

Franklin Township Trustees
Tuesday, November 23, 2021
Special Meeting Minutes

At 6:30pm, following a special hearing, Chairwoman Ann Hanna called the special meeting to order. The purpose of the meeting is to discuss proposed amendments to the zoning resolution and the hear a presentation regarding a change in zoning on a township parcel.

PUBLIC COMMENT

1. Rob Benjamin and Dan Barcikoski – representing Heritage Development – addressed the board of trustees regarding the rezoning of a 42-acre parcel located along Powdermill Road and State Route 59 (formerly part of the Kent State University Golf Course). Currently zoned a combined C-1/R-1 (allowing for both commercial and single-family housing), they are requesting an amendment to C-1/R-2. As such, the change would permit multiple resident dwelling, though the development they propose is for single family dwellings. The intent behind the change would allow them the density they are planning (a maximum of 85 homes). The types of homes vary from ranch to two-story and range in size from 2000 to 2200 sq. ft. Approximately fifty percent of the parcel would be green space and their company hires landscape architects when a new development is approved. Mr. Keith Benjamin questioned why the change from R-1 for single family dwellings. He suggested they might consider leaving the current R-1 status and then seek lot variances, thus avoiding the possibility of duplexes being built once rezoned. After further questioning about plans regarding HOA's PUD's, PRD's and such Mr. Rob Benjamin of Heritage Development stated he would withdraw at this time his request for the change in zoning and reconsider his options of leaving it zoned as it is currently.
- Mekal Banyasz – 6556 Westshore and a zoning commission member stated the reasoning behind the commission's denial of their request as concerns about storm water runoff, smaller starter homes being considered, and felt that all homes would ask for variances for sheds and such. Ms. Hanna replied that any request for a variance would be an individual decision and predicting how many there would be would not be appropriate.

Ms. Hanna read into the record a communication received from resident Michael Geist of Powdermill Road relaying his objection to the proposed development. He cited decreasing Kent State University enrollment, referred to eight surrounding housing developments already in place, inquired if a study on the impact of such an increase in family dwellings would have on Kent City School enrollment and class size, among other concerns. He wrote that he supported the rezoning to r-1 but thinks the township's needs would be better met with a single-family development of larger homes and provided the example of River Bend in Kent and Lake Royale. She also read into record a letter supporting the rezoning request issued by Kent State University.

2. Resolution 2021-22 – a resolution amending the language of the township zoning resolution regarding a minimum spacing requirement between primary buildings and accessory buildings on a parcel.
- Mary Organ – 5876 Horning Road – spoke as the commission chairwoman that the reason for the request is to attain consistency.

Scott Swan replied that he has concerns about previous owners who were not given the same opportunities this change provides. All three trustees also questioned whether or not the change would pertain to the Germaine Reserve on Newcomer Road. Zoning inspector Joe Ciccozzi thought that it would but will further investigate. Resolution 2021-22 to approve stated amendment to the zoning resolution ---- motion to approve made by Ann Hanna; 2nd Keith Benjamin. All three trustees voted yes.

3. Resolution 2021-23 is a text amendment to the zoning resolution regarding landscaping and buffering. In the PUD section of the resolution this text amendment of the code would align with the desire of the Board of Zoning Appeal to clearly define buffering and landscaping at a higher level to reduce the impact of existing homes. Mr. Benjamin stated he is in favor of individual decision making for screening and the responsibility should be on the developer/owners. A motion to approve the above resolution was made by Ann Hanna; there was no second. The resolution did not pass.

At 7:21pm a motion was made to adjourn the special meeting by Keith Benjamin; 2nd Scott Swan. All three trustees voted yes.

Date _____ Fiscal Officer _____

Chairwoman _____