

Franklin Township Comprehensive Plan

Citizens Advisory Committee
Meeting #2

February 27th, 2024

6:00 PM – 7:30 PM

Franklin Township Administration Building



AGENDA



- **Introductions**
- **Meeting #1 Recap**
 - Comprehensive Plan Basics
 - Role of the Citizens Advisory Committee (CAC)
- **Community Survey Results**
- **Information Session**
 - Stakeholder Findings
 - Warren County Engineer's Office
 - Warren County Building and Zoning Department
- **SWOT Analysis**
- **Next Steps**
- **Adjournment**

INTRODUCTIONS



CAC Members, Township & RPC Staff



MEETING #1 RECAP


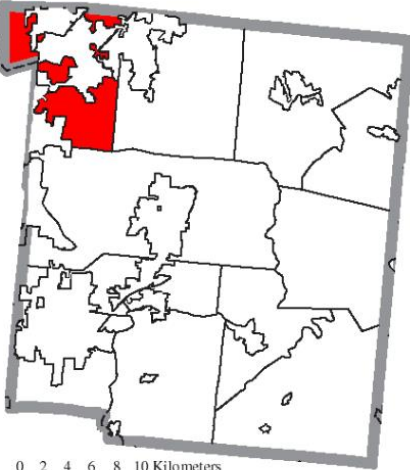
- Comprehensive Plan Basics
- Role of the Citizens Advisory Committee

In 10 years, I would like the Township to....
Please finish the statement.





Franklin Township Comprehensive Plan
Community Visioning Survey

Do you live or work in the Franklin Township?




Established the image / reputation of the Township?

0 2 4 6 8 10 Kilometers
0 2 4 6 8 10 Miles



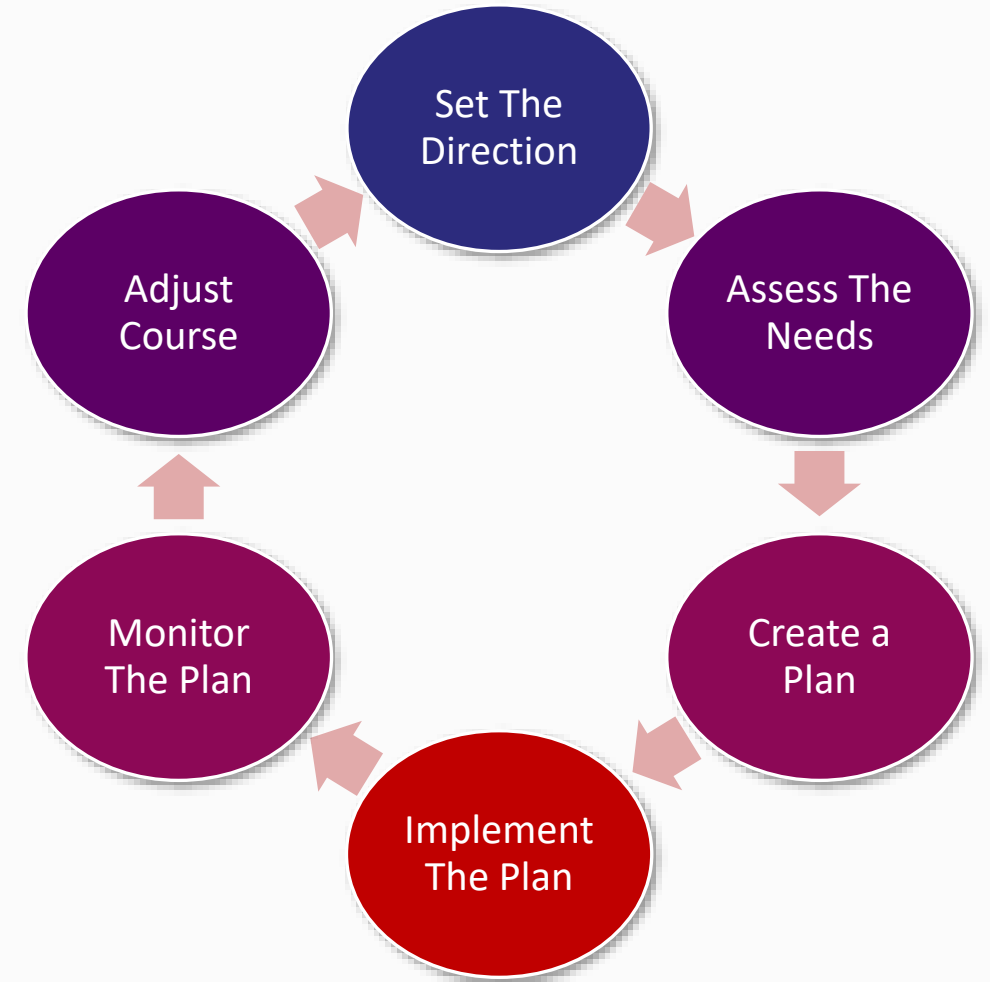
Comprehensive Plan

Citizens' Advisory Committee
Information Binder



COMPREHENSIVE PLAN BASICS

- **Determines community goals & aspirations**
- **Expresses public policies on:**
 1. Transportation,
 2. Revitalization,
 3. Utilities,
 4. Land use,
 5. Recreation,
 6. Infrastructure,
 7. Housing.
- **Typically encompass a broad range of topics & cover a long-term time horizon (20 years).**



ROLE OF THE CAC

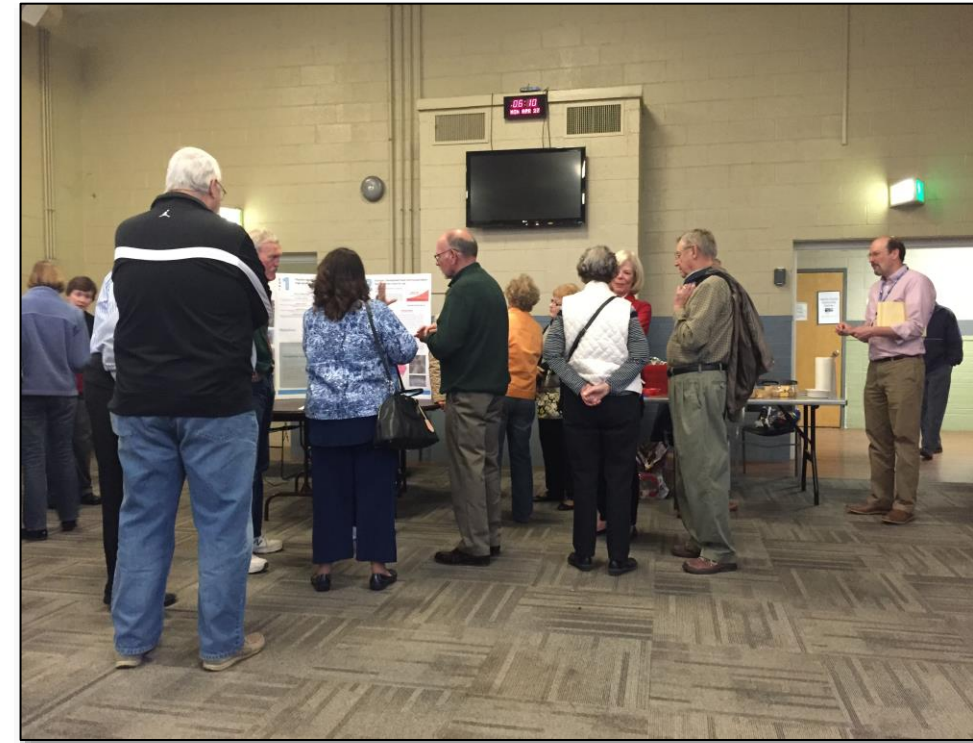
- **CAC MEETINGS:** Attend **six (6) meetings** through the entirety of the project (not to exceed 1 & 1/2 hours) that will occur every month. CAC members may be asked to review content and materials before the meeting.
- **ONLINE SURVEY:** With input from the CAC, a community survey will be posted on the Township and Project websites. Committee members should promote the survey and provide comment.



ROLE OF THE CAC

○ OPEN HOUSE: 2 open houses.

- CAC members should be available to facilitate conversation & answer questions. These open houses are meant for the public to engage with the Staff & the CAC and contribute to the development of the Plan.
- Members will be available at each display to explain the Plan.



COMMUNITY SURVEY RESULTS

159 Responses

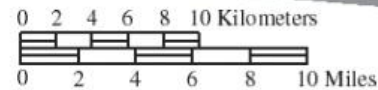
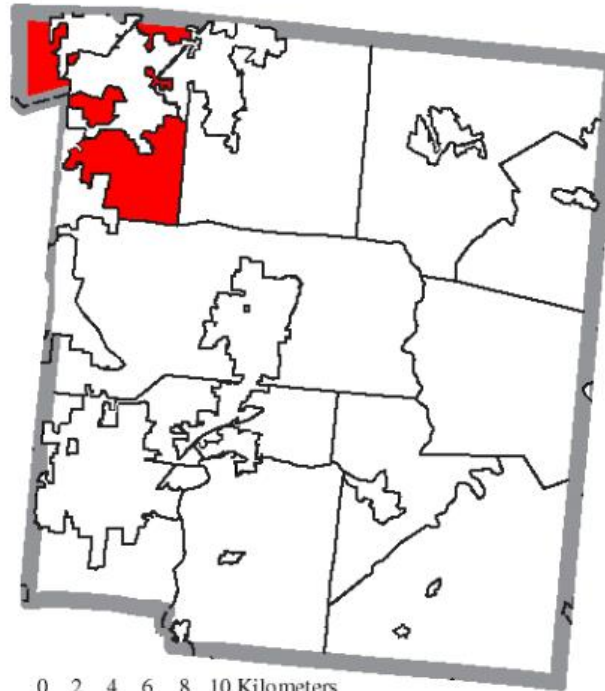
As of February 20th, 2024



Franklin Township Comprehensive Plan

Community Visioning Survey

Do you live or work in the Franklin Township?



In 10 years, I would like the Township to....
Please finish the statement.



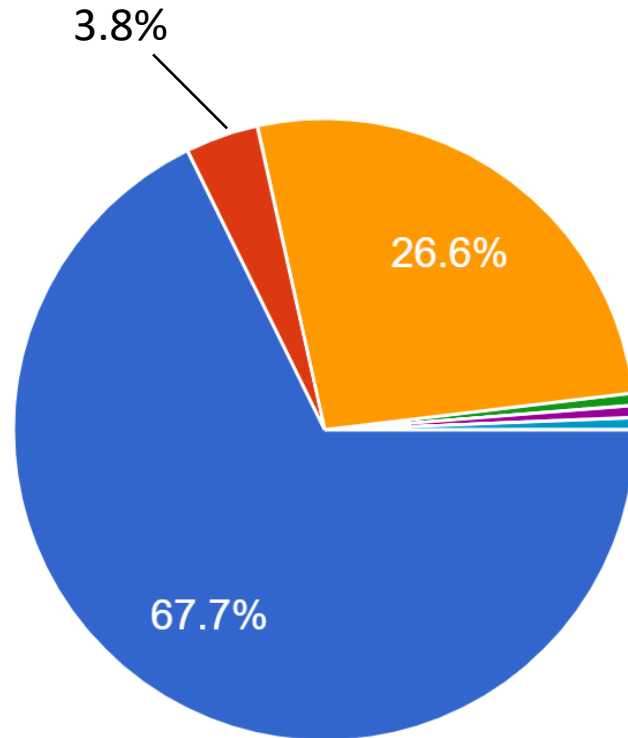
Image / reputation of the Township?



COMMUNITY SURVEY RESULTS

Do you live or work in the Franklin Township?

158 responses

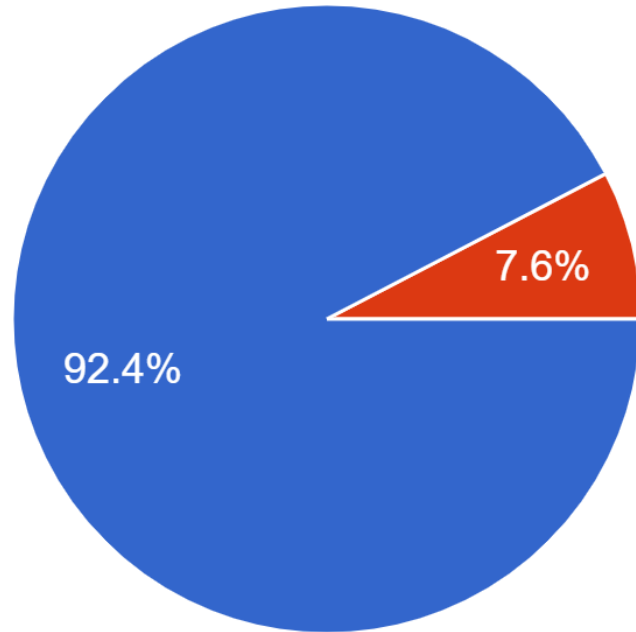


- Live
- Work
- Live and Work
- Nearby
- Other (1.8%)

COMMUNITY SURVEY RESULTS

Is Franklin Township an ideal place to raise a family?

157 responses



- Yes
- No

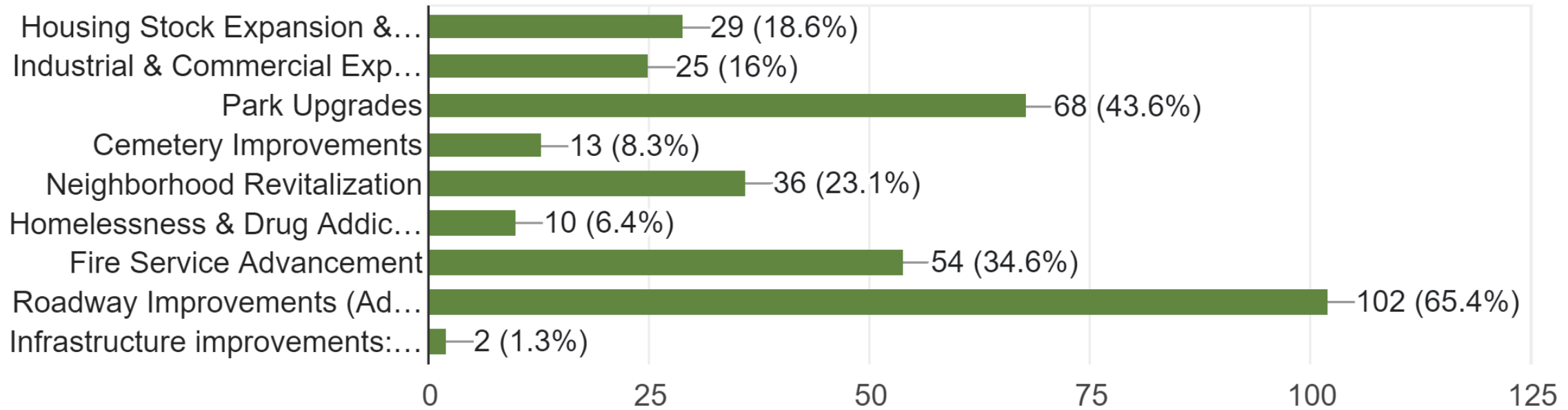


COMMUNITY SURVEY RESULTS



What two things should take priority in the Township?

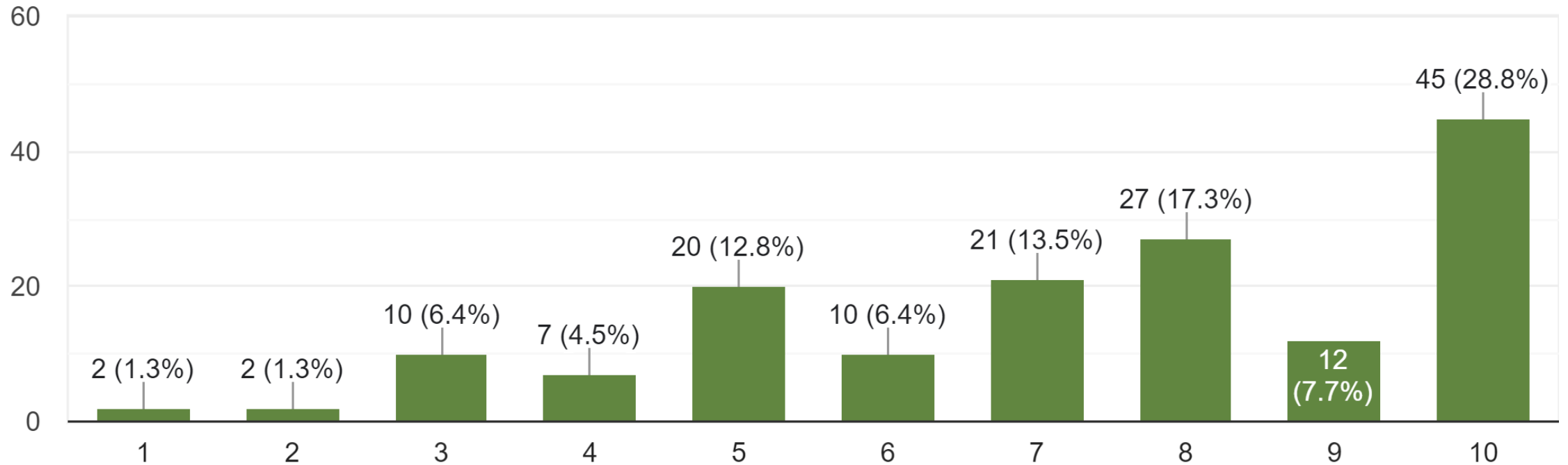
156 responses



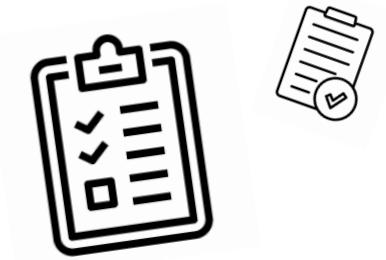
COMMUNITY SURVEY RESULTS

On a scale from 1 to 10, what is the level of importance to improve fire service in the Township?

156 responses

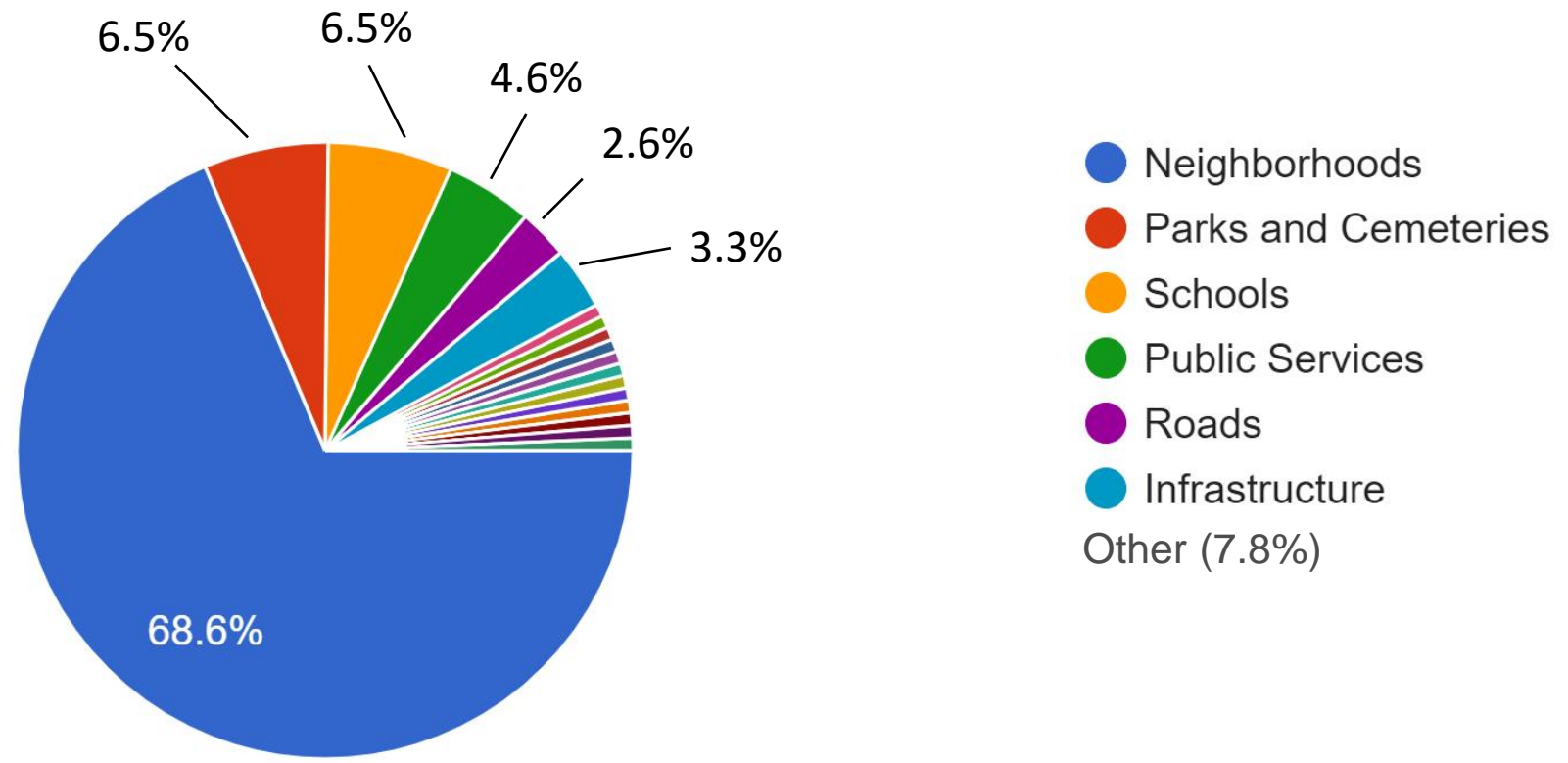


COMMUNITY SURVEY RESULTS



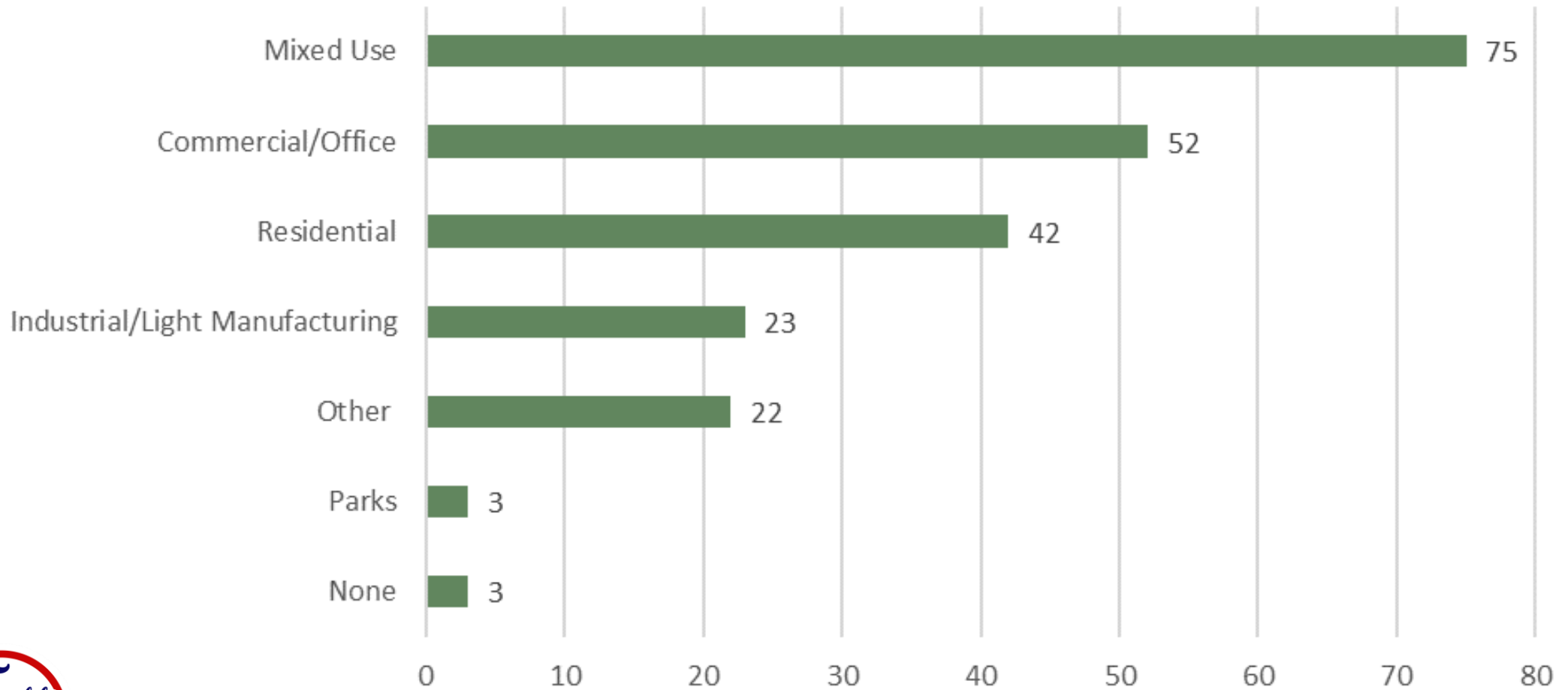
What primarily established the image / reputation of the Township?

153 responses



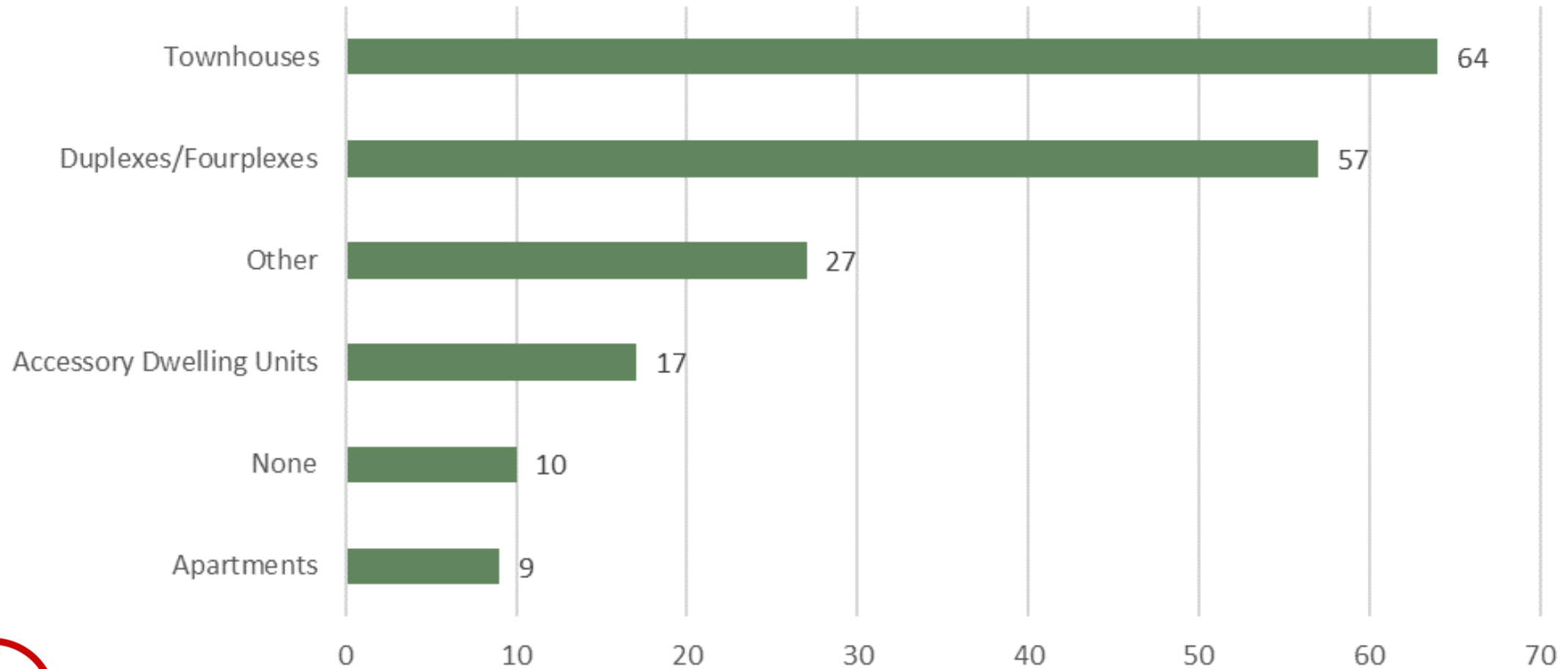
COMMUNITY SURVEY RESULTS

What type of development is needed? (150 responses)



COMMUNITY SURVEY RESULTS

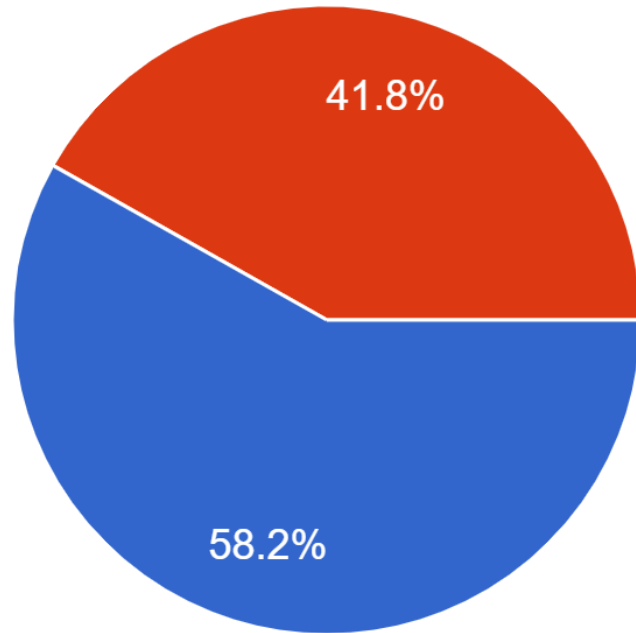
What multi-family residential development types do you most support? (151 responses)



COMMUNITY SURVEY RESULTS

Are the recreational opportunities in the Township sufficient for different age groups?

153 responses



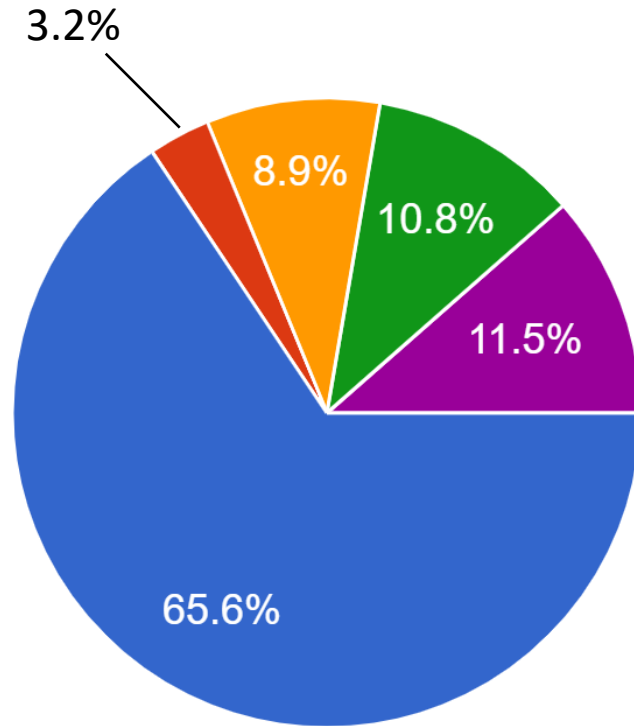
- Yes
- No



COMMUNITY SURVEY RESULTS

Which Township parks/cemeteries do you most frequently visit?

157 responses



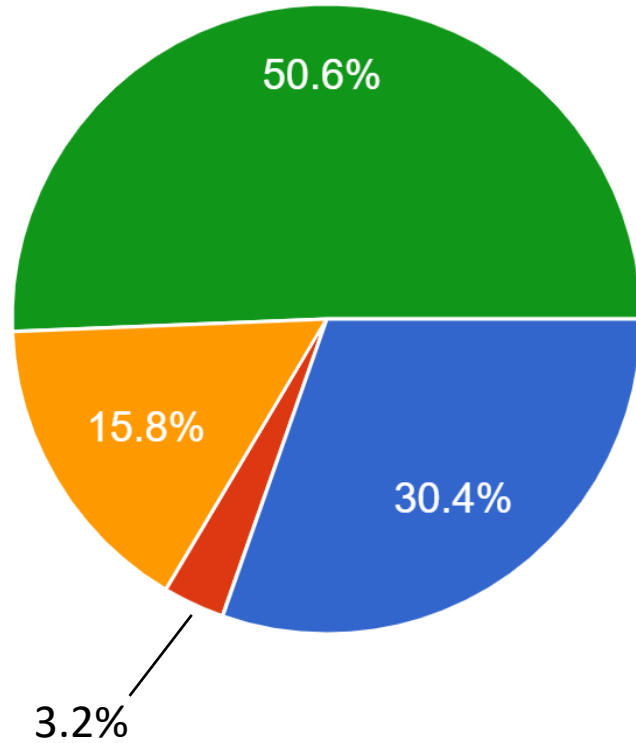
- Hunter Park
- Carmody Park
- Woodhill Cemetery
- Twin Creek MetroPark
- None



COMMUNITY SURVEY RESULTS

Are you familiar with the potential Shaker Road Property or Franklin-Trenton Road Property parks?

158 responses



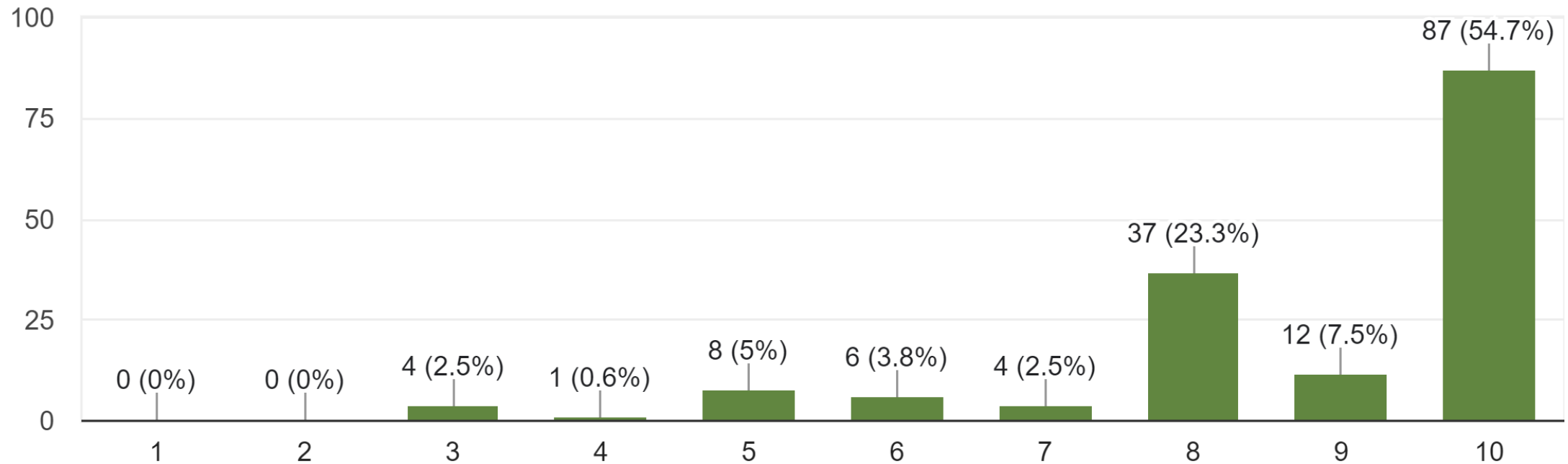
- I am familiar with the Shaker Road Property.
- I am familiar with the Franklin-Trenton Road Property.
- I am familiar with both properties.
- I am not familiar with either property.



COMMUNITY SURVEY RESULTS

On a scale from 1 to 10, how important is it that residents of the Townships are able to have access to public parks and cemeteries?

159 responses



STAKEHOLDER FINDINGS

- Address intersections and roadways:

- Robinson Vail / State Route 122
- Robinson Vail / State Route 123
- Franklin-Trenton Road Underpass
- Hendrickson Road / Union Road
- Manchester Road / Union Road



Robinson Vail / State Route 122



Franklin Trenton Road Underpass



Warren County Engineer's Office



Intersections and Roadways – Safety Concerns

Robinson Vail Road / State Route 122



ODOT Jurisdiction

Intersections and Roadways – Safety Concerns

Robinson Vail Road / State Route 123



AutoCare Center

State Route 123

Robinson Vail Road

State Route 123

123



Robinson Vail Road

ODOT Jurisdiction

Intersections and Roadways – Safety Concerns

Manchester Road / Union Road



Manchester Road

Union Road

Manchester Road

Union Road

Union Road

Image Landsat / Copernicus

Intersections and Roadways – Safety Concerns

Hendrickson Road / Union Road



Union Road

Hendrickson Road

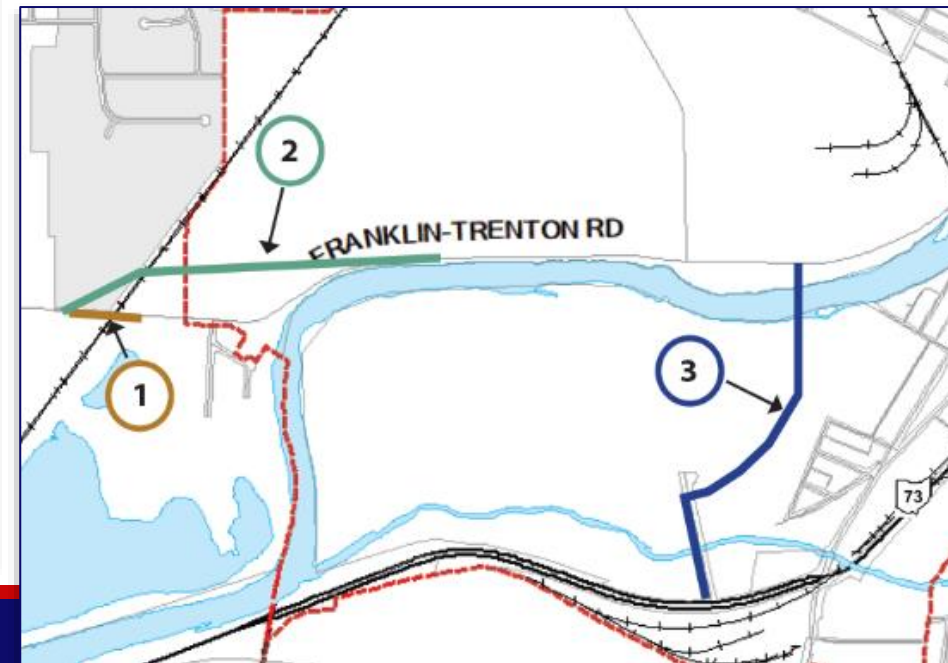
Union Road

Union Road

Located in Turtlecreek Township

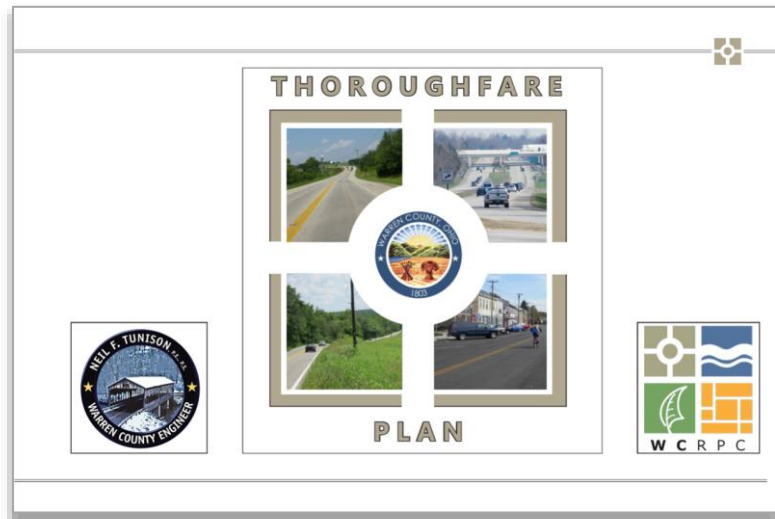
Franklin-Trenton Road – 2019 Study

Warren County Engineer's Office



1. Underpass reconstruction
2. Rail overpass reconstruction
3. Construct a bypass between State Route 73 and Franklin-Trenton Road near the Franklin Wastewater Treatment Facility crossing both Clear Creek and the Great Miami River with bridge.

WARREN COUNTY THOROUGHFARE PLAN



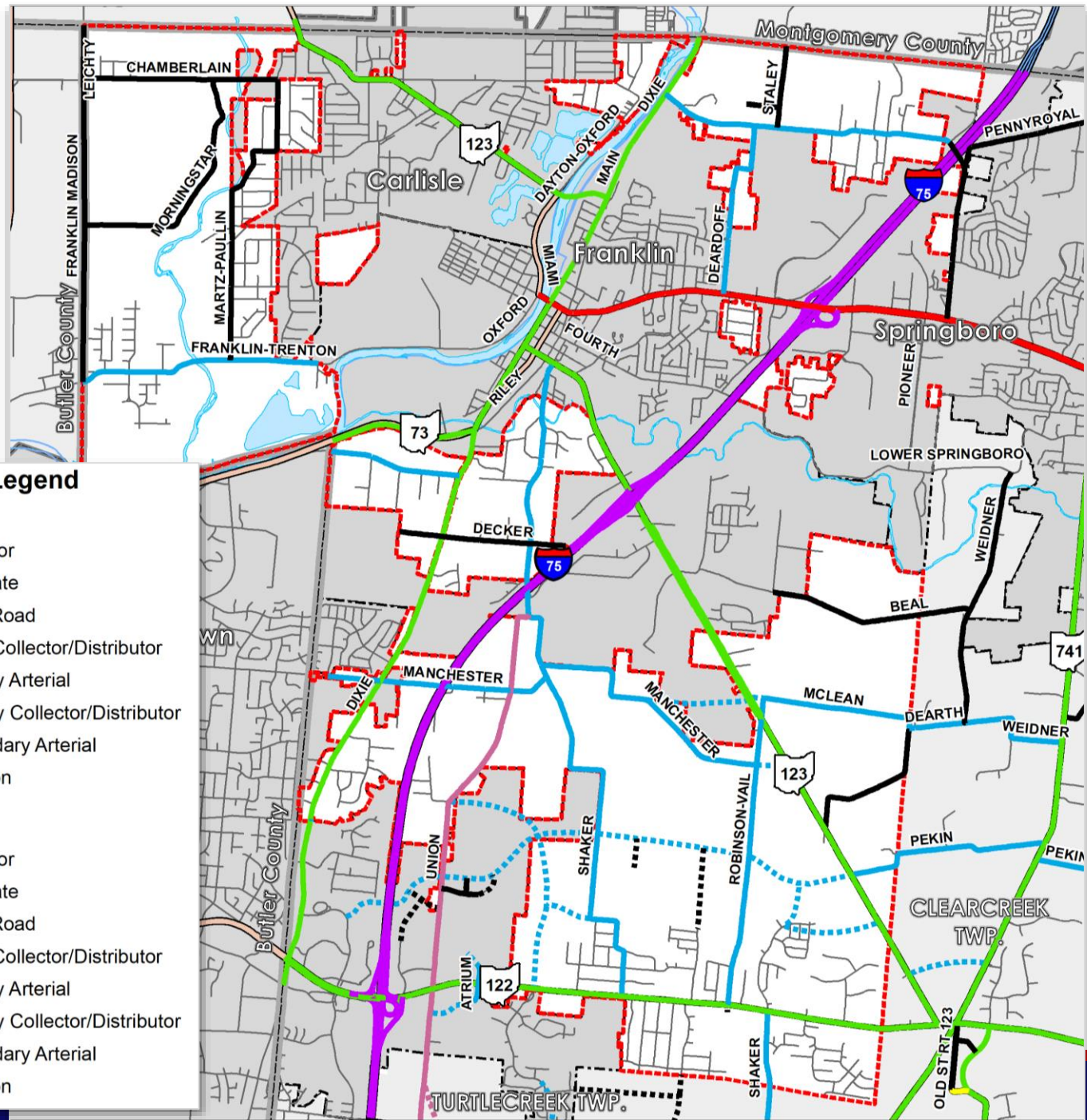
Legend

Existing

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

Proposed

- - - Collector
- - - Interstate
- - - Local Road
- - - Major Collector/Distributor
- - - Primary Arterial
- - - Primary Collector/Distributor
- - - Secondary Arterial
- - - Vacation







WARREN COUNTY ROAD CLASSIFICATION









Franklin-Trenton Road

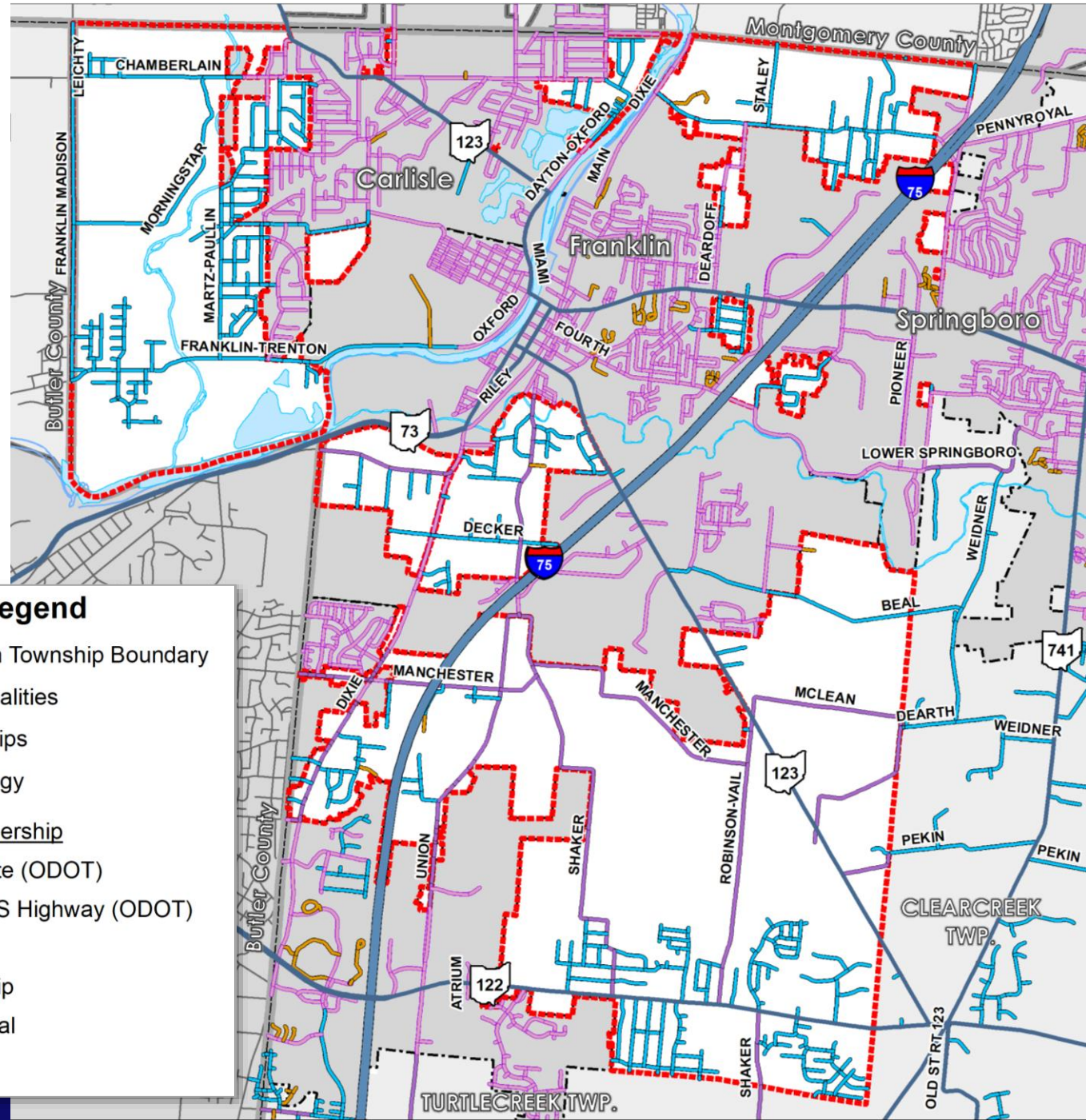
**Township maintains
approximately 55
miles of road.**

Legend

-  Franklin Township Boundary
-  Municipalities
-  Townships
-  Hydrology

Roadway Ownership

-  Interstate (ODOT)
-  State/US Highway (ODOT)
-  County
-  Township
-  Municipal
-  Private





**Warren County
Building and Zoning
Department**



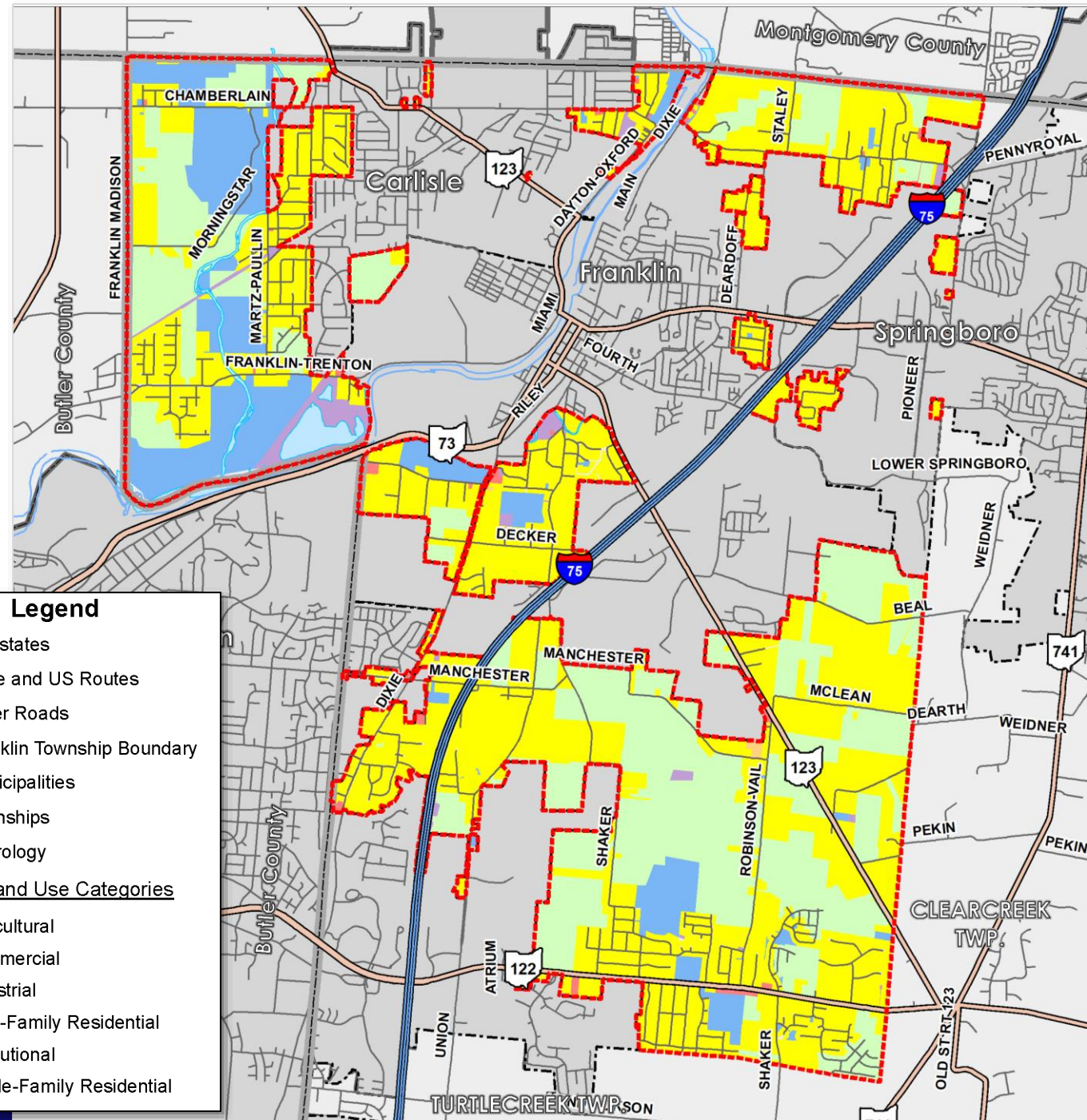
STAKEHOLDER FINDINGS

○ Housing:

- Great school district, and place to raise a family.
- New residential developments are only in Hunter area
 - Trails of Greycliff
 - Wilson Farms
- Would like to see greater diversity in housing, if done well with community support.
- There is not enough housing for families and first-time home buyers.
- Do not want to overpopulate the Township



EXISTING LAND USE



Legend

- Interstates
- State and US Routes
- Other Roads
- Franklin Township Boundary
- Municipalities
- Townships
- Hydrology





Existing Land Use Categories

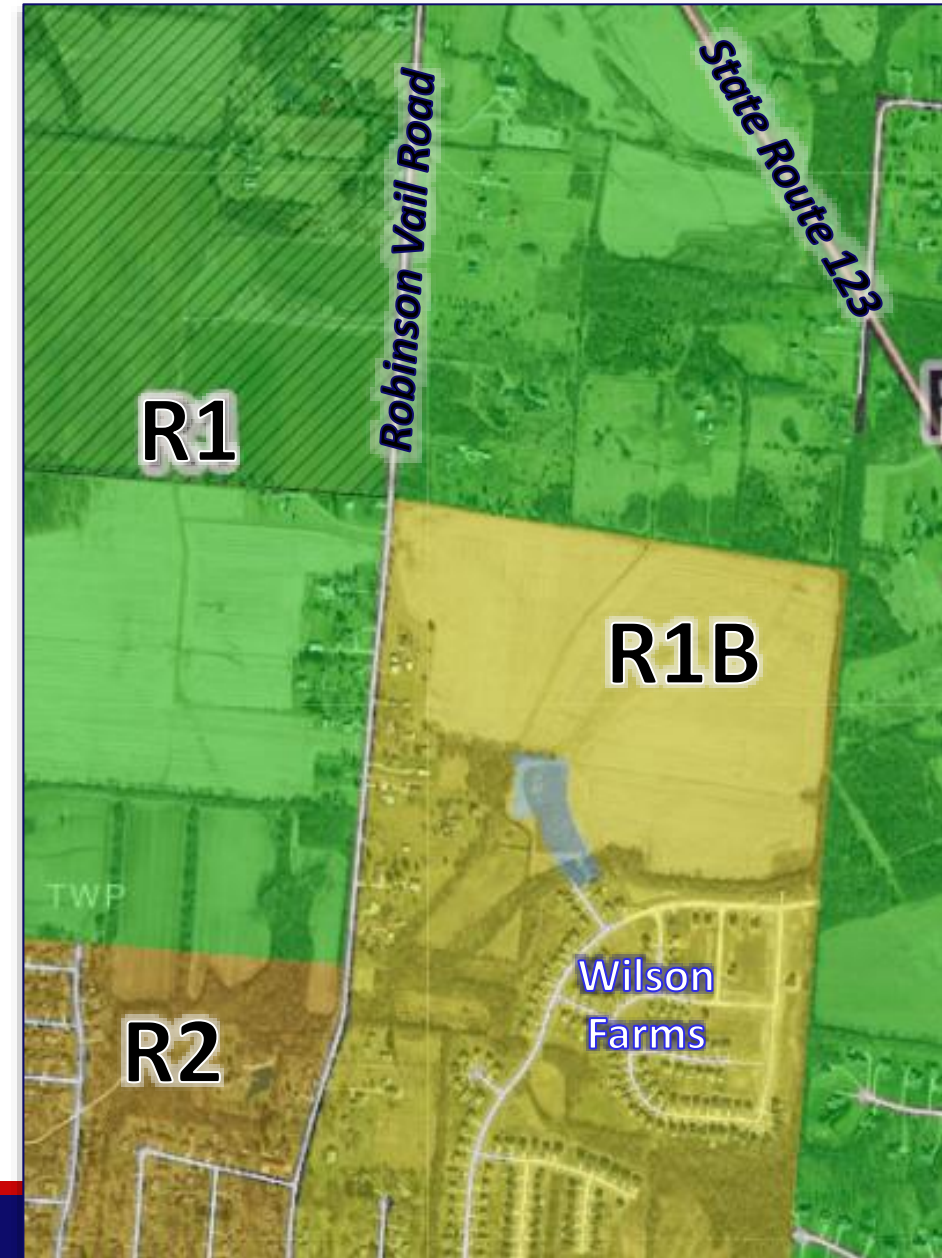
- Agricultural
- Commercial
- Industrial
- Multi-Family Residential
- Institutional
- Single-Family Residential



ZONING DISTRICTS





Residential Zones:

-  RU Rural Residential (5-acre density)
-  R1A Single Family Residential (3-acre density)
-  R1 Single Family Residential (2-acre density)
-  R1B Single-Family Residential (1-acre density)
-  R2 Two-Family Residential (1/3-acre density)
-  R3 Multi-Family Residential (1/4-acre density)



ZONING DISTRICTS

Commercial Business Zones:

-  B1 Neighborhood Commercial Businesses Zone
-  B2 Community Commercial Businesses Zone
-  B3 Regional Commercial Businesses Zone
-  B4 Office Research Businesses Zone
-  B5 Warehouse Depot Businesses Zone






ZONING DISTRICTS

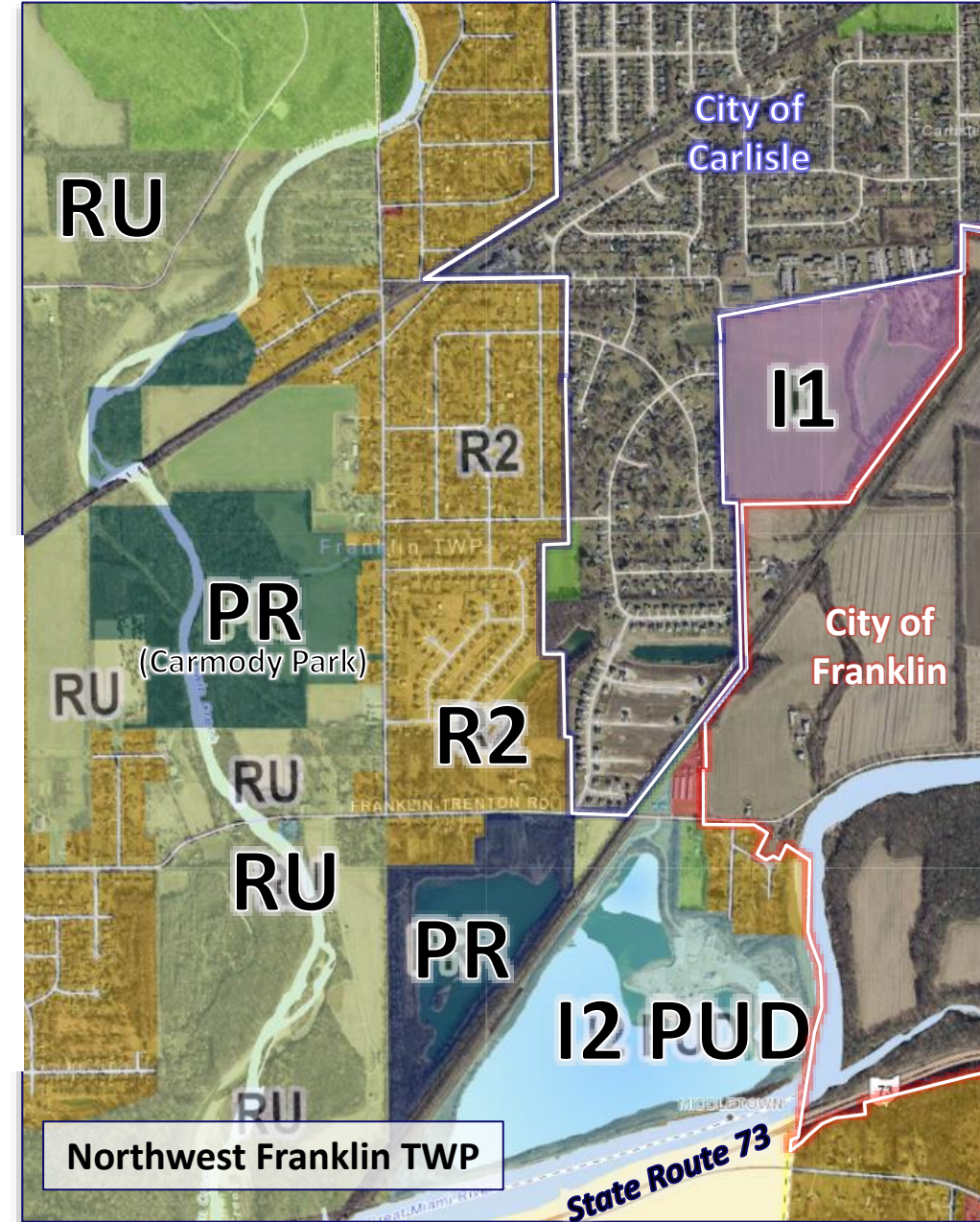
Industrial Manufacturing Zones:

-  I1 Light Industrial Manufacturing Zone
-  I2 General Industrial Manufacturing Zone

Other Use Specific Zones:

-  A1 Agricultural Zone
-  PR Public Recreation Zoning District
-  PUD Planned Unit Development



Warren County Building and Zoning Department




ZONING DISTRICTS

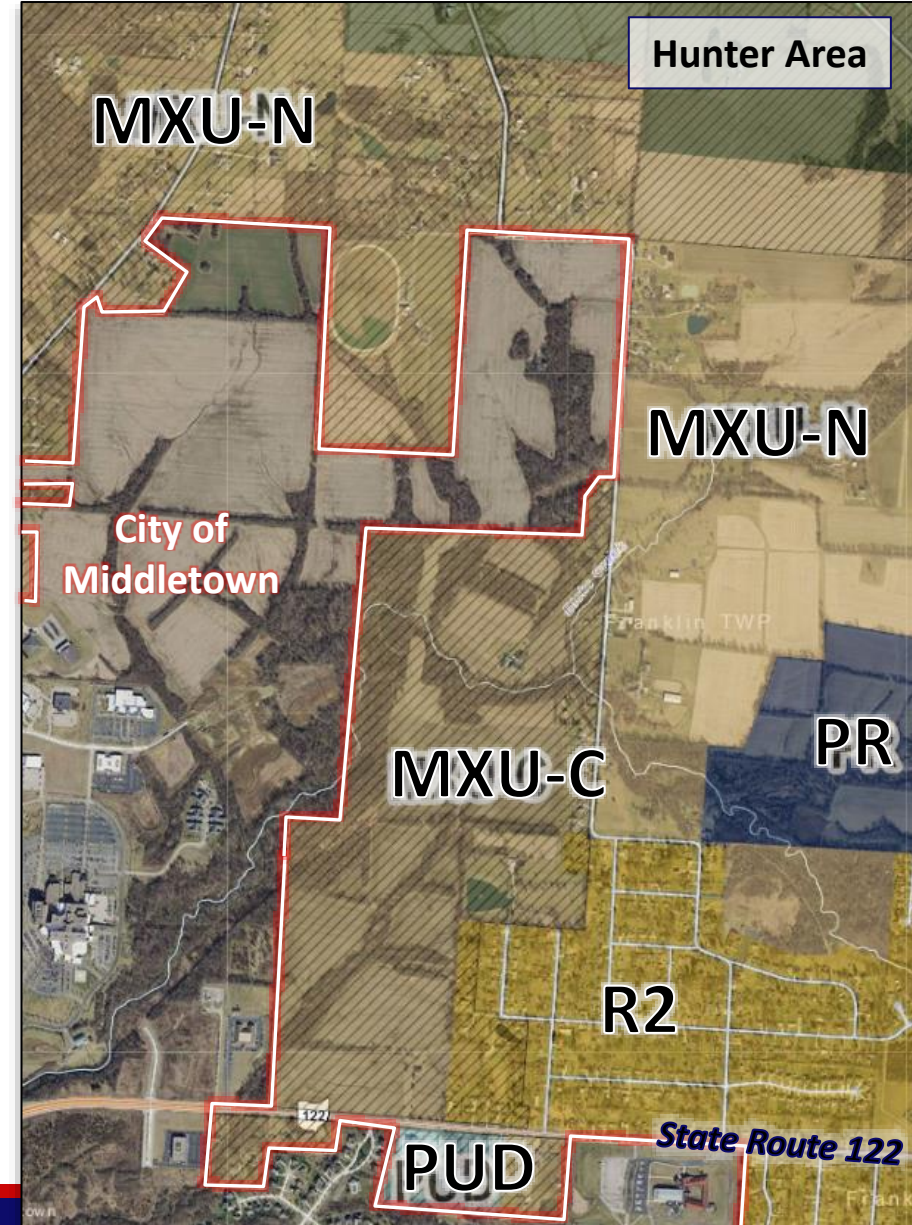
Warren County Building and Zoning Department

Mixed Use Districts:

-  MXU-N Mixed Use Neighborhood Zone
-  MXU-C Mixed Use Center Zone

Overlay Districts:

-  GP Ground Water Protection Overlay
-  IHO Interstate Highway Overlay District



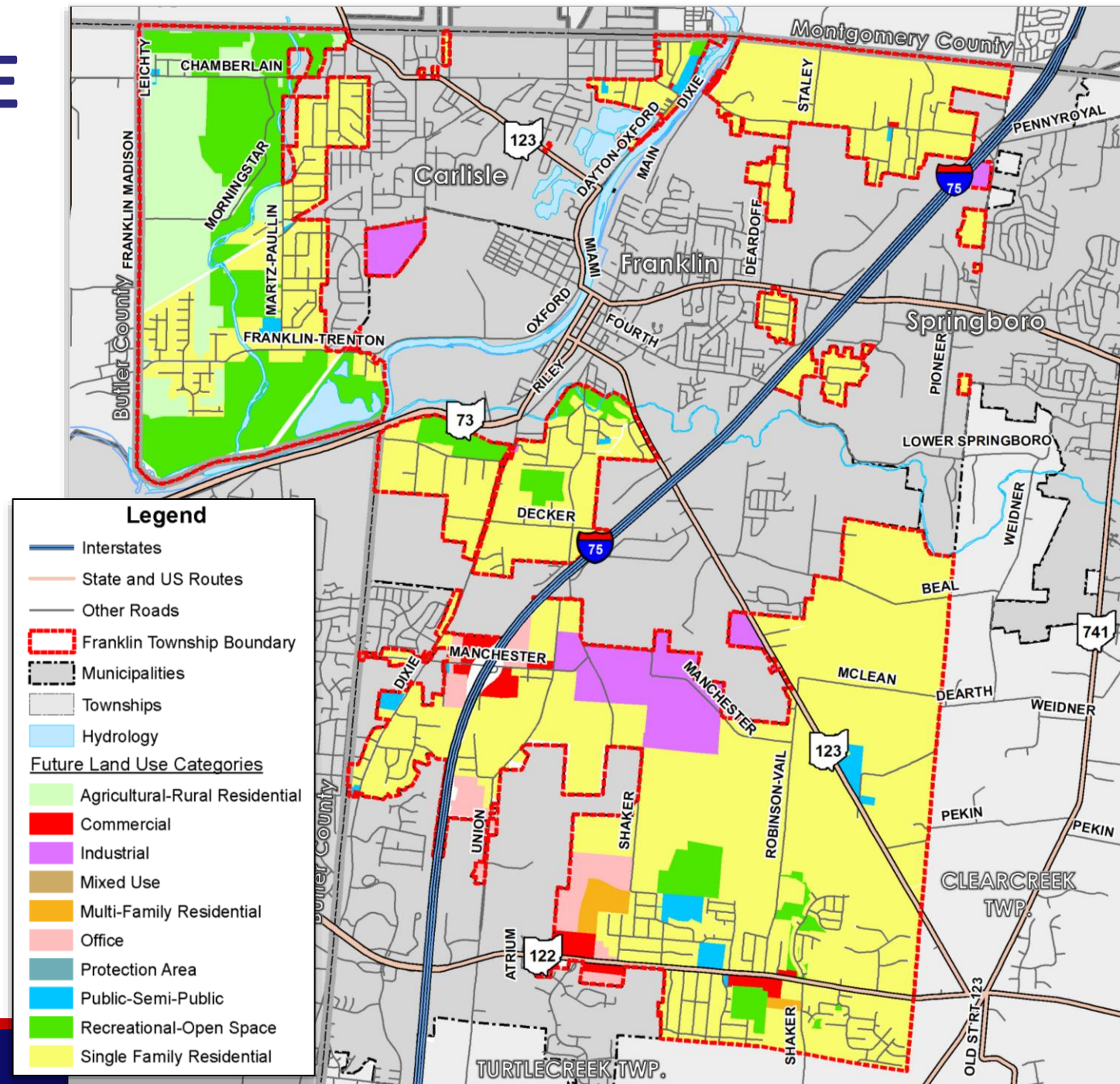
FUTURE LAND USE

What is a Future Land Use Map?

A future land use map (FLUM) graphically communicates the Township's vision and projects how the Township should develop over the course of the planning time frame (20 years).

This map doesn't necessarily reflect current uses, but rather the uses desired in the near future.

The future land use map is not a zoning map.



ZONING ENFORCEMENT

- SITE PLAN REVIEW
- CONDITIONAL USE
- VARIANCE
- REZONING
- PLANNED UNIT DEVELOPMENT
- VIOLATIONS AND PENALTIES
- ADMINISTRATIVE APPEAL

[1] **SITE PLAN REVIEW**

(1) BOCC or BZA Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

[2] **CONDITIONAL USE REVIEW**

(1) BZA Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

[3] **VARIANCE**

(1) BZA Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

[4] **REZONING**

(1) Regional Planning Commission (RPC) Public Meeting

(Recommendation with any Conditions)

(2) Rural Zoning Commission (RZC) Public Hearing

(Recommendation with any Conditions)

(3) BOCC Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

BOCC - Board of County Commissioners

BZA - Board of Zoning Appeals

ZONING APPLICATION EXAMPLES



Dollar General (Site Plan Review)



Middletown Cardiology Associates (Planned Unit Development)



Stone Valley Meadows (Conditional Use & Site Plan)



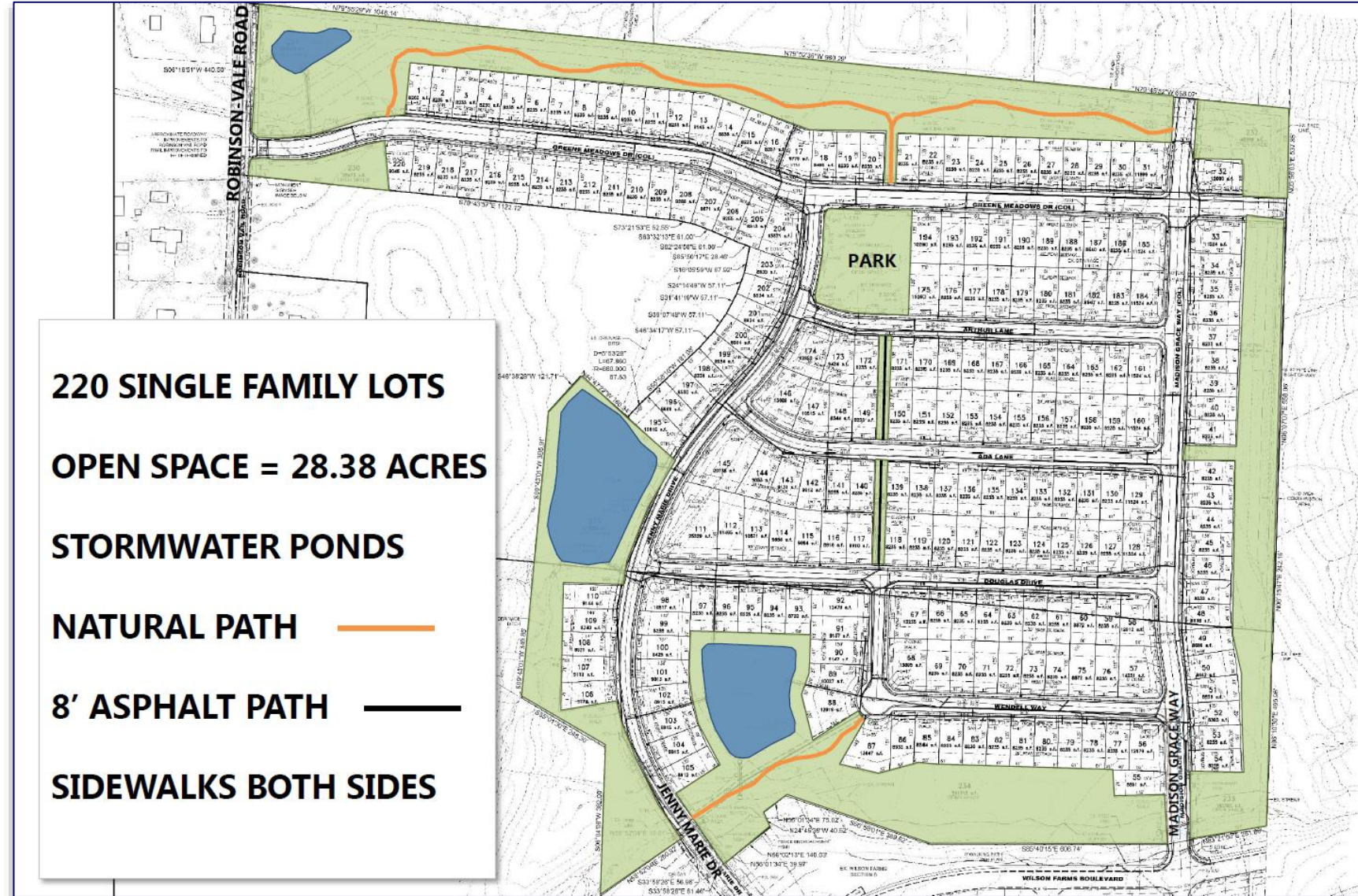
New Covenant Church / 12 Stones Coffee Shop (Conditional Use & Site Plan)

Approved November 14th, 2023

ZONING APPLICATION EXAMPLES



Elevation Examples



220 SINGLE FAMILY LOTS

OPEN SPACE = 28.38 ACRES

STORMWATER PONDS

NATURAL PATH ———

8' ASPHALT PATH ———

SIDEWALKS BOTH SIDES

Greene Meadows (R3 Planned Unit Development Stage 2)

Approved by BOCC on April 11th, 2023

BUILD OUT ANALYSIS

The Township's Current Population is 14,856

At full buildout, the estimated population is 31,911.

Between 2010 and 2020, the Township grew at 5.25%

At the current growth rate, zoning and no annexation, the Township will be built out in 2170.

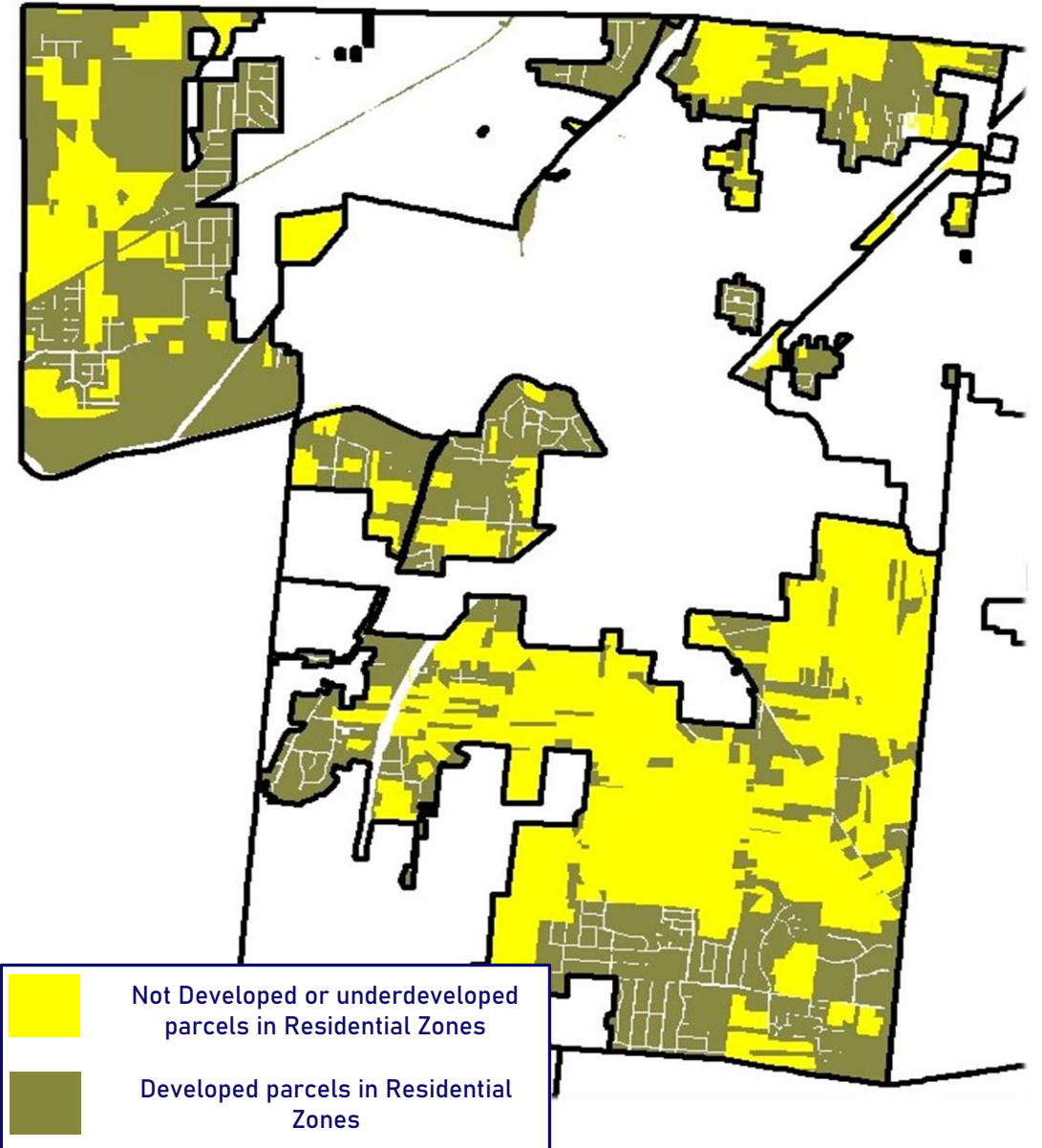
Current : 4,929 Housing Units

Scenario 1: Additional Housing Units without further sewer extensions and at current zoning:

3,438 Housing Units (Total: 6,366 Housing Units)

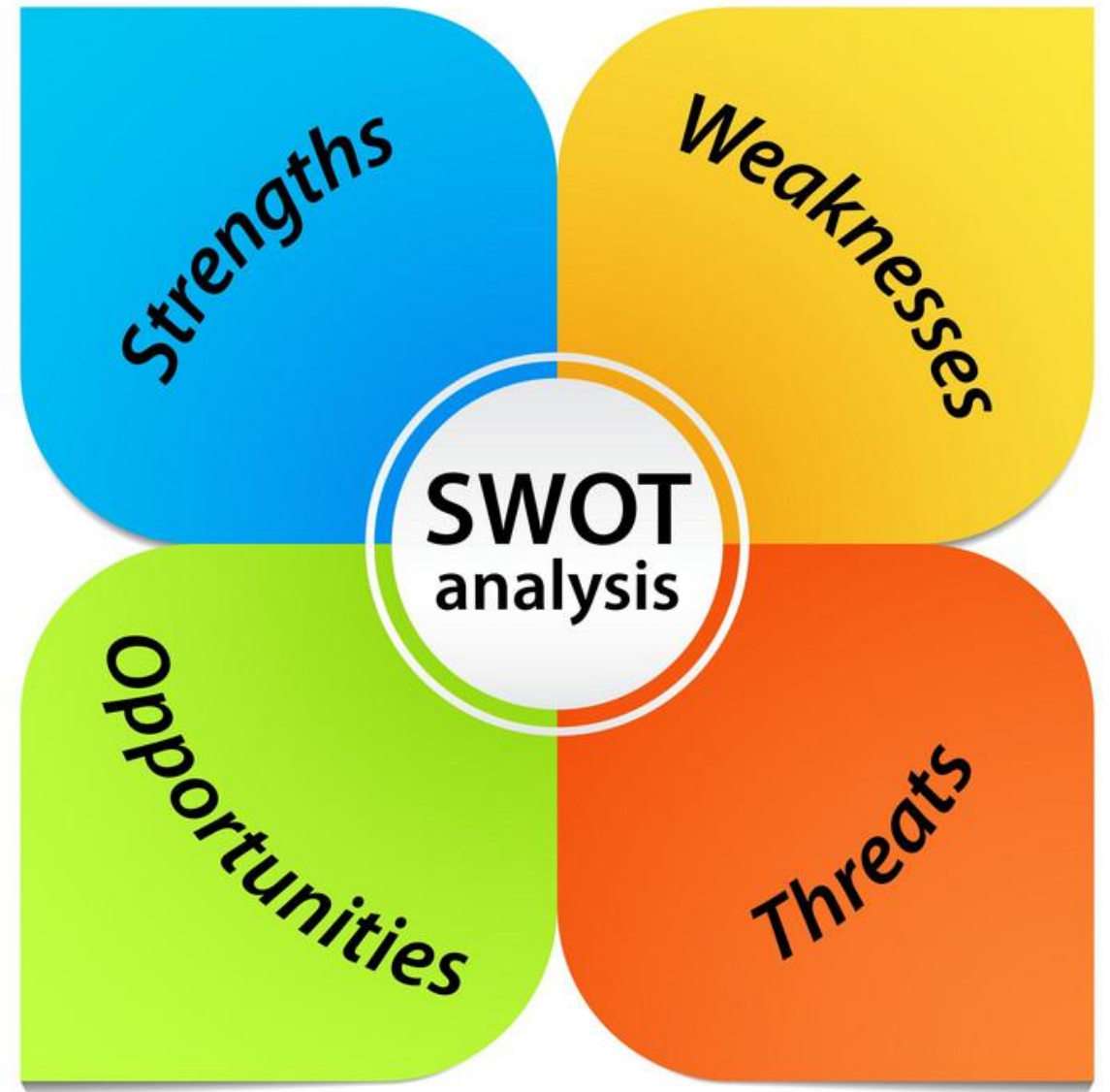
Scenario 2: Additional Housing Units with further sewer extensions to all of the Township and at current zoning:

6,822 Housing Units (Total: 11,751 Housing Units)



SWOT Analysis

- Strengths
- Weaknesses
- Opportunities
- Threats



SWOT Analysis

STRENGTHS

of the
Township
(internal)

WEAKNESSES

of the
Township
(internal)

OPPORTUNITIES

to the
Township
(external)

THREATS

to the
Township
(external)



SWOT Analysis

A SWOT ANALYSIS IS A STRATEGIC PLANNING TECHNIQUE WHICH IS USED TO IDENTIFY AND CATEGORIZE SIGNIFICANT **INTERNAL** FACTORS (**STRENGTHS** AND **WEAKNESSES**), AND **EXTERNAL** FACTORS (**OPPORTUNITIES** AND **THREATS**) FACED IN A PARTICULAR REGION OR TOWNSHIP.



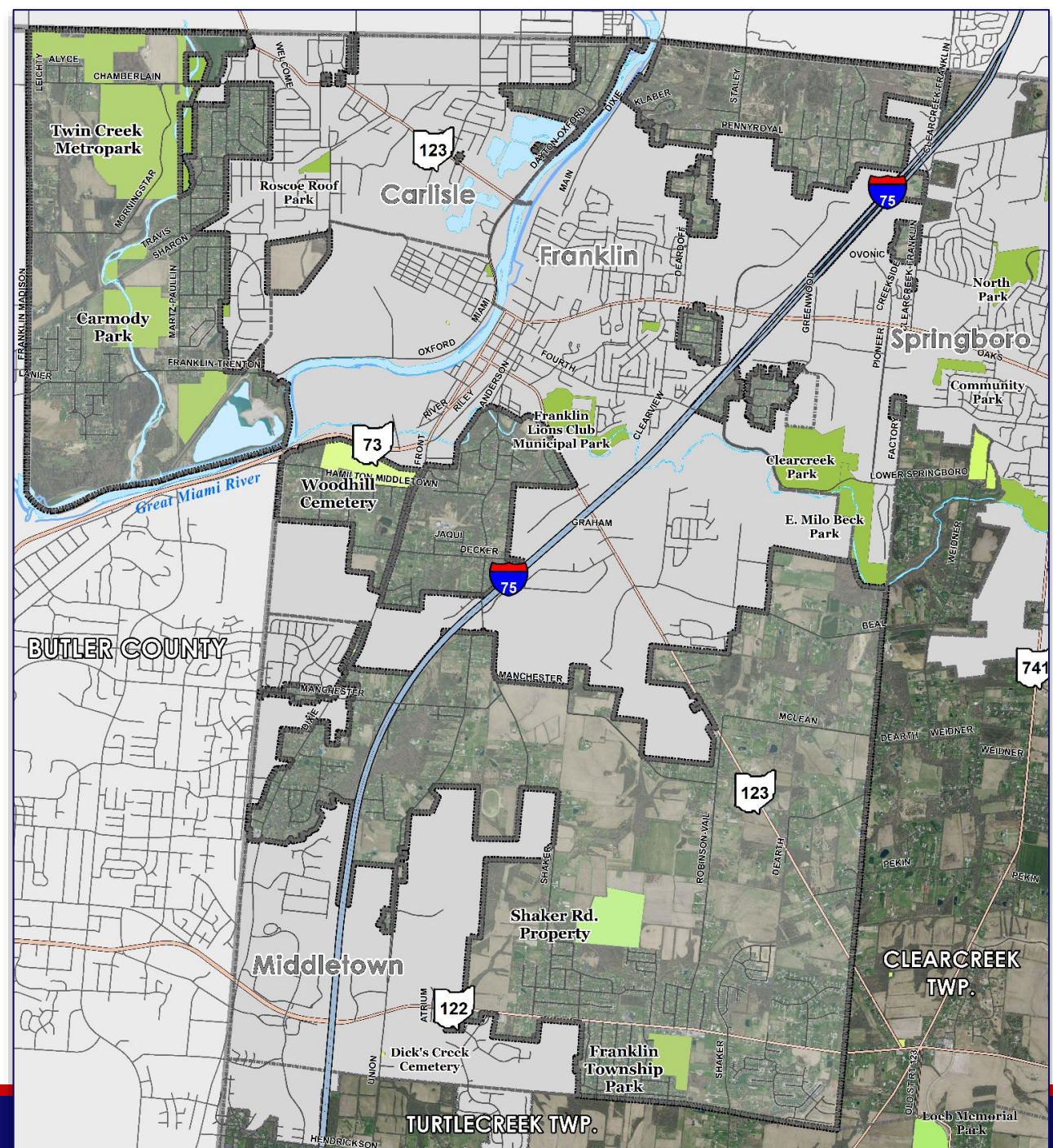
SWOT Analysis

Strengths

Weaknesses

Opportunities

Threats



STRENGTHS

- Location along Interstate 75 Corridor
- Parks (Hunter Park, Carmody Park, Twin Creek MetroPark)
- School Districts
- Red Lion/Hunter Area
- Location along State Route 122 / State Route 123 Corridors
- Woodhill Cemetery and Dick's Creek Cemetery
- Franklin Township Senior Services Transportation
- Affordable Housing
- Roads Department (Maintenance and Snow Removal)
- Strong Sense of Community



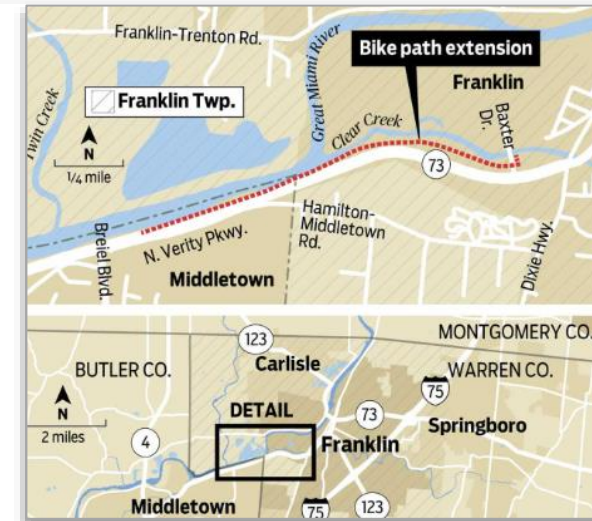
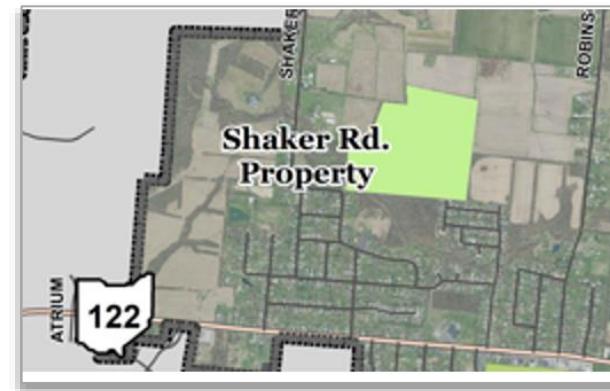
WEAKNESSES

- Vacant Properties
- Limited Commercial (Retail, Restaurants and Entertainment)
- Lack of Senior Housing
- Buildings Maintenance
- Limited Zoning Code Enforcement
- Limited Township Staffing
- Extensive Groundwater Protection Area



OPPORTUNITIES

- Township and County-Owned Properties
- Grants
- Shaker Road Property (Future Park)
- Franklin Trenton Road Property (Future Park)
- New Residential and Commercial Developments
- New Trail Connections
- More Township Events
- Joint Economic Development Districts (JEDDs)
- Improve Fire Service
- Safer Roads and Efficient Road Service
- Upgraded Cemeteries
- Conduct a Capital Improvement Plan



SWOT ANALYSIS



STRENGTHS

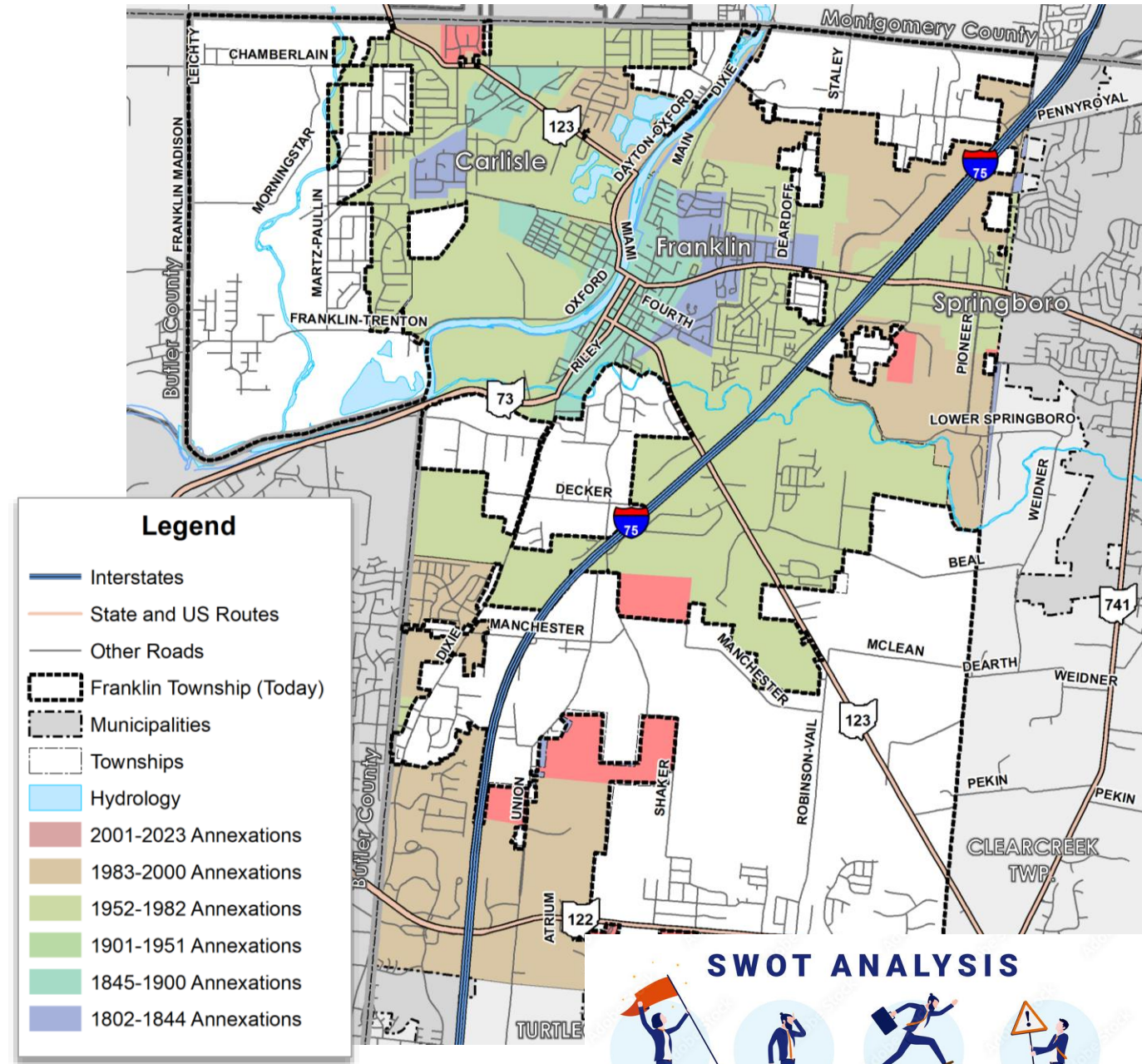
WEAKNESSES

OPPORTUNITIES

THREATS

THREATS

- Annexation
 - (From cities of Middletown, Franklin, Carlisle, and Springboro)
- National and Local Economy
- Lack of Grant Funding
- Incompatible Development in Adjacent Municipalities
- Limited Zoning Code Enforcement



VISIONING SURVEY

- 10 Questions
- ~5 Minutes to Complete
- Accessible on Website



Franklin Township Comprehensive Plan

Community Visioning Survey

Do you live or work in the Franklin Township?



- Live
- Work
- Live and Work
- Other...

Is Franklin Township an ideal place to raise a family?



Is Franklin Township an ideal place to raise a family?



- Yes
- No

What two things should take priority in the Township?

Please choose up to two answers.

Park Upgrades



Housing Stock Expansion & Upgrades



Industrial & Commercial Expansion



PUBLIC PARTICIPATION



FRANKLIN TOWNSHIP COMPREHENSIVE PLAN

Welcome Background Public Participation The Plan Contact

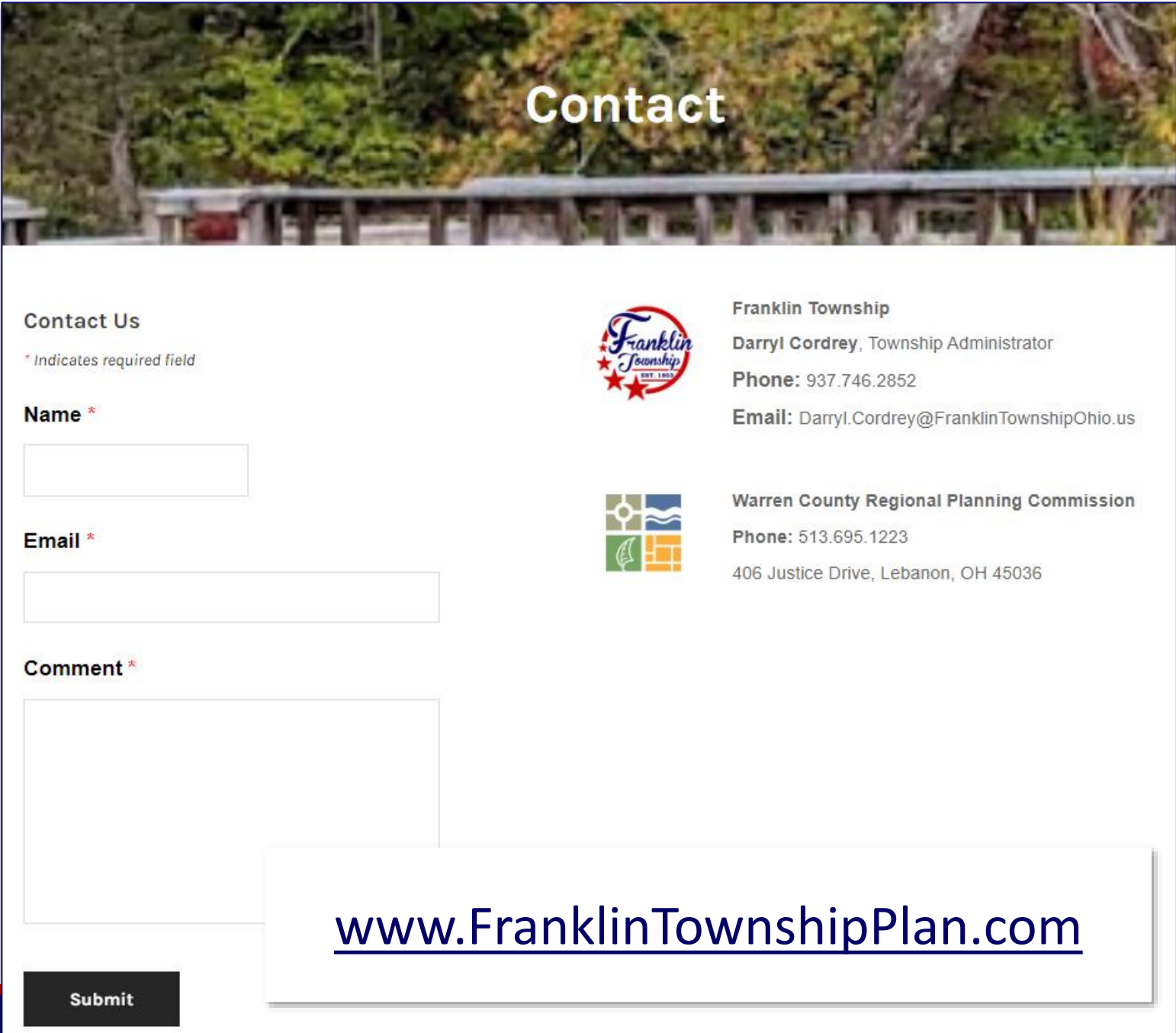


www.FranklinTownshipPlan.com

Regional Planning Commission began a comprehensive planning effort for Franklin Township, by public meetings and require ample public input over the next year. Check this website and newly added draft documents.

PUBLIC PARTICIPATION

- Welcome
- Background
- Public Participation
- Learn More
- **Contact**



Contact


Contact Us
** Indicates required field*


Name *

Email *

Comment *

Submit

**Franklin Township**
Darryl Cordrey, Township Administrator
Phone: 937.746.2852
Email: Darryl.Cordrey@FranklinTownshipOhio.us

**Warren County Regional Planning Commission**
Phone: 513.695.1223
406 Justice Drive, Lebanon, OH 45036

www.FranklinTownshipPlan.com

NEXT STEPS

- Information Session
 - Warren County Parks Department
 - Warren County Water & Sewer Department
- SWOT Analysis Updates
- Vision Exercise



ASSIGNMENTS



WRITE	A draft for the vision statement
VISIT	the website
COMPLETE	the survey
INVITE	ten (10) citizens to visit the website and complete the survey



FRANKLIN TOWNSHIP COMPREHENSIVE PLAN



January 2024
Kick-off of the Plan

March 2024
Public Scoping Meetings

Spring 2024
Visioning – CAC Exercises

Summer 2024
Draft Comprehensive Plan

Fall 2024
Public Workshop

Winter 2024
Final Draft

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

Phase 1

- Data Collection
- Conduct Stakeholder Interviews
- Existing Conditions Analysis
- Establish Steering Committee

Phase 2

- Online Surveys
- Project Website
- Community Advisory Committee Meetings
- SWOT Analysis
- Draft Vision Goals & Objectives

Phase 3

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

THANK YOU!

Next Meeting: March ?? , 2024

Franklin Township

Administration Building

6:00PM - 7:30PM

Contact: Cameron Goschinski, Planner II

Cameron.Goschinski@co.warren.oh.us

Contact: Hadil Lababidi, Planner II

Hadil.Lababidi@co.warren.oh.us

Plan Website:

<https://www.FranklinTownshipPlan.com>

