. Mr. Parlin stated that he was speaking on behalf of the applicant.

Parlin introduced the attending members of the project team, including Todd Hanson and Brian Johnson of Fischer Homes, Alex Birdsall of Acendion Collective, and John Mayer of Bayer Becker.

Parlin provided a brief introduction to the company and discussed the considerations involved in selecting the area for development. He stated that the development team had focused its decision-making on environmental considerations and was committed to maintaining the natural characteristics of the land to the greatest extent possible.

Parlin described the proposed development as providing diverse housing products and multi-generational housing options intended to serve a variety of demographics and price points. He stated that the development would appeal to a range of residents, from first-time homebuyers to individuals seeking opportunities to age in place and would include three different single-family housing products.

Parlin stated that the applicant was committed to working collaboratively with the City. He explained the rationale for selecting Fischer Homes as the exclusive builder for the development and described the company as a high-quality builder.

Parlin acknowledged that significant details remain to be addressed and emphasized that the current proposal represents the first step in the development process. He stated that additional

information regarding traffic, floodplain analysis, utility capacity, and environmental feasibility would be developed during subsequent stages of the process.

Parlin stated that the project would begin no earlier than 2028 and is anticipated to be developed in phases over a 10- to 15-year period. He stated that construction would likely begin with the development of the proposed amenities.

Parlin stated that extensive efforts have been made to provide buffering for neighboring property owners.

Parlin stated that City staff has made it clear that an integral part of this project is making improvements to the overall community outside of this project and that mainly includes Gorsuch Road and Anthony Road residential that would involve installation of public sanitary sewer system and water system improvements.

He stated that a concerted effort has been made to push the higher-priced housing products toward the front of the development along the main boulevard.

Parlin expressed hope that the Planning Commission will make a recommendation of approval to City Council.

The Chair invited members of the community to provide public comment on PC 26-21 and PC 26-22 beginning at 6:17 PM.

Melissa Black approached the podium, stated her address, and confirmed that she had been sworn in. Ms. Black spoke in opposition to the applications. She opined that the proposed development does not support Franklin's 2024 Comprehensive Plan. She questioned how the development plan respects and responds to the existing physical characteristics and natural landscaping features of the property and asked how the development would improve the quality of life for current residents.

When the audience responded with a round of raucous applause, City Law Director Ben Yoder reminded those in attendance of the expectation to maintain civility, exhibit orderly and respectful behavior and tone, and adhere to the designated three-minute time limit.

Beth Newsome approached the podium, stated her address, and confirmed that she had been sworn in. She stated that the community would be better served by offering homes on one- to three-acre lots that fit with the current demographic of the neighborhood. She questioned how the proposed development would improve the quality and livability of existing neighborhoods. She questioned the need for additional rental housing in the community, commenting that she did not want apartment buildings to butt up to her five-acre home. She questioned if the current mature tree line that borders her property would be retained or be removed as part of the development. She asked if the proposed units would be or could become government-assisted housing.

Carol Fedders approached the podium, stated her address, and confirmed that she had been sworn in. Ms. Fedders spoke in opposition to the construction of apartments or government-assisted housing on Beal Road. She asked about the impact of the proposed growth on Franklin City Schools. She requested that the City complete an impact study to review how the growth will affect the local school system before approving the project. She added that her primary concern was the density of the proposed housing and its potential impact on the area's natural landscaping and public safety. She also expressed concern regarding water drainage.

Holly Fedders approached the podium, stated her address, and confirmed that she had been sworn in. Ms. Fedders stated concerns regarding the recent washing out of a culvert on her

property as well as current water runoff/drainage concerns. Ms. Fedders referenced a recent public meeting with residents on Gorsuch and Anthony Lane and said stated that she serves as a member of the Citizen Advisory Committee. She said that the Citizen Advisory Committee supports responsible residential development that is compatible with neighboring properties. She expressed concern regarding potential health hazards associated with the proposed development, noting that the property had previously been used for septic systems and that the soil had not yet been tested for stability and contamination.

Vice Mayor Todd Hall noted that a letter submitted by Robin Donisi regarding potential health hazards associated with the property was included in the Planning Commission packet and stated that the letter was part of the public record (attachment #1).

Jackie Jones approached the podium, stated her address, and confirmed that she had been sworn in. She spoke in opposition to the project. Using the available renderings, Ms. Jones pointed out the location of her home and property lines. Ms. Jones read a sign that is located on the gate immediately to the left of her property that states “Notice: class II sewage sludge has been applied to this site…..”. I’m concerned about the environmental effect of the proposed development. She stated that according to the records for the Ohio EPA, the DeHart Valley Farm site is an authorized application site for Class B Biosolids”. Accordingly, she “demanded” that a comprehensive independent and rigorous environmental impact study be completed and made available to concerned residents.

Charles Wayne Simpson approached the podium, stated his address, and confirmed that he had been sworn in. Referring to Franklin's 2024 Comprehensive Plan, Mr. Simpson expressed concern regarding traffic and noted that when accidents occur on the highway, traffic is redirected onto Beal Road, resulting in additional delays. He expressed his appreciation for the area's rural character and opposition to the addition of a high-density neighborhood near his property. Mr. Simpson provided a written summary of his concerns (attachment #2).

Gary Matthews approached the podium, stated his address, and confirmed that he had been sworn in. Mr. Matthews expressed concern that Beal Road may not be able to safely accommodate additional traffic and raised concerns regarding potential traffic bottlenecks. He questioned the need for additional entrances and exits to the proposed neighborhood and asked about the potential need for traffic signals and stop signs and asked who would be paying for such improvement if needed. He also expressed concern regarding the density of the proposed development and its potential impact on the surrounding area. He stated that that it will cause an undue burden on the community.

Jackie Matthews approached the podium, stated her address, and confirmed that she had been sworn in. Ms. Matthews stated that she was overwhelmed upon learning that more than 1,000 residential units could be added to her neighborhood and that a fire station may also be constructed near her property. She stated that she had not expected this level of development in her neighborhood. She expressed concern that the proposed higher-density housing could negatively affect surrounding property values and stated that the development could reduce her quality of life.

Laura Hine approached the podium, stated her address, and confirmed that she had been sworn in. Ms. Hine spoke in opposition to the proposed development and characterized the proposal as "ridiculous."

Linda Eckert approached the podium, stated her address, and confirmed that she had been sworn in. Regarding PC 26-21 Ms. Eckert raised questions regarding roadways, an undue burden on public services and density. She opined that the scope and intensity of the development is out of scale with the surrounding neighborhoods and that the PUD will be detrimental to the health, safety

and general welfare of the residents. Regarding PC 26-22, Ms. Eckert argued that the proposed development will have a detrimental impact on the surrounding areas and will not be in harmony with the character of the neighborhood. Ms. Eckert provided a written summary of her concerns (attachment #3).

Allison Donisi approached the podium, stated her address, and confirmed that she had been sworn in. Ms. Donisi stated that she is a teacher with Franklin City Schools and reiterated concerns regarding the school system's ability to accommodate additional students. She asked what financial incentives or tax abatements were being offered in connection with the proposed development and how those incentives would affect Franklin residents. She concluded by stating that she did not want townhomes overlooking her backyard.

Patricia C. Sanderson, M.D. approached the podium, stated her address, and confirmed that she had been sworn in. Dr. Sanderson asked about the estimated increase in population that would result from the proposed development. She also asked whether the City had consulted with the Environmental Protection Agency (EPA) and Montgomery County regarding potential health concerns associated with the proposed plat.

Greg Dearth approached the podium, stated his address, and confirmed that he had been sworn in. Mr. Dearth discussed both short-term and long-term traffic concerns. He also expressed concern that the City might, in the future, need to acquire portions of residents' properties to accommodate additional development. He raised concerns regarding potential "property creep" and stated that he wanted to preserve the existing character of the area.

Kerry Brooks approached the podium, stated his address, and confirmed that he had been sworn in. Mr. Brooks stated that he is a builder and believes that the proposed development is "just too much for the area." He cited concerns regarding potential strain on infrastructure and public services. He stated that complete transparency would be necessary to inform potential future buyers about the property's history and alleged ongoing sewage disposal activities. He stated that potential residents should be made aware of those circumstances.

Jacob Freeland approached the podium, stated his address, and confirmed that he had been sworn in. Mr. Freeland stated that Franklin's current population is approximately 11,000 and, based on his calculations, the proposed development would result in an approximately 32% increase in population. The development would make up approximately 5% of Franklin. He also raised concerns regarding potential land contamination. Mr. Freeland asked the Planning Commission to deny the applications and identify a more suitable location for the proposed development.

Ryan Newsome approached the podium, stated his address, and confirmed that he had been sworn in. Mr. Newsome discussed the potential impact of the proposed development on the value of adjacent properties. In addition to the potential financial impact, he expressed concern regarding the effect of the development on the existing lifestyle and character of the surrounding area.

Brian Young approached the podium, stated his address, and confirmed that he had been sworn in. Mr. Young spoke in opposition to the proposed development and spoke passionately about his desire to keep the character of the neighborhood. He asked the Planning Commission to "think about the residents, not the money."

Hearing no additional requests for resident comments, the Chair invited the applicant back to the podium to address resident questions and concerns raised during public comment. He categorized concerns as falling into three primary areas: environmental, traffic, character of the neighborhood.

Graham Parlin reapproached the podium. He reminded those in attendance that the City has stipulated that a Traffic Impact Study must be completed and reviewed and approved by the City prior to approval of the Final Development Plan. He stated that traffic counts and modeling had already been conducted; however, the applicant fully anticipates that off-site traffic improvements may be necessary. He explained that the scope of any such improvements would be dependent upon the results of the Traffic Impact Study.

Pirot asked whether the Traffic Impact Study would take into consideration traffic counts on roadways under unusual conditions, such as an accident on the highway.

Parlin explained that traffic studies consider multiple scenarios, including variations in traffic volumes and traffic patterns.

Parlin stated that soil samples would be collected during the site evaluation and planning phase, well before construction begins. He explained that soil sampling would include screening for potential contamination and stated that the applicant fully anticipates that some form of mitigation may be necessary to ensure that “we are not creating danger to the residents in this neighborhood.” He stated that a third-party environmental consultant would be utilized as part of the multi-phase process.

Hopper asked when soil sampling and any necessary mitigation measures would occur.

Parlin responded that these steps would be completed prior to final approval.

Hopper asked whether there was a possibility that soil testing could reveal conditions that would render the proposed project no longer feasible.

Parlin responded that there is always the possibility that an unexpected condition could be discovered that “could kill the deal.”

Pirot asked whether a plan had been developed for water drainage.

Parlin responded that both the City and the Environmental Protection Agency (EPA) require drainage studies to evaluate how surface water and groundwater move across the property. He explained that the studies would be used to design effective flood control, stormwater management, and infrastructure protection measures.

Parlin reminded the Commission that the application includes provisions for a new water main, as well as stormwater and sanitary sewer service improvements for designated residents along Gorsuch Road and Anthony Lane. He stated that these improvements would provide a much-needed solution for the neighborhood.

Parlin confirmed that government housing was not proposed and invited Alex Burdsall to the podium to provide additional information regarding the proposed apartments.

Alex Burdsall, Land Acquisition Manager for Acendion Collective, representing the applicant, approached the podium, stated his address, and confirmed that he had been sworn in. He confirmed that, as proposed, the rental units would consist of luxury apartments available at market rates and would not be government housing. He stated that the apartments were designed to complement the proposed upscale housing.

Pirot stated that the proposed development represented a significant development for the area. She asked how decisions regarding housing product designs were made and requested examples of similar developments.

Parlin stated that, although the proposed breadth of housing options would be unique for Franklin, it was “not completely revolutionary.”

Brian Johnson of Fischer Homes, representing the applicant, approached the podium, stated his address, and confirmed that he had been sworn in. He provided examples of similar developments, including Shaker Run in Lebanon, Ohio. He explained that housing product decisions are based on “educated estimates” regarding market demand and other factors.

Parlin reviewed the housing options that would provide maintenance-free living through a homeowner’s association (HOA) or rental arrangement.

Hopper asked whether the school district’s ability to accommodate an influx of students had been considered.

Parlin stated that the applicant had not met with representatives of the school district. He reminded the Commission that the proposed development is intended to attract a diverse and varied audience and not solely young families with school-age children.

Attorney Ben Yoder reminded the Commission that the impact of a proposed development on school capacity is not a factor that the Board may consider in making its decision. He stated that if a city uses “overcrowded schools” as a permanent reason to deny development, it risks facing lawsuits alleging that such decisions improperly restrict the housing supply.

Changing topics, Parlin confirmed that the developer prefers to preserve existing tree lines whenever possible, stating that preservation is less expensive and easier than replacing vegetation. He expressed a willingness to agree to preservation of the existing tree line and vegetation within the 65-foot buffer zone identified as Buffer Zone C as a condition of approval.
Parlin stated that development would be concentrated primarily on areas that consist of flat, previously farmed fields rather than wooded areas.

Pirot asked whether an estimated population increase resulting from the proposed development had been determined.

Parlin responded that no anticipated population change studies had been conducted.

Almanza asked for and received additional information regarding the proposed emergency access drive, including the use of a Knox Box to secure the drive.

Almanza asked whether there were current plans for development of the remaining DeHart Farm property.

Parlin explained that the non-designated area would either be conveyed to the homeowner’s association as open space or deeded to the City for potential use as a future fire station.

Westendorf asked the applicant to address the potential impact of the proposed development on the value of neighboring properties.
Brian Johnson responded that many development projects can have a positive impact on neighboring property values, result in improved infrastructure, and attract new retail, restaurants, and other services to an area.

Vice Mayor Hall asked for and received confirmation that the proposed development plan includes stormwater and sanitary sewer service improvements for residents along Gorsuch Road and Anthony Lane. He stated that these improvements could assist residents in obtaining needed

infrastructure improvements. He also reminded those in attendance that the property owner has the right to sell the property to whomever he chooses.

Hearing no additional discussion, public comment was closed at 8:02 PM.

Jason Hall expressed opposition to the applications, citing concerns regarding traffic safety, environmental impacts, and neighborhood character.

Hopper stated that he shared concerns regarding the safety of Beal Road and noted that the Traffic Impact Study would likely identify improvements that could address those concerns.

Ruppert acknowledged that, although the renderings may give the appearance of an overpopulated development, the proposed density is consistent with housing densities found in other neighborhoods.

Hopper noted that residential setbacks have become narrower and that the creation of park-like common areas and amenities in conjunction with smaller individual lots has become increasingly common in residential development.

Pirot stated that the Planning Commission is comprised of local residents who volunteer their time to make thoughtful and positive development decisions for the community. She explained that this was the third new housing plan the Commission had had an opportunity to review. Pirot emphasized the difficulty of these decisions and the Commission's sincere desire to make the best decisions possible for the community.

Pirot commended the developer for presenting a plan that is aligned with the City's Comprehensive Plan. She recognized that further consideration of environmental and traffic concerns could result in positive outcomes and noted that the costs associated with the required studies would be borne by the developer rather than taxpayers.

Hopper reminded Commission members that a recommendation for approval can only be granted if it is determined that all Development Plan General Standards for Approval are met. He called attention to, and read, Standard #3.

#3. Whether the proposed PUD is in conformity with the Comprehensive Plan or any adopted component thereof, and that the development would not be contrary to the general welfare and economic prosperity of the community;
The proposed PUD is generally consistent with the Reinvent Franklin 2040 Comprehensive Plan, which designates the non-annexed portions of the site as "Low Density Residential." This designation generally provides for 1–6 dwelling units per acre. Although portions of the development contain housing types and residential densities that are more intensive than would typically be associated with conventional low-density residential development, those uses are incorporated into a larger master-planned community in which higher-density housing is clustered and offset by lower-density residential areas, substantial open space, buffers, amenities, and natural features. The overall density of approximately 3.98 dwelling units per acre falls within the range identified for Low Density Residential development. The proposed development is therefore generally consistent with the overall intent of the Comprehensive Plan

Hearing no further comments or discussion, the Chair made a motion to recommend approval of PC 26-21 Preliminary Development Plan / DeHart Valley subject to the three previously listed considerations with the two additional conditions:

- Condition #4: The existing tree line and vegetation within the 65-foot buffer zone shall be preserved as a condition of approval. Vegetation may be removed only as necessary for approved improvements or when it is dead, diseased, or poses a hazard.

- Condition #5 Until the portion of the development designated for potential future City use is actually put to such use, it shall be maintained in perpetuity as landscaped open space.

Motion made by Hopper, Seconded by Rebholz.
Motion to approve the Preliminary Development Plan conditional upon the applicant's submittal of
Voting Yea: Rebholz, Ruppert, Pirot, Brian Hopper, Vice Mayor Todd Hall, Jason Hall, Almanza
Motion carried

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.

Hearing no further comments or discussion, the Chair called for a motion on PC 26-22 Rezoning / DeHart Valley.

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

8. DISCUSSION

Westendorf explained that the DeHart Farm PUD and Rezoning requests would be read into the record at the next City Council meeting, scheduled for 5:30 PM Monday, September 21, 2026. He clarified that no action would be taken on the applications at that meeting. Action would occur following the public hearing scheduled for the City Council meeting on October 5, 2026. Westendorf encouraged residents and interested members of the community to attend the October meeting.
Hopper expressed his appreciation for the community's input and attendance.

9. ADJOURNMENT

Motion made by Rebholz, Seconded by Almanza.
Voting Yea: Rebholz, Ruppert, Pirot, Hopper, Vice Mayor Hall, Jason Hall, Almanza

The meeting was adjourned at 8:47 PM.