

Resolution

Number 25-0427

Adopted Date April 01, 2025

APPROVING TEXT AND ACCOMPANYING EXHIBITS OF THE 2025 FRANKLIN TOWNSHIP COMPREHENSIVE PLAN AS A SUPPLMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN

WHEREAS, this Board met this 1st day of April 2025, to consider an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2025 Franklin Township Comprehensive Plan; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment.

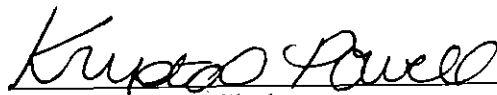
NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2025 Franklin Township Comprehensive Plan as attached hereto and made a part hereof.

Mrs. Jones moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

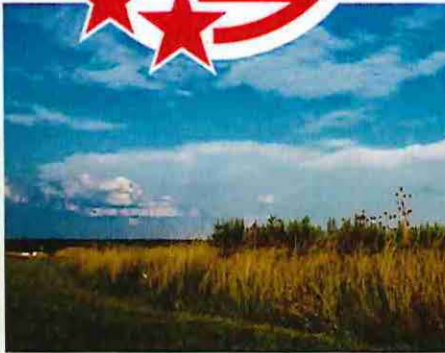
Mr. Grossmann – yea
Mr. Young – yea
Mrs. Jones – yea

Resolution adopted this 1st day of April 2025.

BOARD OF COUNTY COMMISSIONERS


Krystal Powell, Clerk

cc: RPC (file)
Public Hearing file
Franklin Township Trustees



Comprehensive Plan

Path to a Great Future

The Board of Township Trustees of Franklin Township, County of Warren, Ohio, met at its regular, 6:30 pm meeting on February 12, 2025, at Franklin Township, Warren County, Ohio, with the following Trustees present:

Rob Rose - Trustee, Board Chair
Matt Jennings - Trustee
Charlene Newman - Trustee

M. Rose introduced the following resolution and moved for its adoption:

FRANKLIN TOWNSHIP, WARREN COUNTY OHIO

**RESOLUTION 01-02122825: A RESOLUTION ADOPTING THE
2025 FRANKLIN TOWNSHIP COMPREHENSIVE PLAN**

WHEREAS, Franklin Township Trustees have a desire to have a Comprehensive Plan for Franklin Township

WHEREAS, in 2023 The Trustees approved the contract with the Warren County Planning Commission to develop the Comprehensive Plan; and

WHEREAS, throughout 2024, the Township held various meetings and two community open houses to ascertain public sentiment and provide an opportunity for public input on the development of the 2025 Comprehensive Plan; and

WHEREAS, the Board of Township Trustees has reviewed and agrees with the recommendation of Warren County Regional Planning Commission as to the need for the adoption of the 2025 Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED, that the Franklin Township Board of Township Trustees hereby adopts the 2025 Comprehensive Plan as the official Franklin Township Comprehensive Plan contemplated by O.R.C. 519.02.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon such soonest date as is permitted by law.

M. Jennings seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Rob Rose - Aye X Nay _____
Matt Jennings - Aye X Nay _____
Charlene Newman - Aye X Nay _____

Resolution adopted this 12th day of February 2025.

Date: 2/12/2025

Attest: [Signature]
Scott Frimberger, Fiscal Officer

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ACKNOWLEDGEMENTS

The Warren County Regional Planning Commission would like to thank the following individuals for their valuable assistance, input, and guidance in developing this Plan.

Franklin Township Trustees

Shane Centers | Matt Jennings | Rob Rose

Citizens Advisory Committee

| | | | | | |
|---|---------------------------|---|---|------------------------------|------------------------------------|
| Mary Warner Resident | Jerry Carter Resident | Vince Vaske Hunter IGA Express | Jason Heys Resident | Will Katris Resident | Michael Hannigan Township Staff |
| Scot Fromeyer Township Fiscal Officer | Richard Brown Resident | Brad McIntosh Former Carlisle Councilman | Tom Snively City of Middletown Fire Department | Brian Morris Resident | Darlene Hicks Resident |
| Charlene Newman Deardoff Senior Center | Garrett Baker Resident | Ronald Ruppert Franklin Municipal Court | Mark Riley Township Staff | Bree Lopez Township Staff | Steve Bishop Township Staff |
| | | Stephanie Hubbard Township Staff | Darryl Cordrey Township Administrator | | |

Participating Residents

| | | | | | |
|--------------------------------|---------------------------|------------------------|--------------------------|--------------------------|----------------------------|
| Elizabeth Buchanan Resident | Evita Pursley Resident | Chris Mehl Resident | Doug Mehl Resident | Roger Egbert Resident | Todd Henderson Resident |
| | Diana Glenn Resident | Dann Glenn Resident | Darrin Smith Resident | | |

Honorable Mentions

| | | | | |
|--|---|---|--|-------------------------------------|
| Ray Dratt Warren County Building and Zoning | Kurt Weber Warren County Engineer's Office | Chris Brausch Warren County Water and Sewer | Kathryn Gilbert Warren County Water and Sewer | Jesse Madden J.E.M.S. |
| Emilie Fisher Warren County Soil & Water Conservation District | Matt Latham Warren County Park District | Molly Conley Warren County Soil & Water Conservation District | Randal Fuson Resident | Eric Sauer Five River MetroParks |

Warren County Regional Planning Commission

Hadil Lababidi | Duncan McDonel | Cameron Goschinski | Ryan Cook | Kimberly Mehl | Stan Williams, AICP

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Chapter 1: Introduction

INTRODUCTION

What is a Comprehensive Plan?

The comprehensive plan serves as a cornerstone document that articulates a community's vision for future development while outlining strategies to realize that vision. The Plan impacts various facets of development, including transportation, housing, parks and recreation, infrastructure (such as water and sewer systems), natural resources, and overall quality of life. While every comprehensive plan is unique, in general, most address four topics: (1) existing conditions; (2) goals and objectives; (3) implementation strategies; and (4) the future land-use map. At the center of a comprehensive plan lies the future land use map, supplemented by detailed descriptions delineating how specific areas should evolve and develop. If the Township's growth and development is not guided, the results may be haphazard developments that have potentially long-lasting effects on residents' quality of life and the Township economy.

Historically, development decisions were primarily determined by planning and zoning administrations and elected officials. However, contemporary practices have evolved to grant residents, who are most profoundly impacted by the planning process, a more direct role in shaping the future of their Township. A successful comprehensive plan is "comprehensive" both because of the amount of effort and information that goes into the plan and because of the number of people who are involved in formulating the plan. A comprehensive plan is a team effort that involves the Township leaders, residents, and a wide range of stakeholders - including industries and businesses. Approaching planning comprehensively ensures a more cohesive and integrated community vision. This holistic perspective enables clear direction and goals to be established across multiple policy areas, facilitating the realization of satisfying end results that align with the Township's aspirations.

How is a Comprehensive Plan Used?

A comprehensive plan lays out a vision for the next 20 years and provides a roadmap for achieving it. It is a document that should be regularly consulted by elected officials, planners, developers, land development professionals, property owners, and other concerned citizens. The purposes of a comprehensive plan are as follows:

- **Communicating a Vision:** At its core, a comprehensive plan paints a broad picture of what the community should look like 20 to 30 years into the future. This vision serves as a foundational guide for all subsequent decision-making.
- **Establishing Goals, Objectives, and Strategies:** The plan defines overarching goals that embody key aspects of the vision. These goals are then broken down into specific objectives and strategies to achieve them.
- **Informing Private Actors:** Individuals in the development industry, including investors, are interested in a community's future plans. A comprehensive plan provides valuable insight into the community's trajectory, aiding investment decisions.
- **Guiding Local Decision-Makers:** As a reflection of the community's collective voice, the plan serves as a reference for leaders when making important decisions on capital improvements, grants, and other investments.
- **Guiding Zoning:** Zoning regulations govern land use. The future land use map within a comprehensive plan offers guidance for any future decisions regarding rezoning of specific areas.

BACKGROUND

As a Township on the fringe of two major metropolitan areas (Dayton and Cincinnati), Franklin Township could very well see significant changes in the future. For this reason, the need to plan becomes even more important. This is the first comprehensive plan for Franklin Township. The process of developing this document began in early 2024 and concluded in December 2024. A variety of methods were employed to acquire input from Franklin Township residents throughout the process, notably community workshop events, an online community survey, and stakeholder interviews. A Citizens Advisory Committee (CAC) defined a vision for the future and helped guide decisions toward goals, objectives, and strategies. The Franklin Township Comprehensive plan is the result of thoroughly studying and analyzing existing physical, economic, and social characteristics, and the plan includes projections about future conditions. The vision for Franklin Township considers existing conditions and circumstances, in particular annexation. The unincorporated area of the Township continues to be annexation. Since 1844 the unincorporated areas have been reducing to approximately half of its original land area.

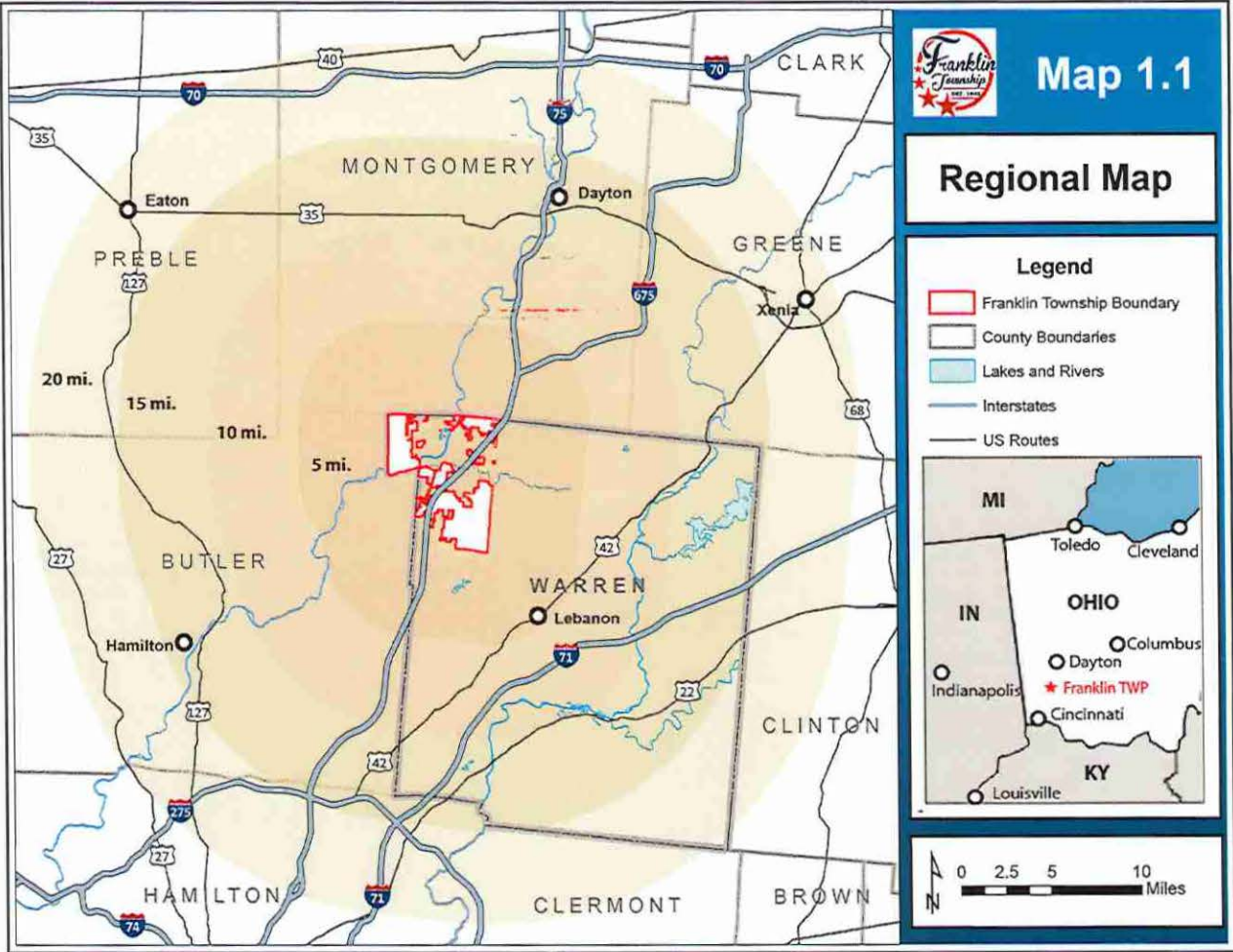
Organization of The Plan

The Franklin Township Comprehensive Plan is divided into four chapters listed below, and will be discussed further in this Chapter:

- **Chapter 1** – Introduction
- **Chapter 2** – Infrastructure
- **Chapter 3** – Land Use and Zoning
- **Chapter 4** – Implementation

LOCATION

Franklin Township is one of eleven townships in Warren County and is located in the northwest portion of the County. The Township is situated on the fringe of the Dayton and Cincinnati Metropolitan Areas and borders the cities of Franklin, Carlisle, Springboro, and Middletown, as well as Clearcreek, Turtlecreek, Madison, and Miami townships. The Township has direct access to Interstate 75, State Route 122, State Route 123, and State Route 73. The Township is approximately 5 miles from downtown Lebanon; 14 miles from downtown Dayton; 38 miles from downtown Cincinnati; and 84 miles from downtown Columbus.



PLANNING PROCESS

Background

This is the first Comprehensive Plan for Franklin Township. However, the Township has a history of prior land use plans, notably the Hunter-Red Lion Area Plan and the Gateway Plan - West Area Plan, both of which included recommendations specific to Franklin Township. The Hunter-Red Lion Area Plan specifically targeted the southern commercial corridor, identified along State Routes 122 and 123. Summaries of both plans are provided at the end of this Chapter, and frequent references can be found throughout the document.

In late 2023, Franklin Township Trustees began working with the Warren County Regional Planning Commission (WCRPC) to facilitate this planning process. This comprehensive plan represents the culmination of collaborative efforts between Township Trustees, residents, and WCRPC.



CAC Meeting #4, held on April 30th, 2024

Community Outreach

Public participation played a pivotal role in shaping this Comprehensive Plan, ensuring alignment between the vision and residents' preferences. A range of methods were utilized to gather input from Township residents during the public visioning process, including:

- **Citizens Advisory Committee (CAC):** A total of six (6) CAC meetings were conducted throughout the planning process. The CAC consisted of twenty members from a variety of backgrounds such as local property and business owners, elected officials, and nearby residents. The CAC was the driving force behind setting the future vision of the community, where CAC members worked closely with WCRPC staff to develop a desired vision and strategies for the Township.
- **Community Workshops:** A total of two (2) Community Workshops were open to all Franklin Township residents. These events entailed open discussion and hands-on mapping and vision exercises to identify key issues and potential solutions.
- **Stakeholder Interviews:** In November and December of 2023, WCRPC staff conducted eleven (11) stakeholder interviews to gain insight into residents' perceptions and identify weaknesses in Franklin Township. The information gathered from these interviews informed discussions with the Community Advisory Committee (CAC).
- **Online Community Survey:** An electronic survey was available on the Plan website to gather feedback on various topics, such as community identity, infrastructure, land use, and quality of life. A total of 266 responses were collected, and the results of the survey can be found in the Appendix.

Figure 1.1 | Project Timeline



BACKGROUND

The Plan and map will be used to implement the Township's core values and vision while also serving as a guide to the Warren County Rural Zoning Commission and Board of County Commissioners. More specifically, the Township's elected and appointed officials will use the Plan to evaluate future proposals or policy changes to ensure that consistent decisions are made. Landowners and developers will use it to determine appropriate development. The Plan will provide an outline for determining how the Township will meet its future demand for services and public facilities, manage growth, and ensure that residents have access to decent housing. The Plan also articulates a vision of the future and the steps to achieving that vision.



Train along Norfolk Southern Railroad

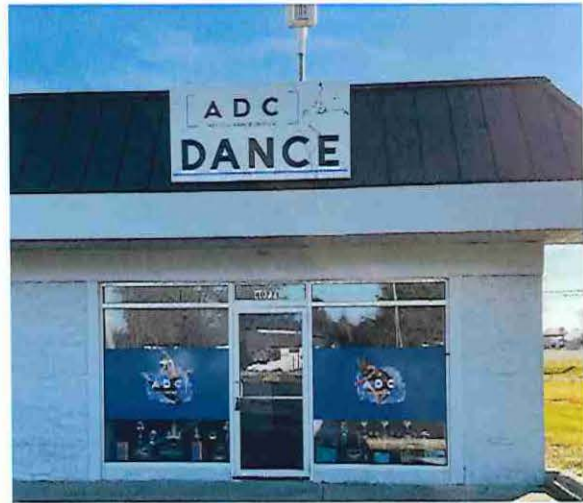
The various elements of the Plan are designed to accomplish this vision by articulating goals regarding the pattern, quality, and intensity of land uses, the provision of public facilities and services, economic development, availability of housing, preservation of natural resources, transportation and traffic circulation, and cultural resources. The Plan also establishes strategies and identifies implementation tools that enable the Township to achieve the vision set forth.



In Ohio, a comprehensive plan is the document upon which all zoning regulations depend (The Plan is implemented through zoning codes and subdivision regulations that focus on individual parcels of property). The Plan provides a basis for both long-term and short-term decisions by providing a broad perspective of future needs and opportunities and by clarifying priorities related to immediate needs. Township's elected and appointed officials will use the Plan

to evaluate future proposals or policy changes to ensure that consistent decisions are made. Landowners and developers will use it to determine appropriate development. Chapter 4-Implementation outlines strategies concerning how the Township could meet its future demand for services and public facilities, manage growth, and ensure that residents have access to an improved quality of life.

The various elements of the Plan are designed to accomplish this vision by articulating goals regarding the pattern, quality, and intensity of land uses, the provision of public facilities and services, economic development, availability of housing, preservation of natural resources, and transportation and traffic circulation. The Plan also establishes strategies and identifies implementation tools that enable the Township to achieve the vision set forth.



DEMOGRAPHICS

The following section represents selected population, housing, and economic characteristics of Franklin Township. Data was obtained from various sources but primarily consisted of information collected and compiled by the U.S. Census Bureau. This section highlights growth patterns and identifies existing characteristics that may contribute to the envisioned future. Trends that affect the future course of the Township's growth and economic development and also analyzed.

Growth History

According to the 2020 Census, Warren County grew from 212,693 people in 2010 to 242,337 persons in 2020, reflecting an increase of 13.9 percent. During this same time, Franklin Township grew to approximately 31,676 people, which reflects a 1.1% increase, growing from 31,312 people in 2010. This reflects the incorporated and unincorporated areas of Franklin Township.

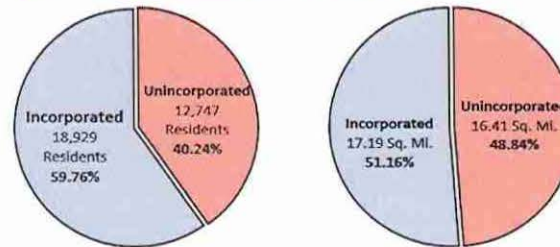
The Township has grown during the past five decades, but the incorporated areas (such as the City of Franklin) have experienced unpredictable decades of growth and decline resulting in a net decrease of approximately 300 people.



Population History and Projection

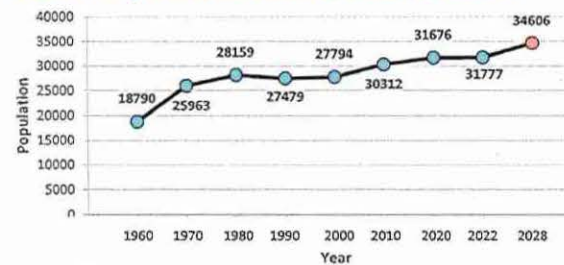
Since 1960, the population of Franklin Township has grown significantly. This growth is concurrent with a decrease in land area resulting from annexations by neighboring municipalities. This suggests that growth has primarily occurred in rural areas with sparse populations; otherwise, a more significant decline in population would be apparent.

Figure 1.2 | Population and Land Area Distribution



Estimates from the Environmental Systems Research Institute (ESRI) project that the Township will see an increase of nearly 3,000 residents by the year 2028. If this population growth continues along current trends, it may lead to further development of single- and multi-family developments.

Figure 1.3 | Recorded and Projected Population



Source: 2020 Census

Age

The median age of residents, at 42.8 years, in Franklin Township is higher than both the median age for Ohio and for Warren County. However, it is expected that if current trends continue, as Franklin Township develops, the median age will decrease, particularly as more young families with school-age children relocate to the Township. The 2020 Census indicates this trend, identifying Franklin Township's higher median age compared to the County and neighboring municipalities.

A comparison of the percentage of individuals under the age of 18 indicates that Franklin Township has a lower proportion than Warren County and Clearcreek Township. Conversely, the percentage of individuals over 65 in Franklin Township exceeds that of the county and adjacent townships. Despite having a larger population of residents over 65 years old, the workforce population (ages 18-64) in Franklin Township mirrors that of Warren County and Clearcreek Township. In summary, with a lower percentage of the population under 18 years old (24.4%) compared to those over 65 years old in the Township, there is an expectation that the workforce population will continue to grow.

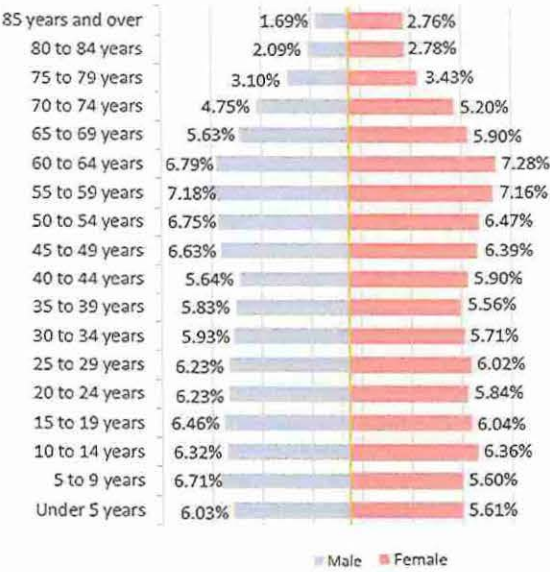
Table 1.1 | Population by Age Group

| Age Group | Franklin Township | Warren County | Clearcreek Township | Turtlecreek Township |
|----------------|-------------------|---------------|---------------------|----------------------|
| Median Age | 42.8 | 40 | 40.7 | 39.7 |
| Under 18 Years | 24.4% | 27.2% | 29.70% | 20.00% |
| 18 - 64 Years | 56.8% | 57.4% | 55.10% | 62.80% |
| Over 65 Years | 18.8% | 15.4% | 15.20% | 17.20% |

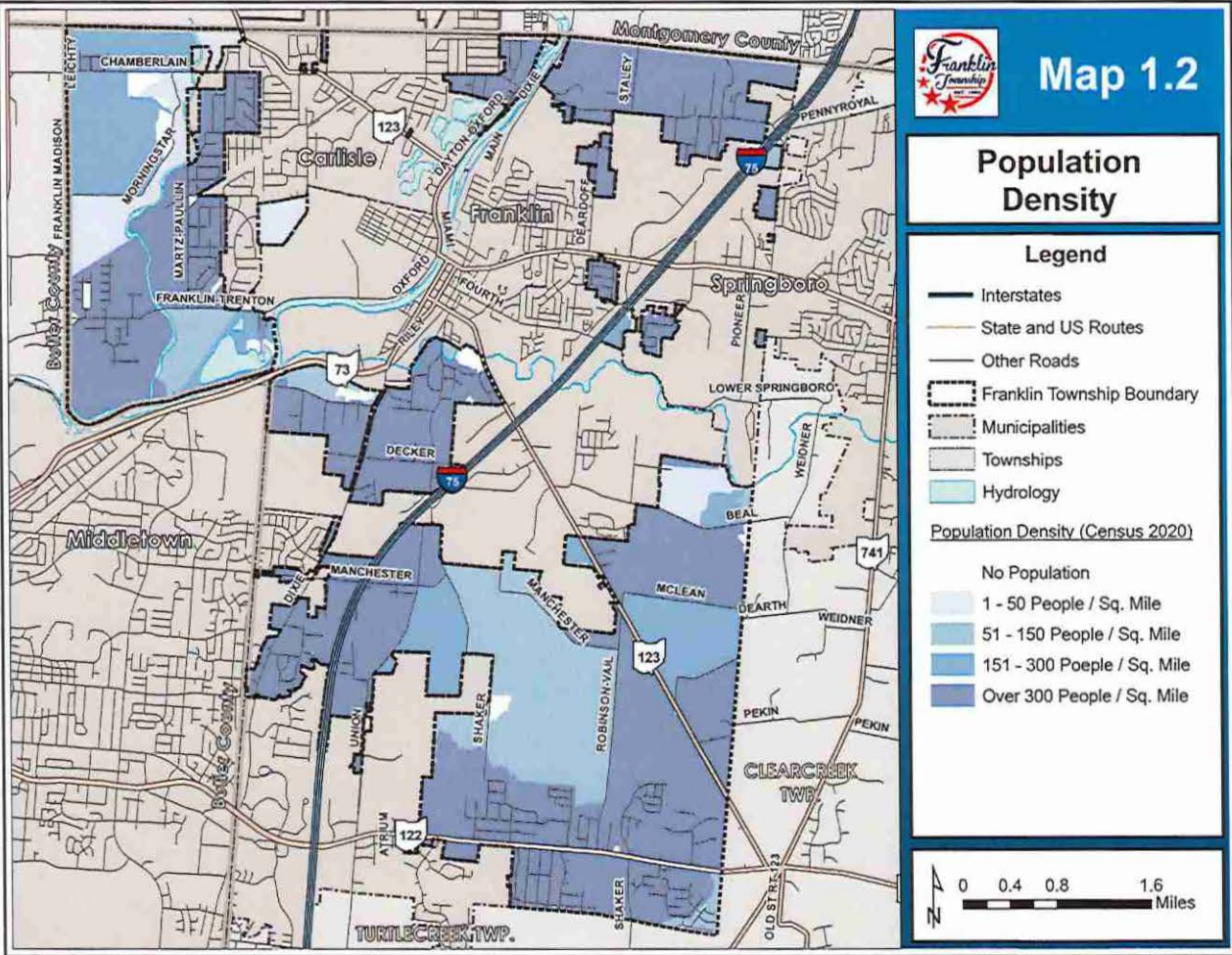
Source: 2020 Census

Figure 1.4 below identifies a 2020 Census population pyramid, categorizing gender by age group, with the two largest cohorts present: 50 to 65 year olds, and children under 18 years old. There are no significant differences between genders in any age category.

Figure 1.4 | Population Pyramid



The population of Franklin Township is primarily composed of individuals from the Gen Z and Baby Boomer generations. There is a notable trend among residents aged 64 and younger, where the smallest percentage falls within the 20-39 year range. This may suggest that young adults are leaving their parental homes after graduation to pursue higher education or other opportunities elsewhere.



Source: 2020 Census

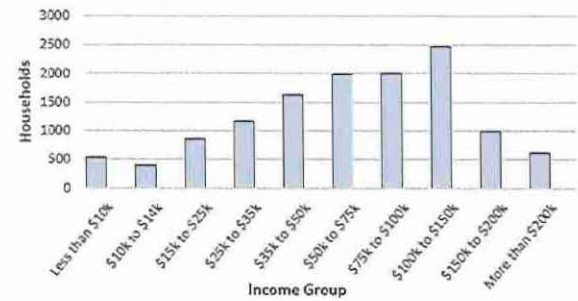
Income

As illustrated in Table 1.2, Franklin Township had a 38.5 percent increase in median household income between 2000 and 2020, for a total of \$60,151 (2020 US Census). This increase is slightly lower than that experienced throughout Ohio, however, the Township has a higher household median income than the state. Warren County's median household income increase of 54.2 percent was primarily supported by increases in the cities of Mason and Springboro, as well as Deerfield Township. Approximately 15 percent of Franklin Township households make less than \$25,000 per year, while nearly half of all households make \$75,000 or more per year. The remaining households (63 percent) make between \$25,000 and \$75,000 per year.

Table 1.2 | Median Household Income Comparison

| Franklin Township | | Warren County | | State of Ohio | |
|-------------------|------------------------------|---------------|------------------------------|---------------|------------------------------|
| 2000 | 2020 | 2000 | 2020 | 2000 | 2020 |
| \$43,402 | \$60,151 (38.5% increase) | \$57,952 | \$89,410 (54.2% increase) | \$40,956 | \$58,116 (41.9% increase) |

Figure 1.5 | Household Income Distribution



Source: 2022 5-Year American Community Survey

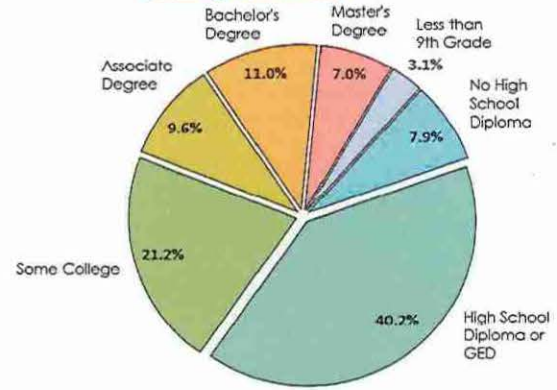
Education and Workforce

Franklin Township's educational attainment statistics provide a positive outlook for potential employers considering locating in the area. As identified in Figure 1.6, 89.0% of the population have at least a high school diploma or GED, and 20.6% possessing a bachelor's degree or higher. Thus, employers can select from a substantial population of skilled individuals. The trend of increasing educational attainment among younger demographics suggests continued growth in the skilled workforce. Four school districts provide primary and secondary school education services to Franklin Township's students: Franklin City Schools, Carlisle Local Schools, Middletown City Schools, and Springboro Community Schools. However, Franklin City Schools is the only school district entirely within the Township's boundaries. Franklin City Schools has an average daily enrollment of 2,528 students, an impressive attendance rate of 94.2%, and a graduation rate of 97.5%. Additionally, it has received a notable 4.0 rating from the Ohio Department of Education.



Students in Franklin Township are also afforded the opportunity to access and utilize educational resources provided by the Warren County Career Center.

Figure 1.6 | Educational Attainment
Persons Age 25 and Older



89.0% have a High School Diploma or GED.

Franklin Township has a higher percentage of those who received a GED or high school diploma than Warren County (84.0%). However, approximately 11% of the population has not received a high school diploma or GED.



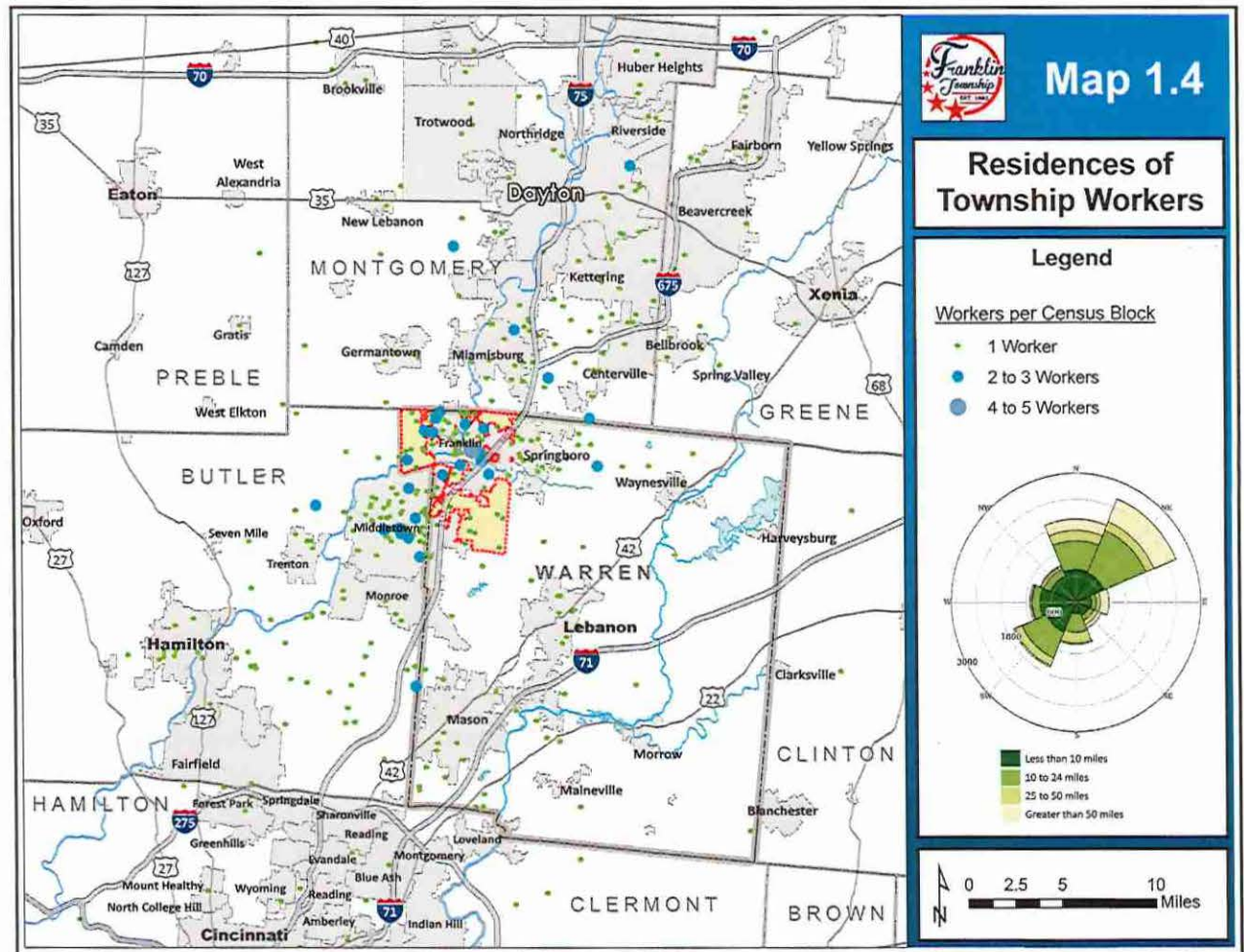
As depicted in Figure 1.8 below, over one-fifth of the population is employed in the Health/Social Care industry. The next largest employment categories include Manufacturing (19.3%), Retail Trade (13.8%), Professional, Management & Administrative Services (8.3%), Food/Accommodation (7.7%), and Construction (6.7%). The remaining segment (24.1%) of employees work in various industries, each representing less than 6.7% of the total workforce residing in the Township.

Figure 1.8 | Employed Population by Industry



Source: 2022 5-Year American Community Survey

As indicated in Table 1.3 on the preceding page, a total of 548 individuals are employed within Franklin Township, of which 528 reside outside of the Township. Map 1.4 on the right illustrates the residences of individuals employed within the Township. As identified, employees that work within the Township are travelling primarily from cities located within the surrounding Dayton and Cincinnati Metropolitan Areas.



Source: United States Census OnTheMap Service

Housing and Development

Based on the 2022 American Community Survey, the predominant housing type across the Township, including incorporated areas, is single-family detached homes, constituting 10,060 households (80.0%) out of a total of 12,573 units. Following by apartments, comprising 15.8%, single-family attached homes at 3.6%, and mobile homes or other housing types at 0.6%. On average, there are 2.5 individuals per household within the Township.

Table 1.4 | Household Size

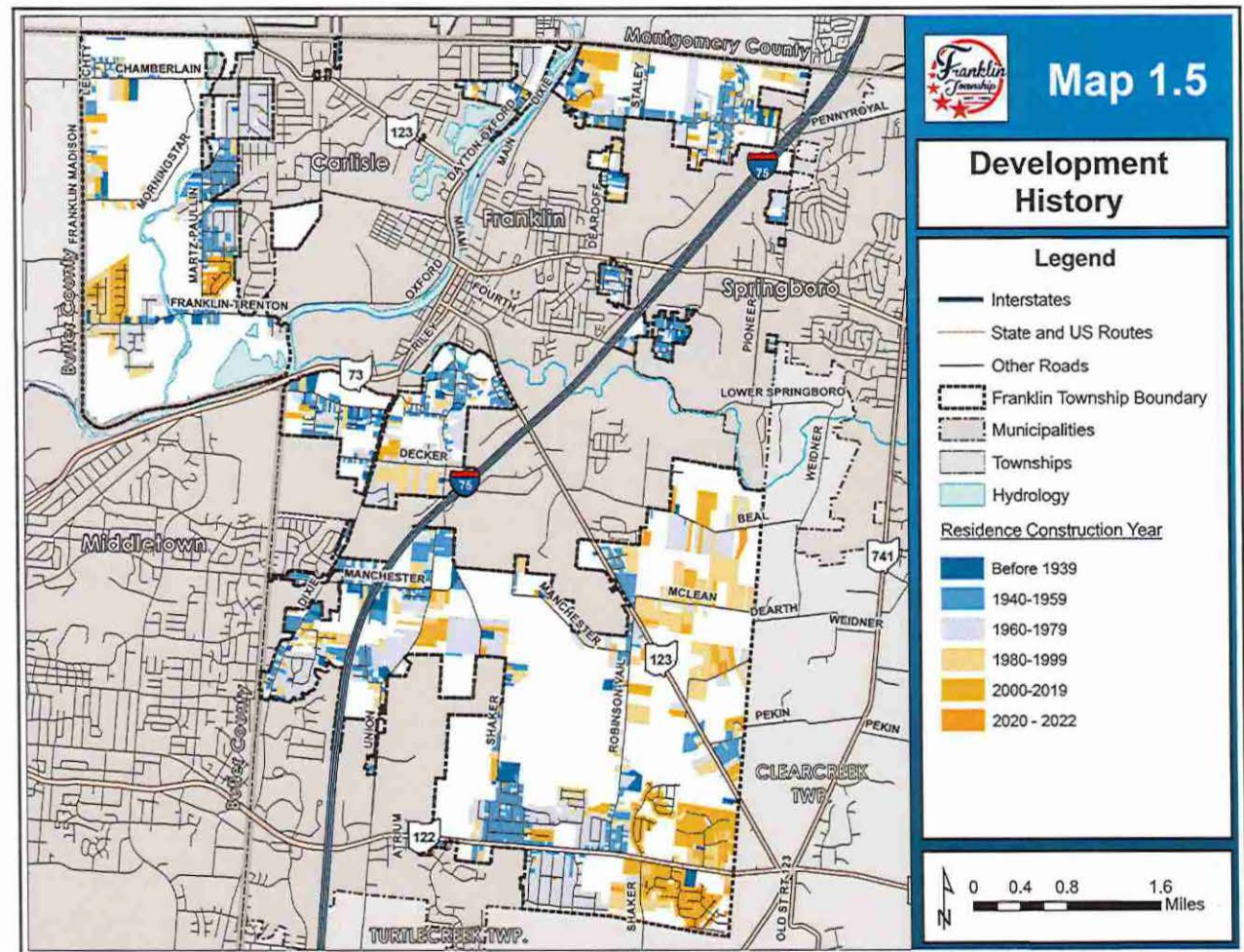
| Household Size | Total Households | Percent of Households |
|----------------|------------------|-----------------------|
| 1-person | 3,085 | 24.5% |
| 2-person | 4,968 | 39.5% |
| 3-person | 1,929 | 15.3% |
| 4+ persons | 2,591 | 20.6% |

Most (31.8%) of the housing stock was built from 1960 to 1979. 39% of the Township's housing stock was built after 1980, and the remaining housing stock (29.2%) was built before 1960. Franklin Township has experienced a recent increase in single-family residential developments, primarily within the Hunter area along State Route 122.

Table 1.5 | Age of Residential Structures

| Household Size | Total Households | Total Percent |
|-----------------|------------------|---------------|
| 2020 or later | 26 | 0.2% |
| 2000 - 2019 | 2,611 | 20.8% |
| 1980 to 1999 | 2,266 | 18.0% |
| 1960 to 1979 | 4,002 | 31.8% |
| 1940 to 1959 | 2,361 | 18.8% |
| 1939 or earlier | 1,307 | 10.4% |

Source: 2022 5-Year American Community Survey



Source: United States Census & Warren County GIS Department

PREVIOUS AREA PLANS

Franklin Township maintains a strong planning history, demonstrating a commitment to crafting comprehensive, long-term strategies for its development. Recognizing the inherent benefits of planning, the Township has consistently prioritized this endeavor. Many of the fundamental policies and directives outlined in previous plans remain pertinent and precise today. Presented below is a synopsis of prior plans that continue to influence the Township's trajectory.

Warren County Comprehensive Plan (2011)

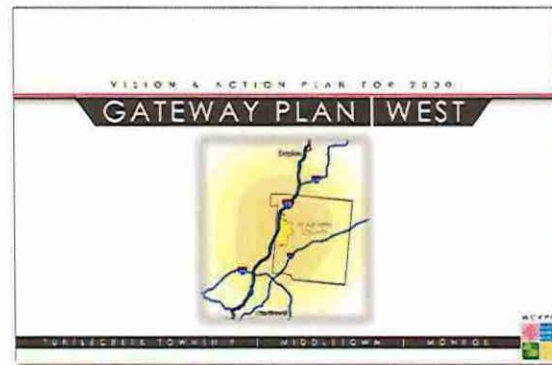
The 2011 Plan designates Franklin Township primarily for Single Family Residential and Recreational Open Space purposes, with limited areas designated for Commercial and Industrial development along I-75 and State Routes. The County's Future Land Use Plan outlines three main goals for this area, aiming to:

1. Promote a unified physical identity for established unincorporated communities (e.g., Hunter, Franklin Township), providing roadway connectivity, crosswalks and pedestrian access between land uses.
2. Provide a gradual transition in intensity of land use between urban (sewered) and rural (unsewered) areas. Consideration of this desirable transition should begin wherever possible prior to the actual urban service boundary.
3. Provide "gateway" identity treatment features at appropriate locations (i.e., township boundaries along major thoroughfares).

Gateway Plan - West

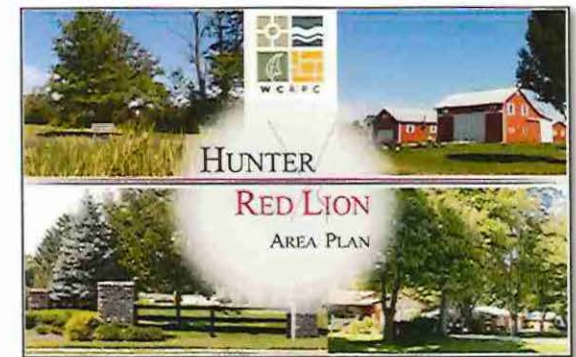
In 2015, a regional strategy for Interstate 75 within Warren County was integrated into the broader framework of the Warren County Comprehensive Plan.

The Gateway Plan – West was created to develop a vision and plan for the area to address a wide range of topics, including community design, parks, community facilities, transportation, utilities, and economic development. The mission of the Gateway Plan – West plan was to establish a direction moving forward that all stakeholders can work towards, and establish an implementation tool with clear goals, objectives, and strategies.



Hunter-Red Lion Area Plan

In 2017, a plan was developed for the Hunter Red Lion Area, serving as a guide for the community's future growth by influencing how projects and development occurs. The Hunter Red Lion Area Plan allows residents to have a more direct role in the planning process, and enacts future land use maps and transportation plans that are included in the Warren County Comprehensive Plan.



Neighborhood and area plans are smaller in scale than comprehensive plans that allow for detailed community input and generally have greater public support. The Hunter Red Lion Area Plan is broken into the following chapters.

A thorough and inclusive vision establishes a solid framework for attainable and relevant goals. This vision encapsulates the desired future of the Township, offering a reference point for evaluating current decisions and developing future action items. During stakeholder interviews, stakeholders were tasked with identifying key terms and phrases that portray the Township. A graphic was created with these responses, identified below. In addition, Warren County RPC worked closely with CAC members to develop a vision statement. Members worked in focus groups to draft vision statements, that were then presented to the Committee for inspiration, to identify key qualities and ideas, and to develop the final vision statement.

A vision statement encapsulates the community's future aspirations, portraying it as it would be experienced in 20 years. The final statement, composed by the CAC reflects stakeholders' consensus on the importance of preserving the Township's boundaries, emphasizing the quality public services and education for students, and acknowledging the Township's potential opportunities being located between Cincinnati and Dayton.



Franklin Township, Warren County is defined for its friendly and welcoming atmosphere, quality parks, and quiet residential neighborhoods. Township residents enjoy the beauty and amenities of the Great Miami River and Twin Creek; ample recreational opportunities; excellent education choices for families; and being part of an active, growing community in transition; a strong sense of community; prioritizing the preservation of township boundaries; access to essential public services; opportunities for future development; and remaining fiscally responsible.

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Chapter 2: Infrastructure

BACKGROUND

The Township's infrastructure is the framework of essential services relating to utilities, fire service, parks, cemeteries, and transportation networks. This Chapter addresses public infrastructure and facilities, recognizing the strong links between the built environment, land uses, and quality of life. It highlights the following five topics: Sewer Service, Fire Service, Parks, Cemeteries, and Transportation. This chapter also discusses how the Township may approach assessing, rehabilitating, and maintaining facilities and lands to provide efficient and effective delivery of public services to existing and future residents. The critical Infrastructure and facilities issues facing Franklin Township are addressed in this Chapter, these include:

- Improving the delivery fire service in a cost-effective manner.
- Investing in and maintaining the cemetery system and enhancing the Woodhill Cemetery site;
- Coordinating land use and growth with the provision of central sewer service;
- Implementing roadway improvements for public safety; and
- Funding, prioritizing and coordinating park and recreational improvements.

The goals and objectives in this chapter support efficient, and adaptive management approaches that are needed to continue to provide high-quality services and facilities to Franklin Township residents, businesses, and visitors, now and in the future.



Construction of Franklin-Clearcreek Water Treatment Facility (2022 - 2024)

Several Township departments and other government agencies are responsible for the planning, construction, modernization, management, maintenance, and oversight of the Township's public infrastructure and facilities that deliver services upon which residents depend. These departments and agencies include the Franklin Township Volunteer Fire Department, Franklin Township Roads Department, Warren County Building and Zoning Department, Warren County Water and Sewer Department, Warren County Engineer's Office, and the Franklin Township Cemeteries Department. This chapter incorporates planning and policy guidance from the short-term and long-range goals of these agencies/departments. Department goals are in turn coordinate with the planning efforts; future land use and capital improvement plans so that Franklin Township can continue delivering essential services to existing residents while accommodating projected growth. Stakeholders have identified gaps, redundancies, and functionally obsolete facilities.

This plan suggests more logical and reasonable capital planning that presented opportunities for co-location, shared-use, and adaptive reuse strategies to help optimize the performance and policy outcomes of Township-owned facilities and equipment

Goal:

To provide high-quality, accessible, efficiently managed, & properly funded facilities to support the efficient, & sustainable delivery of Township services; to support growth & development; and to provide a high quality of life for Township residents.

A special relationship exists between the building of infrastructure and commercial, industrial, and residential development. Development is much more likely to follow wherever this infrastructure is placed. Thus, maintaining/upgrading existing infrastructure and extending infrastructure to foster growth where suitable is a necessary consideration for Franklin Township. Residents understand the connection between land use and infrastructure, understanding that policies governing infrastructure not only impact land use but also influence natural resources and quality of life.



Objective

A well-balanced & adequate public infrastructure and facility system is a key part of Franklin Township's drive to sustain and enhance the quality of life for its residents & to deliver services supporting growth & prosperity, resilience, & public health & safety.

Through effective planning for maintenance and strategic infrastructure placement, the Township aims to ensure that maintenance, construction, and development proceed in a timely and cost-effective manner, aligning with the Township's vision. Particularly in areas like the Hunter region, the Township aims to utilize infrastructure extension policies to achieve planned growth, and within the northwest portions of the Township (such as Twin Creek Metropark) to maintain infrastructure to support redevelopment and infill. Meanwhile, in other parts of the Township, the objective is to install appropriate infrastructure to accommodate growth.



Providing adequate public infrastructure and facilities requires careful planning and, in some cases, reallocating resources and refocusing priorities. It also requires improved coordination among departments, agencies, and adjacent municipalities and ongoing evaluation and adoption of new approaches to the design, funding, and prioritizing of capital improvements. Historically, planning for infrastructure and facility needs of these departments focused on addressing incremental, short-term capital needs, rather than capital needs tied to long-term forecasts based on land use, transportation, and demographic growth and change analyses. This was partially due to the advancing age of many facilities and an overriding emphasis on near-term facility replacement and modernization to address basic life-safety issues, rather than planning more systematically for 10- or 20-year needs.



Franklin Township Fire Station 19 (Above) and Station 20 (Below)

EXISTING CONDITIONS

Township infrastructures includes Township-owned roads, parks, and cemeteries, which the Township operates and maintains; plus, other County roads and state routes, water facilities and mains, and sewer utilities, which are all separately managed. The Township understands that adequate infrastructure is essential in support of land use and development, and in the prevention of annexation. The five infrastructure systems most frequently discussed in developing this Plan were roads; sewer supply; parks; cemeteries; and fire service. Each of these systems were evaluated in support of the Plan, and in coordination with various service agencies. In order to place the land use development policies in proper perspective, the identified infrastructure systems have been included in this Chapter.

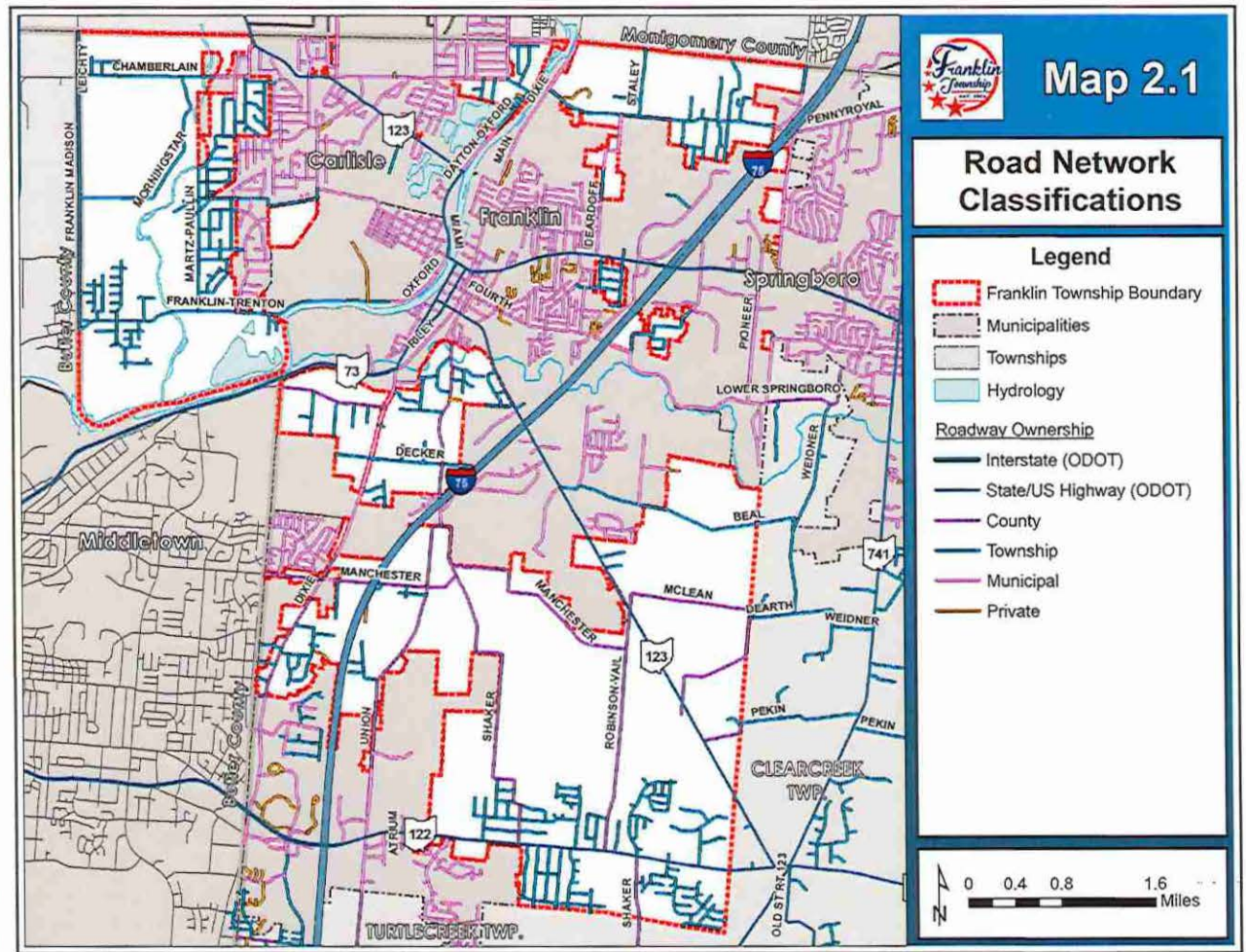


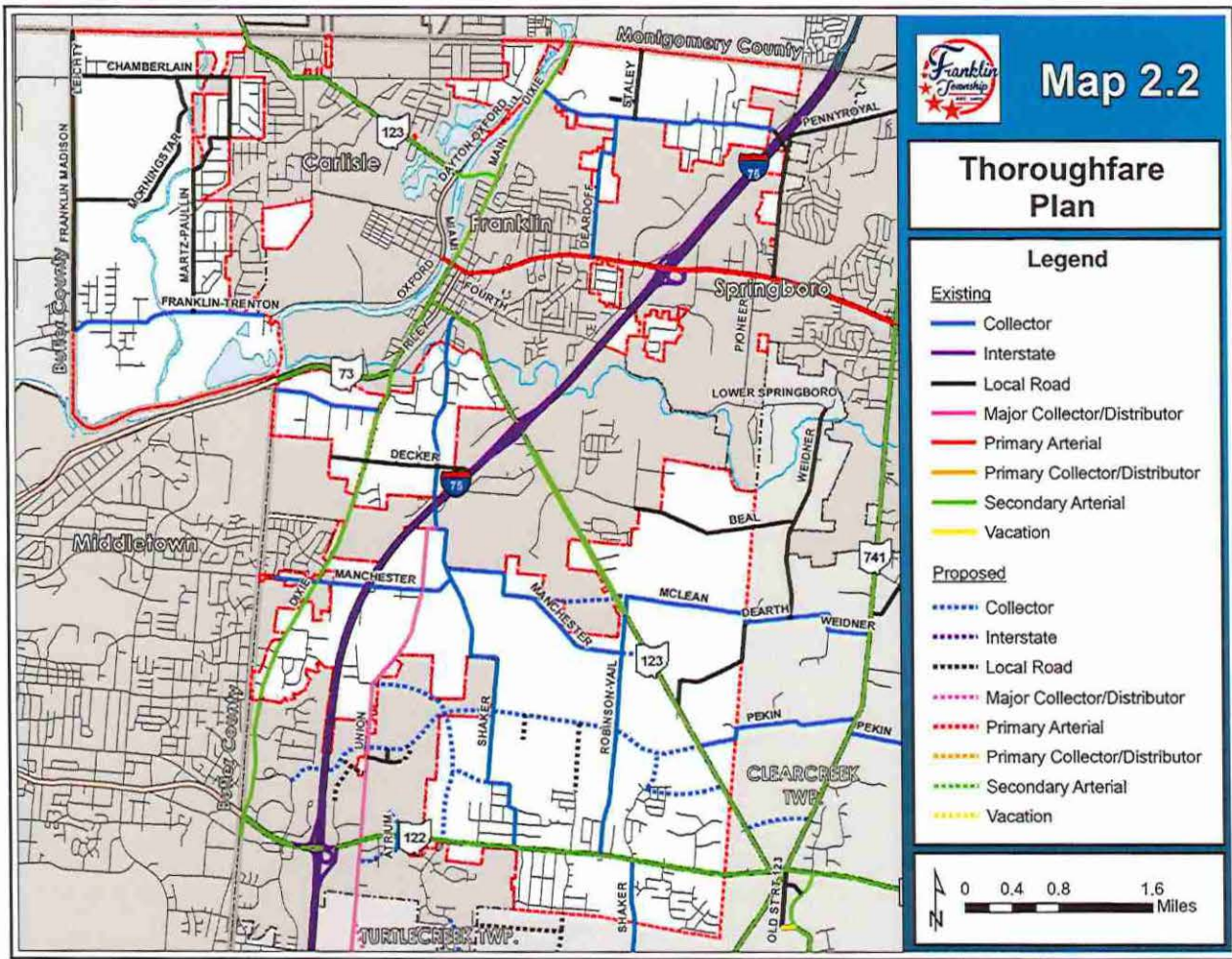
Woodhill Cemetery

Roads

The Township has a well-established network of local roads, arterials, and State highways. Key transportation routes in Franklin Township include Interstate 75, State Route 122 and State Route 123 and combine with collectors and local streets to form the Township's roadway system. The ownership, funding, operation, and planning for roadways within the Township is complex. Various roads are owned and operated by the Township, County and State agencies, as identified in Map 5.1. While State Route 122 and State Route 123 are controlled by the Ohio Department of Transportation (ODOT), Franklin Township and Warren County have jurisdiction over several other roadways. Regardless of ownership, the goal is that new construction and improvements to all roads within the Township are designed to be safe, efficient, and compatible with the character of the community.

An additional goal outlined in the Thoroughfare Plan, Map 5.2, illustrates proposed collector road connections along the southern portion of the Township. An identified proposed collector would run parallel to State Route 122, and connect State Route 123, Robinson-Vail Road, Shaker Road, Union Road, and continue west into the City of Middletown. Additional local roads and collector roads are proposed, all located within the southern portion of the Township.





Interstate 75 runs through the western and northern portions of the Township, and has three interchanges, all within the incorporated areas of the cities of Middletown (State Route 122), Franklin (State Route 123), and Springboro (State Route 73). State Route 122 serves as the primary east-west routes, while Interstate 75 and State Route 123 serve as the primary north-south routes. Robinson-Vail Road, Shaker Road and Manchester Road are also highly traveled, serving as cut-through routes with convenient access to State Routes 122 and 123. The guiding principles for roadway projects are:

- Improve safety and connectivity by addressing intersections with safety concerns.
- Provide for alternative transportation modes such as sidewalks and bike paths that relieve pressure on Township's road network.
- Allow residents access to the destinations and goods necessary to attain their desired quality of life.

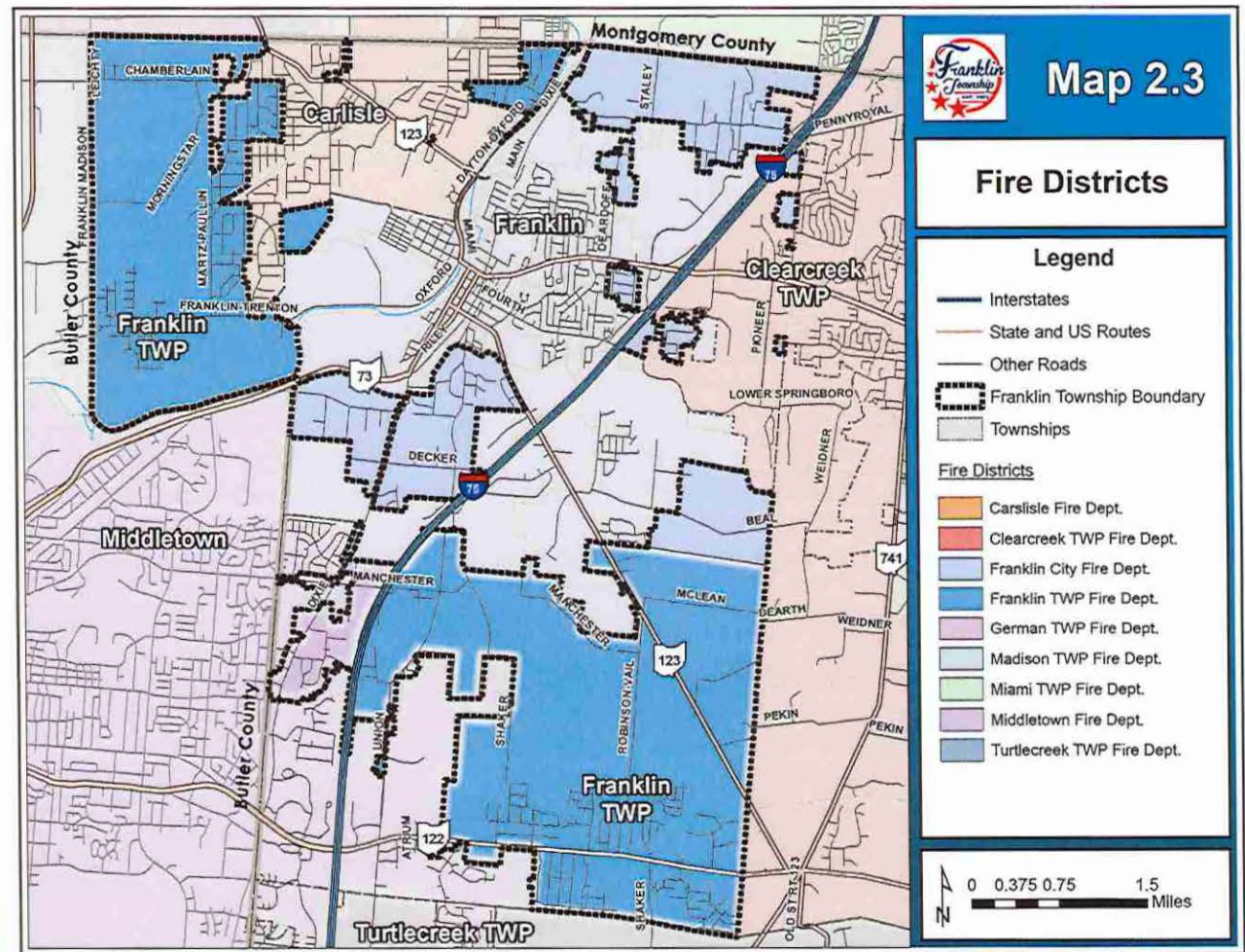


State Route 122 / Robinson-Vail Road Intersection

Fire Service

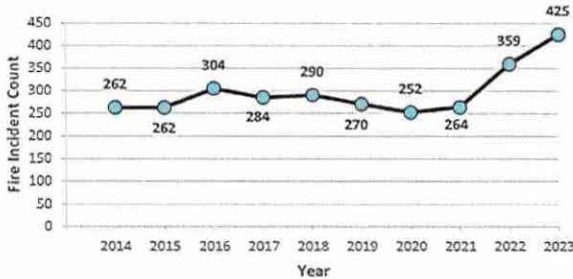
The Franklin Township Fire Department was established as a Volunteer Fire Department in 1969, when the Hunter Volunteer Fire Department began operations. In 1970, the Hunter Fire Department (Station 19) was dedicated, and fully independent operations began. In 2002, the station was remodeled to build on sleeping quarters for up to eight people, and to renovate the kitchen area. In 1976, the second fire station was built, the Twin Creek Fire Department (Station 20).

The staffing coverage for Station 20 was initially contracted to the Village of Carlisle; In 2005, the Township began to staff the station. In addition to the fire apparatus at Station 19, there is a medic staffed by a 24-hour Joint Emergency Medical Services (JEMS) crew, which provides medical coverage for Franklin Township, and the City of Carlisle. Currently, the Franklin Township Fire Department has approximately 37 dedicated, state-certified on-call volunteers who operate from these two stations.



These volunteers provide emergency fire protection to approximately 12,500 residents with the 12.5 square miles which make up the unincorporated Franklin Township. The Township maintains mutual aid agreements with various surrounding municipalities, including the Carlisle, Franklin, Middletown, and Clearcreek Township Fire Departments, which helps to expand coverage to more residents throughout nearby jurisdictions.

Figure 2.1 | Fire Incident Responses



In the unincorporated areas of Franklin Township, any emergency dispatches are directed to the Warren County Communications Center (WCCC). Upon receiving a call and dispatching to Franklin Township, crews strive to depart from the station within eight (8) minutes. However, they are subsequently subject to potential delays stemming from traffic congestion, geographical factors, and the layout of the road network as they navigate towards the emergency location.

Data gathered from stakeholders during the development of this Plan revealed that, on average, the Franklin Township Fire Department receives 1-2 calls per day, with an average response time of 15 minutes.

Figure 2.1 illustrates the fire incident count over the past decade. As identified, there is a recent increase in fire incident counts in 2022 and 2023, that is attributed to a change in a response monitoring platform that occurred in 2021.

Table 2.1 | Incident Response by Category

| Response Category | Total Incidents |
|---|-----------------|
| 100 Fire | 83 |
| 200 Overpressure Rupture, Explosion | 0 |
| 300 Rescue and EMS | 100 |
| 400 Hazardous Conditions | 28 |
| 500 Service Call | 66 |
| 600 Good Intent Call | 107 |
| 700 False Alarms | 34 |
| 800 Severe Weather and Natural Disaster | 7 |
| 900 Special Incident | 0 |

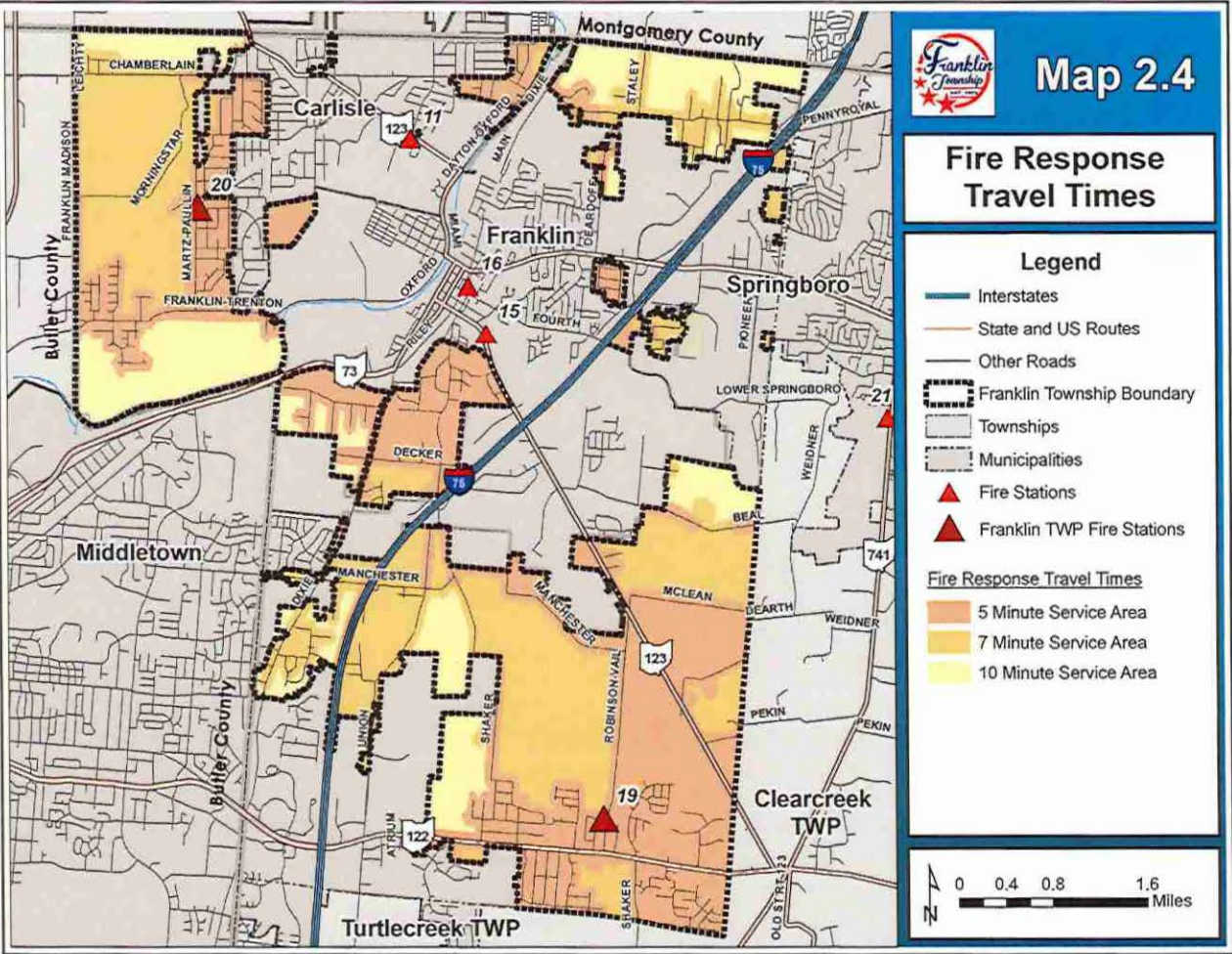
Of the 425 responses that occurred in 2023, Figure 2.1 shows the breakdown of each incident by response category. The three categories with the highest response counts were Good Intent Calls (107), Rescue and EMS (100) and Fire (83).



Map 2.4 identifies the travel times for Station 19 and Station 20. This map does not represent response times (turnout times), and only identifies the average travel times for both stations regarding the road network of the Township. It should be noted that the first 90 seconds of any call is related to dispatching. Factors that influence response times include traffic during peak travel times, overall distance travelled and railroad activity when responding to areas nearby railroad tracks within the northwest part of the Township. In areas which have a longer travel time, Franklin Township relies upon neighboring jurisdictions to assist in fire responses.



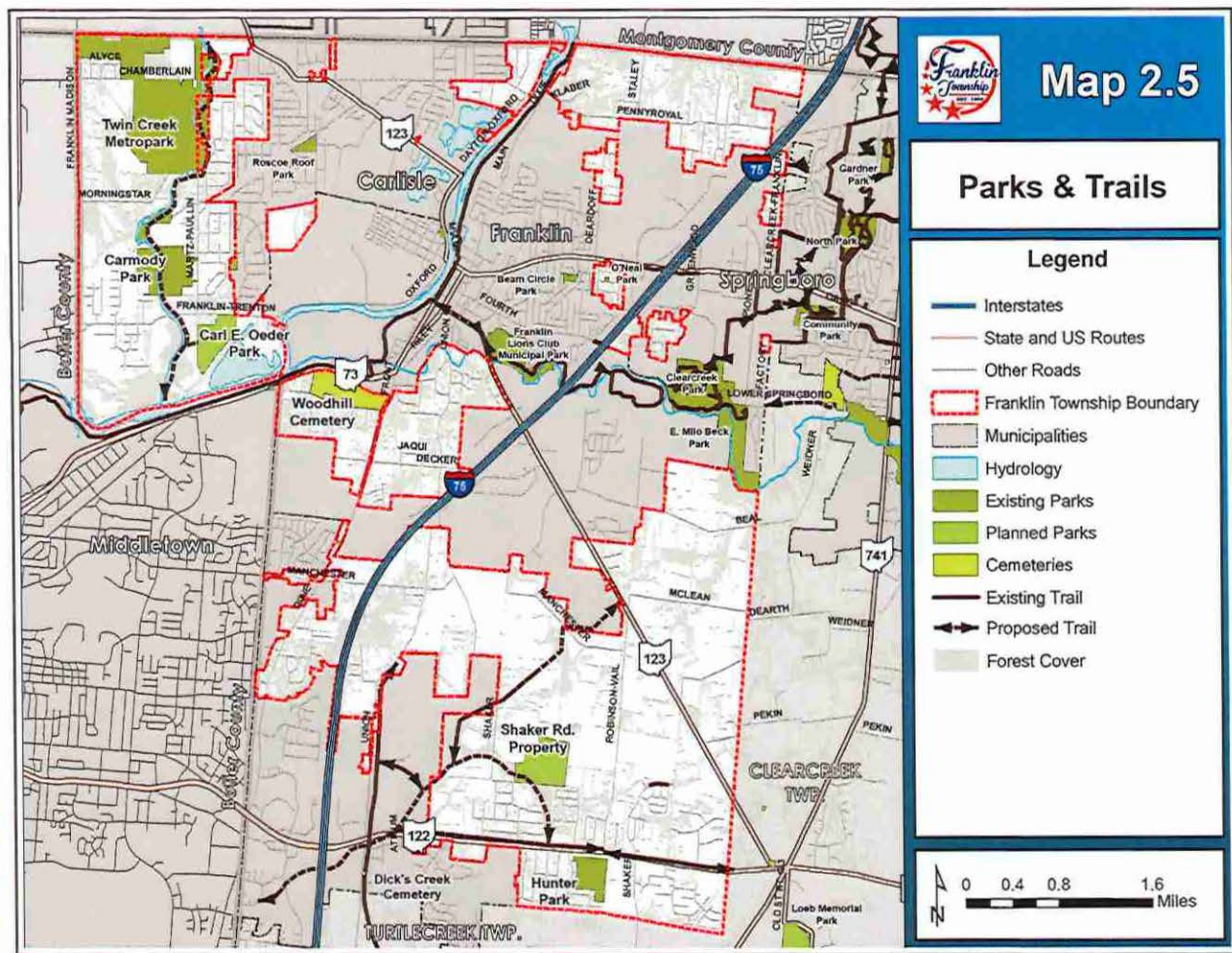
Mutual aid is a formalized relationship between jurisdictions that established a practice where the nearest Fire/EMS Unit will respond to a call outside of its normal district when it is available to do so. While every call for EMS or Fire Department assistance is important, not every call is a true emergency. Emergency calls that include a life that is in danger are known as high-acuity calls. Response time and effectiveness are of utmost importance in these situations, and it is imperative that Fire and EMS units are positioned to reach addresses swiftly in the event of a high acuity call. Mutual aid agreements help to alleviate geographic pressures, and in the provision of services to residents throughout the Township.



Cemeteries

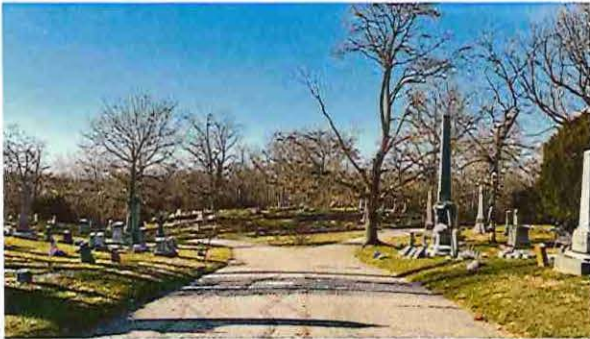
Cemeteries as we know them today first emerged in the 1830s, with the rural cemetery movement where many cities began to relocate cemeteries outside city limits. Rural/Garden Cemeteries became popular in the United States in the mid-19th century. The great rural cemeteries were built at a time when there weren't public parks, art museums, or botanical gardens in the United States. Rural Cemeteries are known as beautiful places that often contain elaborate monuments, memorials, and mausoleums in a landscaped park-like setting.

By the end of the 19th century, the rural cemetery movement began to fade out of popularity due to the high maintenance cost of maintaining land through the development of public parks. Franklin Township owns two beautiful historic cemeteries, Woodhill and Dick's Creek cemeteries (see Map 2.5), both cemeteries are maintained by the Township. The Two cemeteries were established in 1800's and both include gravesites for soldiers and veterans. Only Woodhill Cemetery is an active cemetery within Franklin Township.



Woodhill Cemetery

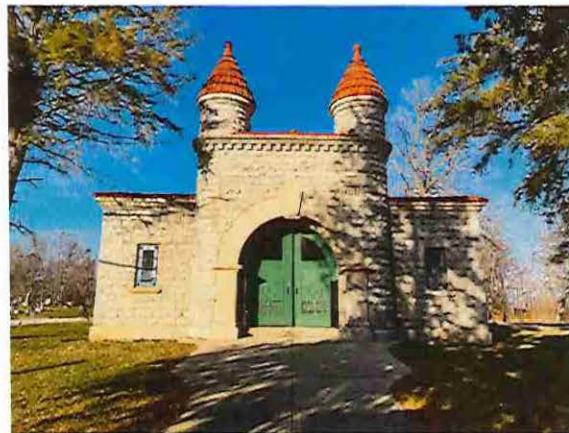
Woodhill Cemetery is an active cemetery over 100 acres in size, located along Hamilton Middletown Road in Franklin Township. The cemetery was established in 1856 as a private corporation. Franklin Township took over operation of the cemetery in 1882. Woodhill Cemetery is a historic cemetery, known for its two large mausoleums, stone bridge, cannons, and the gravesites of Civil War soldiers, veterans, entrepreneurs, and politicians.



In 2023, the cemetery opened two (2) new sections; Section 45 that will include 135 graves and Section 47 that will include total of 187 graves. Also, canon renovations and repairs were accomplished in 2023 where new concrete and stone finish were applied.



Future projects include a columbarium installation, the project will start on summer 2024 and it will be developed in four (4) phases and completed in five years. Furthermore, there are two projects planned for a mausoleum renovation (phase 2) to install an HVAC system, and a repair the stone bridge.



Woodhill Cemetery Mausoleum

Columbarium

A columbarium is a structure used to store and often display urns containing cremated remains. The structure could be a wall, room, or building that can be indoors or outdoors. It has inbuilt spaces called niches, where each niche unit provides a place for family and friends to pay respects to a loved one much in the same way a grave does. A niche might include a dozen to several hundred spaces.

A columbarium offers a unique option that can benefit the customer, the cemetery, and the environment. Cremation is often viewed as a cheaper and sustainable option when compared to burials, so columbarium provide a well-maintained and permanent space for families to visit their loved ones at a fraction of the cost.

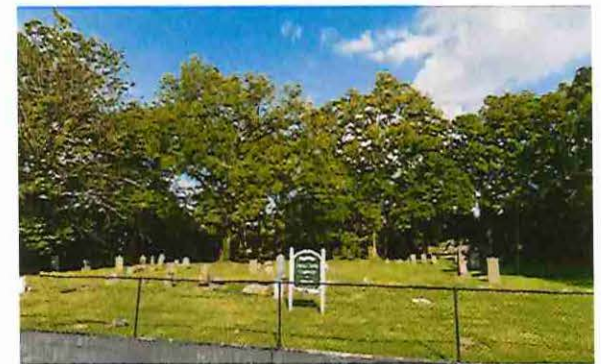
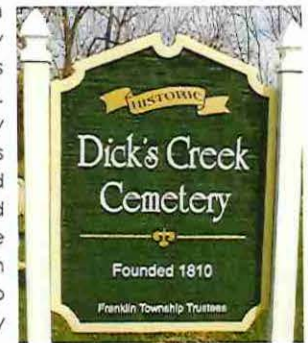


Woodhill Cemetery Columbarium Installation Final Phase Rendering

Dick's Creek Cemetery

Dick's Creek Cemetery was established in 1810, it is one of the oldest cemeteries in Warren County. The cemetery is located along Union Road and has a total area of 0.5 acres. According to the Warren County Genealogical Society Website, the last burial in Dick's Creek Cemetery was in 1920's.

The cemetery is also known for several Revolutionary War and Civil War soldiers who were buried there. Currently, the cemetery has no appropriate access point from Union Road and there is no designated parking area to serve the cemetery's visitors, which makes public access to Dick's Creek Cemetery difficult.



Parks & Trails

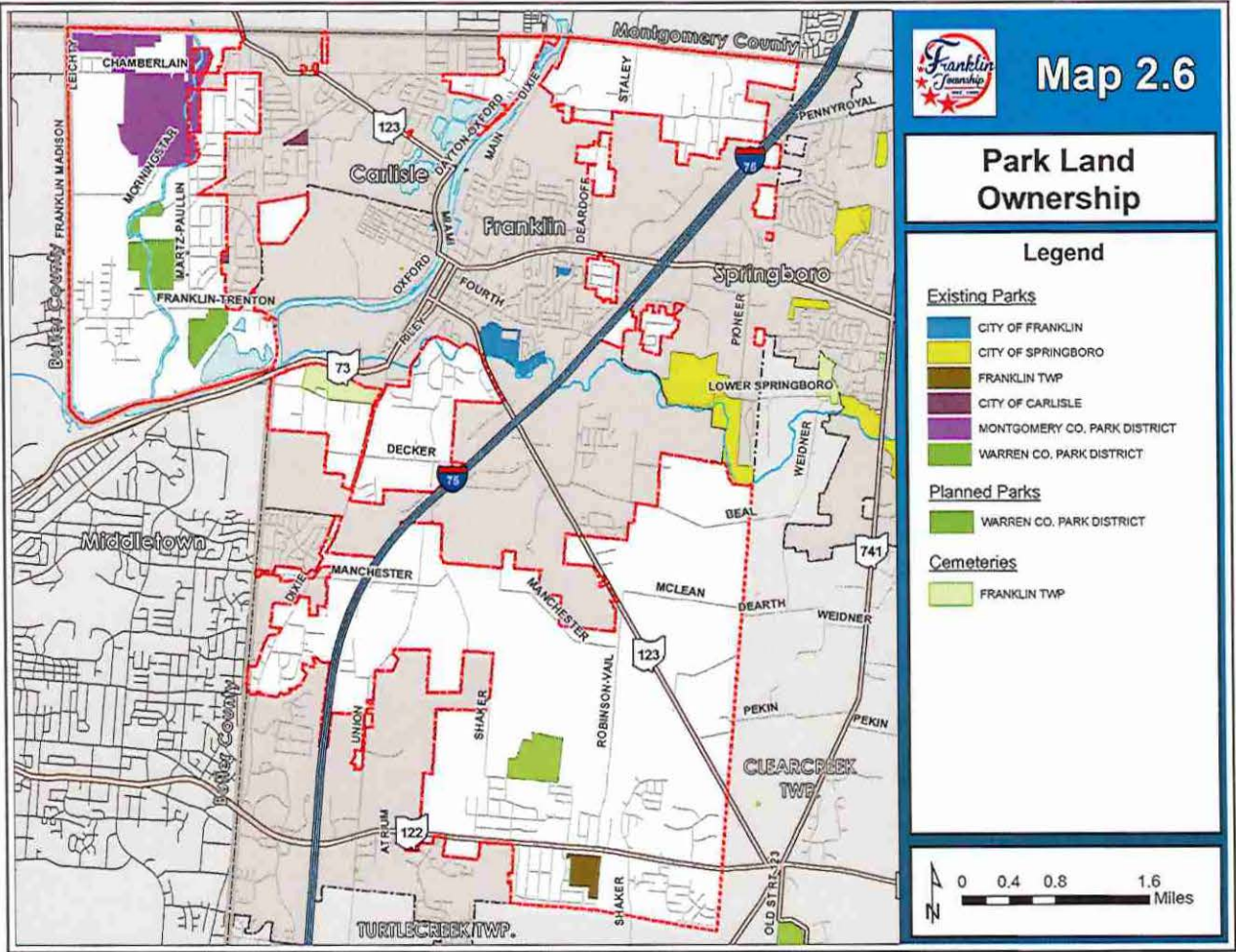
Franklin Township is fortunate to have five (5) community parks in addition to a regional park.

- Two parks, Hunter Park, and O’Neal Park are owned and maintained by the Township.
- Twin Creek Metro Park a regional park is managed and maintained by Five Rivers MetroParks and serves the Greater Dayton area.
- Shaker Road Park, Carmody Park, and Carl E. Oeder Park are Warren County parks, and the Warren County Park District is responsible for maintenance and programing. (see Map 2.6).

Parks in Franklin Township vary in size and amenities from parks with purely natural areas (Twin Creek Metropark) to active parks (Hunter Park) that have sports fields, walking trails, shelters, playground, and restrooms. The size of parks varies from approximately 0.75 acres (O’Neal Park) to over 300 acres (Twin Creek MetroPark).



Public trails are currently not being developed within the Township, however, there is a great potential for a future trails system that connects Township’s parks and connect the Township with the existing trails system in the neighboring jurisdictions.



Park Benefits

Parks provides more activity in the Township, more social events, and recreational choices. Parks and green spaces provide residents with access to natural greenery and physical activity; and greater social connections; which in turn results in improved mental health. Such engagements create conditions for safer neighborhoods and encourage residents to care more about the quality and maintenance of their parks.

Moreover, parks enhance property values, attracting homebuyers, renters, and people who want convenient access to recreation. They provide intrinsic environmental, aesthetic, and recreation benefits to Township and therefore should be utilized as a source of positive economic benefits.

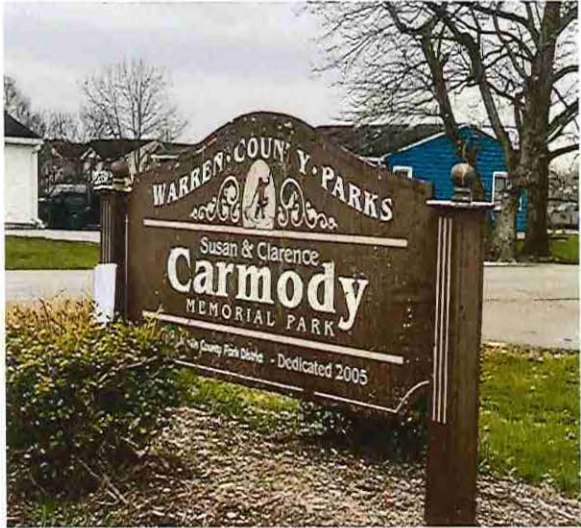


Table 2.2 | Park Inventory and Amenities

| | | | | | Amenities | | | | | | | | | | | | | | | |
|----------------------|------------------------|--------------|----------------|---------|---------------|-------------------|--------|--------|---------------|-------------|----------------|------------|---------------|--------|-----------|---------|------------------|--------|---------|---------|
| | | | | | Natural Areas | Baseball/Softball | Trails | Tennis | Soccer Fields | Playgrounds | Gazebo/Shelter | Basketball | Picnic Tables | Grills | Restrooms | Fishing | Concession Sands | Swings | Benches | Camping |
| Park Name | Address | Park Type | Active/Passive | Acreage | | | | | | | | | | | | | | | | |
| Carl E. Oeder Park | Franklin-Trenton Road | Natural | Passive | 64.42 | | | | | | | | | | | | | | | | |
| Carmody Park | 7499 Martz-Paulin Road | Regional | Active/Passive | 158 | | | | | | | | | | | | | | | | |
| Hunter Park | 4049 W Route 122 | Community | Active | 49.87 | | | | | | | | | | | | | | | | |
| O'Neal Park | Helaine Drive | Neighborhood | Active | 0.78 | | | | | | | | | | | | | | | | |
| Shaker Rd. Park | 3848 Shaker Road | Natural | Passive | 91.79 | | | | | | | | | | | | | | | | |
| Twin Creek Metropark | 8502 Chamberlin Road | Regional | Active/Passive | 393 | | | | | | | | | | | | | | | | |

Township Parks

Hunter Park

Hunter Park is the Township playground. It is located at 4049 State Route 122 and referred to as Franklin Township Park. The Park was dedicated in memory of the late Elmo Rose who served as a Franklin Township Trustee from 1984 - 2011. The park stretched across 49.869 acres in Hunter, Ohio, and is approximately two miles from the I-75 interchange, located near the Hunter Elementary School.

Hunter Park serves as the community center, offering a variety of amenities suitable for families. The existing amenities and location make the Park an ideal setting for outdoor sporting events and tournaments for baseball, softball, and soccer. Amenities includes:

- Seven little league baseball diamonds;
- Three regulation size tennis courts;
- A basketball court; and
- a walking trails.



Additionally, Hunter Park is an ideal place for fishing because it boasts a 2-acre pond stocked with catfish, trout, and bass. Shown above is an aerial view of Hunter Park, with its amenities and location along State Route 122.



AMENITIES

- | | | |
|------------------|----------------|--------------|
| Basketball Court | Rest Rooms | Shelter |
| Tennis Court | Concessions | Fishing Pond |
| Rest Rooms | Baseball Field | |

Map of Hunter Park (Provided by the Hunter Youth Recreation Association)

O'Neal Park

O'Neal Park is a neighborhood park that is managed and maintained by Franklin Township. The park is located along Helaine Drive on less than one (1) acre of land. O'Neal Park offers residents a range of activities that include playground equipment; a basketball court, picnic tables and grill. The park serves as a social and recreational focal point for the adjacent neighborhoods.



County Parks

Carmody Park

Carmody Park is a County Park that was purchased from the heirs of the Carmody Estates in 2001. The acquisition of this park was completed under an agreement to convey a conservation easement to Five Rivers MetroParks, of Montgomery County. This was done out of a joint interest in restoring and preserving the stream corridor along Twin Creeks.



The 60-acre park is located at 7499 Martz-Paulin Road. It features 4 acres of open fields for playing baseball or soccer, a picnic shelter, playground equipment and walking trails throughout a wooded area.

Carl E. Oeder Park

The Carl E. Oeder Park is a wonderful site that lies alone Warren County's wellfields and contains a large lake. The park was a mining site that was reclaimed by Martin-Marietta, who later transferred the park to the Warren County Park District.

This park is part of the Twin Creek Park and Nature Preserve Complex. Oeder Park offers a great location for a fishing lake venue, with trails, shelters, and playground facilities. The park is located along Franklin-Trenton Road by the railway route.



Aerial of Carmody Park (Left) and Carl E. Oeder Park (Right)

Shaker Road Park

Shaker Road Park is a 91-acre tract was gifted in 2002 to the Warren County Commissioners from the estate of Mrs. Irene List to be used for park purposes. This property is centered in a rural/residential setting in Franklin Township and has two access points, an access point off Shaker Road and another access point from the Knollbrook Meadows subdivision. Shaker Road Park is located half mile from Hunter area and two miles from the I-75 interchange. The park is currently used for farming purposes.



Aerial of Shaker Road Park

Metro Parks

Twin Creek MetroPark

Twin Creek Metro Park is a 1,000-acre nature-based recreation park that is a part of the Five Rivers Metroparks system of the Dayton metropolitan area. The park's purpose to strengthen and protect the water and natural resources along Twin Creek. This is achieved by retaining the highly dense forested areas and designating conserved area for numerous wild species of animals and plants found within the Ohio River Valley.

The southern portion of Twin Creek Metro Park is in Franklin Township. This portion of the park includes Camp Hook, which provides several spaces for camping setups; and Lake George, which is a popular fishing, boating, and hiking spot.

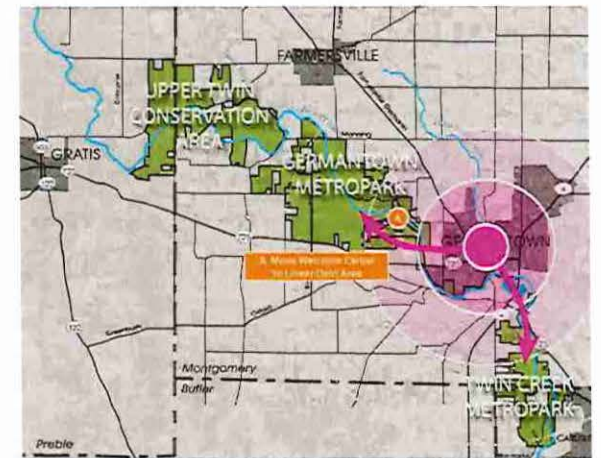


Lake George at former Camp Hook at Twin Creek MetroPark

Twin Creek MetroPark - Twin Valley Strategic Plan

Five Rivers Metroparks has developed a strategic plan for Twin Valley for 2024-2027. The purpose of the plan is to create a park gateway and continue maintaining the high-quality parks, programs, and services that the community deserves. The focus area of the plan includes the financial health, climate change mitigation, and the diversity, equity, and inclusion. The intent of the plan is to accomplish the following:

1. Establish clear direction for the next four years.
2. Align the organization's resources with its strategic direction.
3. Focus on community engagement to guide the plan.
4. Drive innovation, leadership, and teamwork as part of the organization's culture.



Five River MetroParks - Twin Valley Strategic Plan

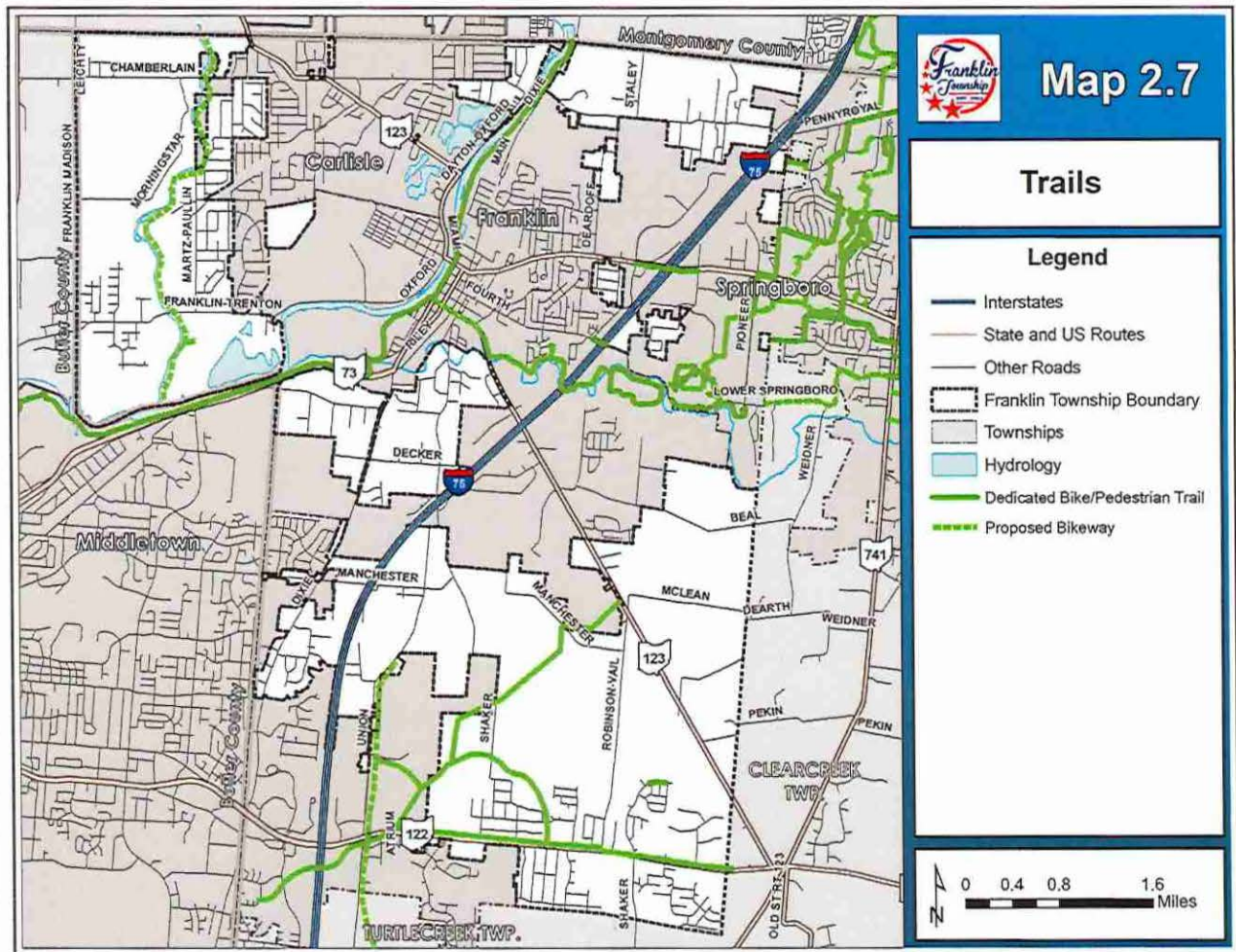
Park Grants

Prior to 2020, the Township received several grants for parks

- In 2016, two grants were awarded to Franklin Township from the Middletown Community Foundation for Hunter Park. The total amount of the grants was \$11,000 to assist in the cost of purchasing a playground equipment and the cost of hosting BARKTober Fest at Hunter Park.
- In 2017, the Township received two grants for parks. The first grant was in the amount of the \$1,000 received from the Middletown Community Foundation to replace the tennis courts in Hunter Park. The second grant was also in the amount of \$1,000 to assist in the cost of the annual Summer Park Programs.

Trails

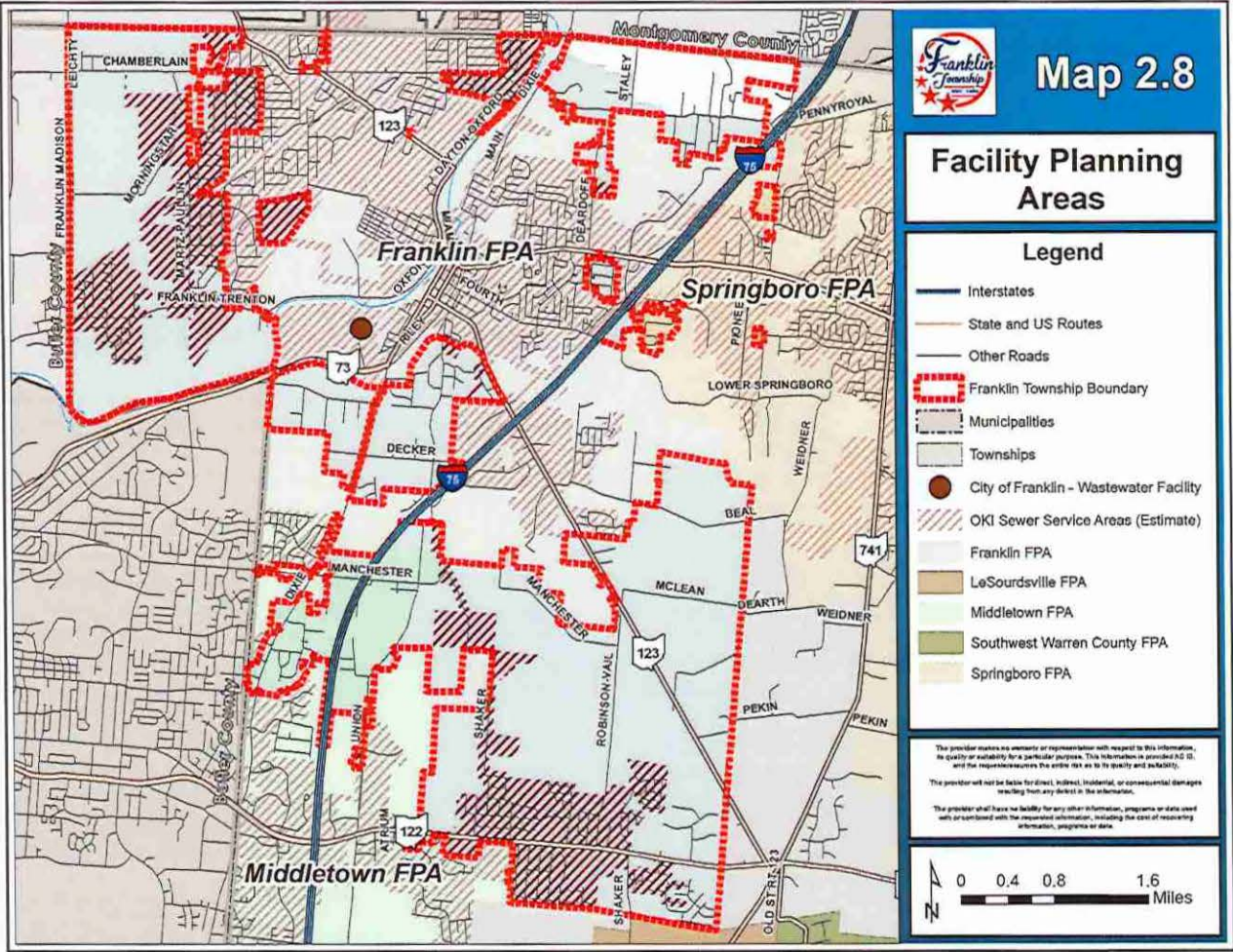
Warren County is known for being a part of the nation's largest network for trails with over 330 miles of paved trails! The Little Miami Scenic Trail through Warren County links Cincinnati, Xenia, and beyond. Currently, Franklin Township does not have trails that link to the existing bike/pedestrian trails in the City of Franklin and City of Springboro. However, the Township has several sites that could be potential destinations to link together with bikeways. These destinations include the attractions and community facilities along ST. RT. 122: Hunter Park, Shaker Road Park, Bishop Fenwick (school), Hunter Elementary, Atrium Medical Center, and Middletown Christian (school). Twin Creek Metro Park along with Carmody Park and Oeder Park are another recreational destination that could be connected with trails and linked to the Great Miami Trail which will provide a direct connection from Franklin Township to Dayton and Piqua.



Sewer

There are several options for sewage disposal systems within the Township. These consist primarily of on-lot sewage disposal systems and public sewer treatment provided by the Warren County Water and Sewer Department. As identified in Map 5.3, various parts of the southern and western Township are estimated to have access to sanitary sewer. Since 2015, all proposed and revised subdivisions, including Tara Estates, Wilson Farm, and Trails of Greycliff, have all utilized the existing access to sanitary sewer.

The extent of where public sewer is available is identified by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) Water Quality Management Plan. Any properties that are outside of the sewer service area (SSA) will not be eligible to receive public sewage service and can only use on-lot options unless the properties are added to the SSA in the future. This is of particular importance because few properties along the western boundary, State Route 122, and along Pennyroyal Road to the north, are located within the SSA. Approximately 4.02-square miles, or 23.19% of the unincorporated areas of the Township are located within the OKI SSA estimate. OKI is responsible for water quality management planning in the greater Cincinnati region, including Butler, Clermont, Hamilton, and Warren Counties. A key aspect of "208" planning is to identify areas in which the feasibility of public wastewater treatment alternatives can be investigated, areas called wastewater facility planning areas or FPAs, and to designate management agencies or DMAs for each FPA. Franklin Township is within two Facilities Planning Areas (Franklin FPA and Middletown FPA). A northern portion of the Township, located along Pennyroyal Road, is not located within an FPA. The Township should coordinate with OKI and MVRPC on the facility planning designation of this area.



ISSUES AND OPPORTUNITIES

Based on an analysis of existing conditions, as well as input from the Citizen's Advisory Committee (CAC) and members of the community, a number of road network, cemeteries, parks, sewer service and fire service issues and opportunities have been identified.

Roads

- **Address Safety Considerations at Intersections.** This Plan seeks to address potential improvements that can help address safety concerns at intersections identified by the community. The Township should prioritize improvements based on ODOT crash data and local input, and work to address necessary safety improvements.

The CAC identified various roadways and intersections as safety concerns, and in need of improvement. As shown on Table 2.3, the identified intersections are owned and maintained by the County and the Ohio Department of Transportation (ODOT). Addressing these intersections, in coordination with the Warren County Engineer's Office and ODOT, would improve traffic management and safety concerns among residents. One additional intersection was identified at Hendrickson Road / Union Road, located within Turtlecreek Township, south of State Route 122.

Table 2.3 | Intersection with Safety Considerations

| Intersection | Ownership |
|--------------------------------------|-----------------|
| Robinson-Vail Road / State Route 122 | County / ODOT |
| Robinson-Vail Road / State Route 123 | County / ODOT |
| Manchester Road / Union Road | County / County |

- **Address Franklin Trenton Road Underpass.** The railroad overpass between Middletown and Franklin Township along Franklin-Trenton Road sometimes causes traffic delays and congestion. In 2019, the Warren County Engineer's Office (WCEO) conducted a study for this roadway and identified the limited height and width of the overpass, and immobilization of certain semi-trucks and large vehicles, as the causes for congestion.

The WCEO study identified three possible alternatives:

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.

These alternatives would benefit Franklin Township, as well as the cities of Middletown and Franklin, thus all three jurisdictions should work towards a preferred solution and implementation.

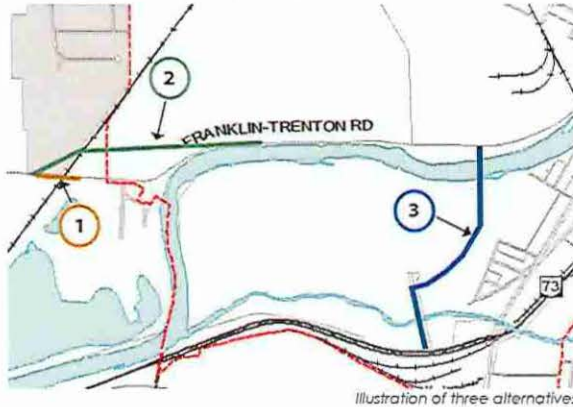


Illustration of three alternatives

- **Manage Traffic Impacts and Access.** How and where road access is allowed is one of the greatest influencing factors on the overall performance of roads and the safety of the Township. The Warren County Engineering Office currently requires developers to submit a traffic impact study (TIS) to determine if traffic volumes generated surpass the capacity of the road system.

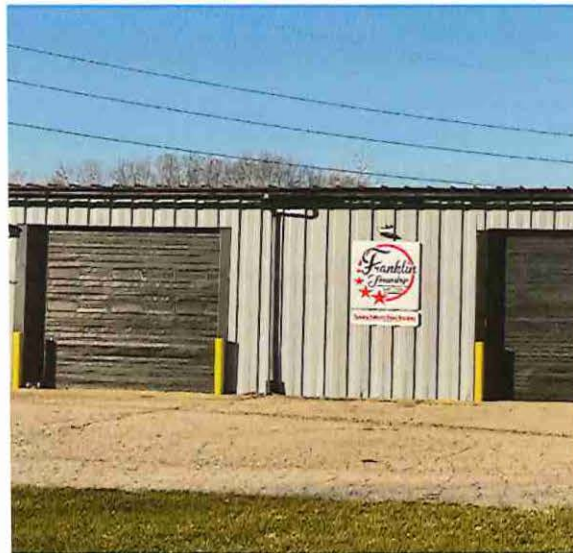


Developers are then required to make roadway or other transportation improvements to mitigate the impacts of the proposed development. Additional access management standards appropriate for the rural environment, such as shared access standards, could also improve safety and aesthetics. The Warren County Engineer's Office (WCEO) Requirements and Standards for the Design and Construction of Streets and Roadway Facilities regulations were updated in late 2023 to reduce pavement failures. The amendments to these regulations include pavement section depth, underdrains, require additional field testing, and expand the maintenance period. These standards aim to increase the longevity of pavement along public roadway and local subdivision streets in all future developments, and for all current road maintenance. All Townships within the County should convene with the WCEO to review future policies, guidelines, and underlying legislation. In turn, new changes could be determined that would encourage new development to be more compact and better connected, with less environmental impact and safer, more convenient transportation choices.

- **Ensure Proper Connectivity Between Developments.** Frequently, development proceeds without accounting for the regional network, resulting in heightened traffic congestion at numerous intersections across the Township, as were identified previously in Table 2.3. To address this issue, it is imperative that the design criteria for future developments be mandated to address design and connectivity standards for all new roadways and trails. Additionally, any new development should be required to reserve terminus points for adjacent undeveloped properties, facilitating future necessary connections. By implementing these measures, the Township can ensure more efficient traffic flow and better integration with the regional transportation network, enhancing overall connectivity and reducing congestion.
- **Encourage and Support Citizen's Involvement.** Residents offer valuable insights into the historical, environmental, scenic, economic, and social perspectives of proposed projects. Utilizing this wealth of information to inform project design is essential for facilitating a smoother process and achieving outcomes that align with community needs. Specifically, as plans for future road connections emerge, the Warren County Engineer's Office should adopt a road design approach that involves citizens from the start. By engaging residents early in the process, before design alternatives are formulated, and maintaining their involvement throughout the design phase, the County can ensure a collaborative and inclusive decision-making process that reflects the diverse perspectives and priorities of the community.



- **Support Necessary Improvements for the Township Roads Department.** The Township is in the process of constructing a salt storage facility on the Township Government Campus. Stakeholders have identified potential future enhancements to provide additional support for the Roads Department staff. These include the construction of a new building solely designated for equipment storage and maintenance, as well as the procurement of new equipment to replace the aging fleet, which has remained in operation for at least 20 years. The Township should consider exploring the feasibility of constructing a small storage shed at Hunter Park. This would serve to accommodate surplus salt supplies and offer closer access for Road Department staff and facilitate more efficient operations.



Tommy Roberts Road Building

- **Support proposed Pekin Road expansion parallel to State Route 122.** Thoroughfare planning provides a long-term vision of the road network needed to meet future travel needs. The County's Thoroughfare Plan classifies roads by right-of-way width, access to adjacent land, mobility for through-traffic, and land use context, and includes proposed new roadways. A proposed collector road parallel along State Route 122 identifies a future connection between State Route 123 to Union Road. This collector road would additionally connect to Robinson-Vail Road and Shaker Road, and provide various additional proposed connections to future developments, including the potential Shaker Road park.

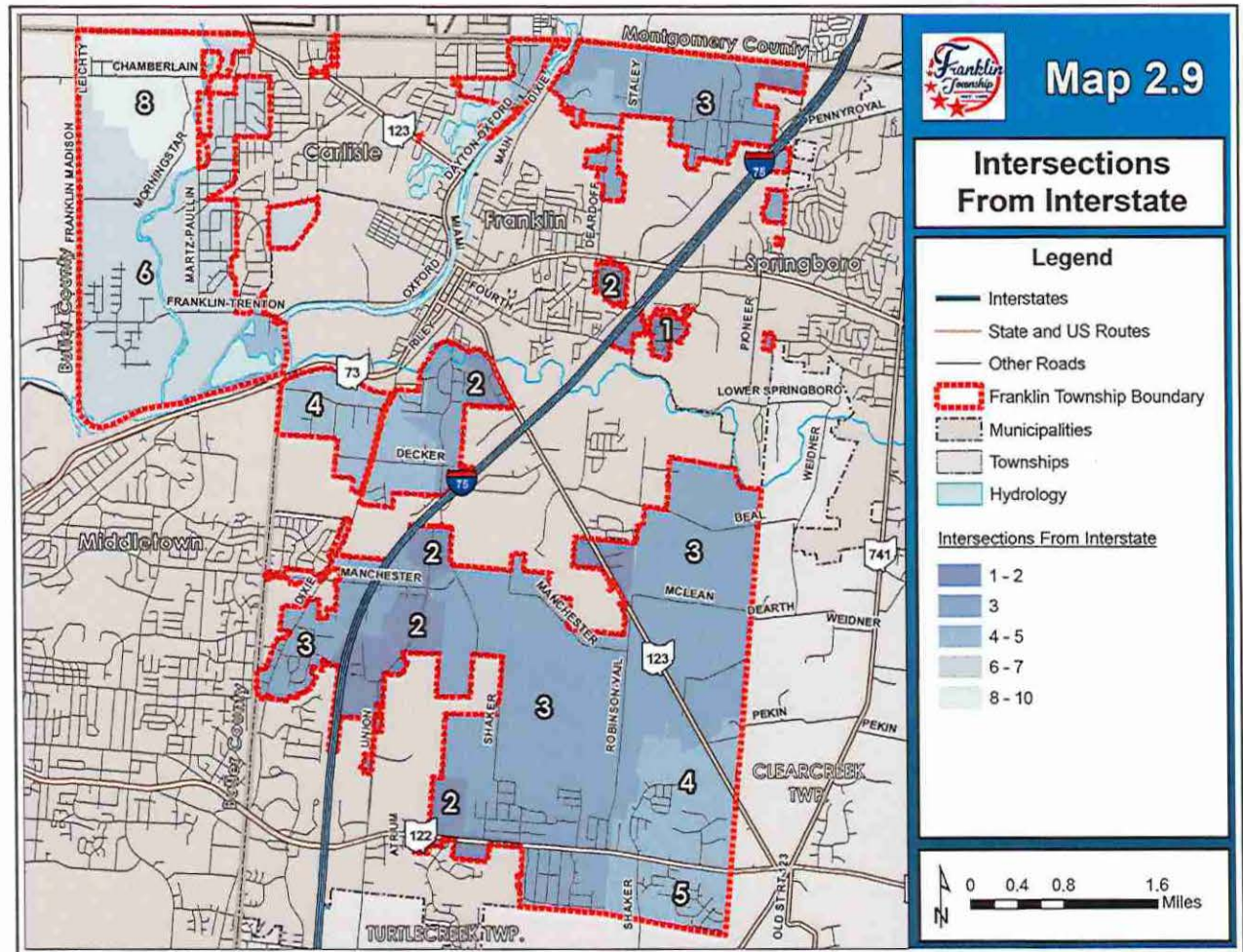


- **Support a potential road connection between Shaker Road and Highgate Court.** To encourage and promote the potential development of Shaker Road park, the Township should coordinate with the County to update the Thoroughfare Plan to encourage a future local road connection between Shaker Road and Highgate Court. A future connection would increase connectivity within the park, and provide greater connectivity for residents within nearby subdivisions, and for those visiting the park.

- Support and plan for improved interchanges at Robinson-Vail Road and State Route 122 / State Route 123. The CAC members and public comment identified necessary improvements to be made to the Robinson-Vail Road and State Route 123 intersection, and the Robinson-Vail and State Route 122 intersection. Increased traffic congestion, speeding, and unsafe turns onto both State Routes were identified as the greatest need for future improvements. The Township should identify future roads and traffic patterns related to improving interchanges that provide improved routes for safe and convenient access. Future discussion between the Township, the WCEO and ODOT is necessary to address future roadway improvements at these intersections, and in implementation. Map 5.5 displays all areas of the Township according to the number of intersections a driver has to pass through in order to reach the Interstate.



State Route 123 / Robinson-Vail Road Intersection - southbound



Fire Service

- **Response Times.** The National Fire Protection Association (NFPA) Standard 1720 sets the following goals for volunteer fire department response capabilities:

Table 2.4 | NFPA Standard 1720 Objectives

| Demand Zone | Demographics | Response Time | Meets Objective |
|---------------|--------------------------------|------------------------------|-----------------|
| Suburban Area | 500 - 1,000 people per sq. mi. | 9 minutes | 90% |
| Rural Area | 500 people per sq. mi. | 10 minutes | 80% |
| Remote Area | Travel Distance | Dependent on travel distance | 90% |
| Special Risks | Determined by AHJ | Determined by AHJ | 90% |

Note: AHJ means 'Authority Having Jurisdiction'

As mentioned previously, the Franklin Township Fire Department averages 15-minute response times for 1-2 calls a day. The ramifications of a longer response time impact the safety and wellbeing of residents, and additionally influences insurance premiums of every homeowner in the area. This is through Insurance Services Office (ISO) fire ratings, which are scores provided to fire departments and insurance companies that reflect how prepared a community and areas are for fires. While it mainly focuses on the local fire departments and water supply, there are other factors that contribute to an area's score. The ISO uses the Fire Suppression Rating Schedule (FSRS) to determine community ratings. There are four categories that account for their scoring model: fire department, water supply, emergency communication systems, and community risk reduction.

Table 2.5 | ISO Fire Ratings Criteria

| Fire Suppression Rating Schedule | Description |
|--|---|
| Fire Department (50 Points) | The overall health of a fire department is assessed in this category, based on the number of departments in the area. In addition, the ISO looks at firefighter training, number of firefighters and volunteers, and maintenance and testing of pumps and other crucial equipment. |
| Water Supply (40 Points) | ISO evaluates each community based on its water supply. During the rating process, the organization looks at the number of fire hydrants in the area, the amount of water available after daily consumption and whether the community has enough water and water access for fire departments to use for fire suppression. |
| Emergency Communication Systems (10 Points) | This evaluates how well a fire department receives and responds to emergency calls. Some of the specific factors that contribute to PPC ratings include the number of agents in the emergency call center and the number of computer-aided dispatch (CAD) facilities in the community. |
| Community Risk Reduction (5.5 Points) | Any extra practices a community develops toward fire prevention and response are recognized in this category. It includes fire safety education, fire prevention techniques and fire investigation (ISO considers these points to be bonus points) |



Once the score is calculated, the ISO assigns a Public Protection Classification (PPC) rating to the community. The highest PPC score an area can receive from ISO is 105.5. While the biggest category is the fire department, which accounts for 50 points of the score, the hardest to improve is an area's water supply. A lack of fire hydrants and access to an adequate amount of water cannot be easily remedied and would require extensive infrastructure development to fix.



It is possible to be denied home coverage based on an ISO report, but many companies only use ISO for part of their calculations. Homes located in areas with poor PPC ratings may see higher premiums to reflect the greater risk companies take on by insuring the home. However, some companies may not even look at ISO scores and instead rely on other data to determine risk. An ISO score is only one aspect among many that home insurance providers look at. Other factors they consider include tornado risk, storm frequency and strength, crime rates and home characteristics. It is important to note your home does not have its own unique ISO fire department rating; the area in which it is located does. This means that you and your immediate neighbors should have the same ISO fire rating. Further, your area's ISO rating is only given to your local fire department and insurance companies, and is typically not released publicly.

As a whole, communities may improve their ISO rating by supporting initiatives to enhance fire department capabilities and emergency communications. Enhancing water supply systems is more challenging, but communities can work to improve their water infrastructure by increasing the number of fire hydrants and ensuring that all hydrants and water mains are functioning properly. Communities may also impact their ISO ratings by establishing proactive measures to address fire risks. These initiatives could include fire prevention education programs, communication efforts to promote compliance with fire codes or regular building inspections to alert owners of fire risks, and establishing mutual aid agreements or joint fire stations to improve fire service response times.

- **Apparatus, Equipment and Staffing.** The Franklin Township Fire Department has approximately 37 state-certified, on-call volunteers split between the Hunter Fire Division and Twincreek Fire Division. Data collected during stakeholder interviews identified a need to address the aging apparatus and equipment that volunteers utilize on a daily basis for their calls.



The Township should consider applying for various FEMA grants, which help to provide financial assistance to increase staffing, and purchase new equipment, gear, and apparatus. The Assistance to Firefighters Grant (AFG) helps firefighters and first responders obtain needed resources necessary for protecting the public and emergency personnel from fire and related hazards. The Staffing for Adequate Fire and Emergency Response (SAFER) Grant funds fire departments and volunteer firefighter interest organizations direct to help them increase capacity in their community. Additional resources, such as the Fire Prevention and Safety (FP&S) Program provides funding directly to fire departments and non-profit organizations to strengthen community fire prevention programs, and to support research and innovations that improve firefighter safety, health, and well-being. The Fire Department may also consider utilizing a donation, received in 2023 for \$341,000 to the Township, towards the eventual purchase of a new apparatus for the department.

Table 2.6 | Fire Station Apparatus

| Hunter Division (Station 19) | Twincreek Division (Station 20) |
|------------------------------|---------------------------------|
| Two Fire Engines | One Fire Engine |
| Two Rescue-Pumpers | One Tanker |
| One Brush Truck | One Brush Truck |

To improve staff retention, the department may consider applying for Firefighter I or Fire Department Training Reimbursement grants. These grants are available annually and help in providing funding to pay for tuition and books for various training courses. The Township should continue to partner with the Warren County Career Center Fire Science and EMT program, where students graduate from the program industry-certified, and employable.

- **Facility Maintenance.** Station 19 and Station 20 were established in 1969 and 1975, respectively. Both departments have seen expansions in staffing, with some developments to the facilities of each department, including improvements to kitchens and sleeping rooms for staff. There are various financial avenues which the Township may consider in order to obtain funding to upgrade aging facilities, including the Small Government Fire Department Services Revolving Loan Program. This program assists local government in funding certain fire department major related expenses, and can be used for construction or renovation of fire department buildings.
- **Fire Department Growth.** The CAC and stakeholders addressed the future of the Franklin Township Fire Department, and how the Township would like to see its expansion. A public survey was available to the public throughout the planning process, where residents were asked for their thoughts on various items, including a similar question. Results of this survey are available in Appendix A of the Plan. The following potential solutions and alternatives were addressed:
 - o Remain a volunteer Fire Department.
 - o Have Franklin Township become its own standalone 24/7 Fire Department.
 - o Combine with other municipalities on a joint fire district with full-time coverage.
 - o Whichever is most effective between a standalone department and joint fire district.



While Franklin Township currently operates and maintains a volunteer fire department, stakeholders and residents addressed concern in the response times, and the need to provide additional resources and staffing to these stations. The Township must continue to work with adjacent communities in maintaining mutual aid agreements, and identify a path forward in improving response times for the health and well-being of residents.

The Township should develop a regional task force, in coordination with nearby fire agencies, JEMS, and residents, on identifying the preferred path forward to improve fire service in the community. Additionally, the task force would identify how future fire service levies would address prioritized improvements deemed necessary to enhance Township fire staff and department growth, fire service response times, and new equipment.



Cemeteries

During stakeholders' meetings, several opportunities and improvements to the operation, aesthetics, and restoration of Township cemeteries (primarily Woodhill Cemetery) were identified. The core objectives is to foster financial stability, consistent maintenance and sustainable improvements. The main issues identified are the following:

1. Funding Capital Improvements, the need for a storage building and new maintenance equipment.
2. Sustainable revenue generation to maintain management, staff and operations.
3. Restoring infrastructure, in particular the bridge and additional roadways.
4. Retaining employees.
5. Improving aesthetic along Hamilton-Middletown Road—the fence and landscaping, a more favorable entrance to the Woodhill Cemetery.
6. Improving the cemetery relevance to the residents.

In addition, stakeholders felt that as cultural norms and burial practices shift, and with the limited funding to support infrastructure, upkeep, and staff, inclusion of Woodhill Cemetery within a Township Capital Improvements Plan could provide innovative strategies to fund changing public use of Woodhill Cemetery (columbarium, scatter garden green burial and other non-traditional burial spaces) and for restoration opportunities. While the goal is to include prioritization and recommendations for maintenance and restoration within budgets and revenue streams, ideally efforts for aesthetic should also be included.

Woodhill Cemetery

The recommendations identify areas of Woodhill Cemetery operation where the Township can initiate changes to improve its site operations, maintenance, and aesthetics.

1. Increase cemeteries staffing and improve staff retention.
2. Add a new building for equipment's storage.
3. Replace fencing and landscaping.
4. Complete the second phase of the Mausoleum renovation.
5. Restore and renovate the stone bridge.
6. Expand the cemetery infrastructure to accommodate future phases.



Woodhill Cemetery Stone Bridge

7. Add trees and landscaping.
8. Develop rest areas and benches.
9. Add new routes and road paving for cars.
10. Designate the stone bridge as a walk path only.
11. Acquire new equipment for the cemetery.
12. Continue applying for cemetery grants to cover the costs of exceptional maintenance or training of cemetery personnel in the maintenance and operation of the cemetery.



Dick's Creek Cemetery

Dick's Creek Cemetery

1. Develop a safe and clear access point to Dick's Creek Cemetery.
2. Replace fencing.
3. Add landscaping.
4. Add parking spaces.
5. Add a sign along Union Road.

Cemetery Grants

Franklin Township was awarded two grants for the cemeteries department. First grant is the Ohio Township Association Risk Management Authority MORE Grant, the grant was received in 2017 in the amount of \$500 for the purchase of security cameras for the Woodhill Cemetery office. Second grant is the Ohio Department of Commerce Grant that was received in 2020 and in the amount of \$947 to assist with the purchase of a commercial quality pressure washer for the cemeteries.



Department of
Commerce



There are other cemeteries grants that Franklin Township could apply for, including Ohio Cemetery Grant which is constructed for cemetery's exceptional maintenance, this grant covers only non-routine and non-repetitive maintenance. The Township could apply every other year for one grant of up to \$2,500. Another grant is the Ohio History Fund which is a competitive matching grant program that annually awards grants for history-related projects; eligible applicants include a wide range of non-profit organizations and local government entities. The Township also may apply for the Ohio Archives Grants that are funded by the National Historical Publications and Records Commission (NHPRC), an arm of the National Archives and Records Administration (NARA) through their State Board Programming Grants. Grants of \$500 to \$5,000 are available to archival institutions to fund projects to preserve and/or provide access to Ohio's historical records; eligible grant projects include preservation projects.

Parks

During stakeholders' meetings, several opportunities and improvements for the parks, especially those owned by the Township and County, were identified. The main community recommendations to parks and trails include:

Hunter Park

- Redesign the park entrance to be highly visible from State Route 122.
- Resurface the pathways.
- Work with the Warren County Soil & Water Conservation District for grants to manage/control drainage issues.
- Improve the park's maintenance and landscaping.
- Expand park bathrooms to provide accessibility
- Upgrade the northern parking lot and upgrade, and expand the southern parking lot.
- Enhance the handicap accessibility to the ball fields.



- Add more benches/sitting areas.
- Renew/replace the picnic shelter.
- Expand the storage garage/facility.
- Renew and/or place playground equipment.



- Apply improvement for the existing pond/fishing.
- Add a splash pad and dog park.
- Renovate the concession stand.
- Plan year-round events.



Hunter Park - Parking Lot (Left), Playground (Above) & HYRA Event (Below)

O'Neal Park

- Establish a parking area.
- Upgrade the playground equipment.
- Resurface the basketball court.
- Upgrade the picnic shelter.

Carmody Park

- Add new baseball fields.
- Add new bathroom.
- Establish walking trails through the park.
- Enhance the parking lot and add new parking spaces.
- Enhance the ball fields and amenities maintenance.
- Improve river access and add a boat ramp.
- Expand the picnic area.



Carmody Park Picnic Shelter and Playground

Carl E. Oeder Park

- Establish a parking area and a playground.
- Improve the access to Oeder Park and establish pathways along the perimeter of the park.
- Add picnic areas.
- Add restrooms.



Shaker Road Park

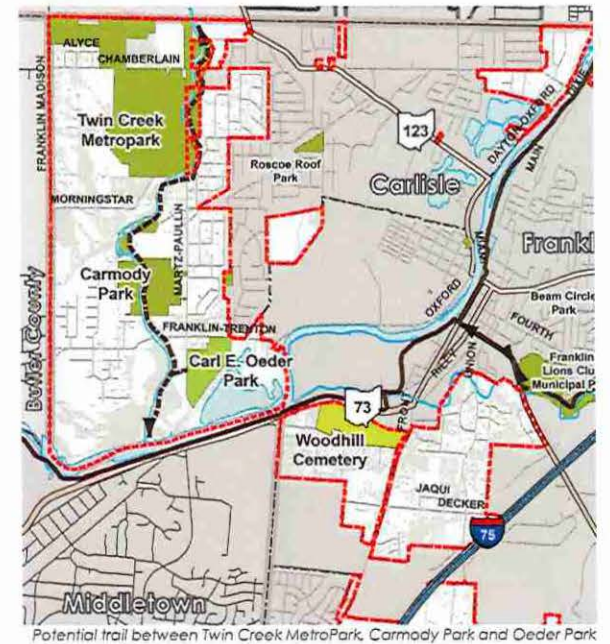
- Improve the primary access point along Shaker Road.
- Add ball parks including soccer fields and pickle ball fields.
- Establish a music pavilion/amphitheater.
- Add dog park.
- Add all-inclusive playground equipment.
- Add a parking lot at the park entrance on Shaker Road.
- Add picnic shelters.
- Establish walking trails through the park.



Shaker Road Property - Concept

Trails

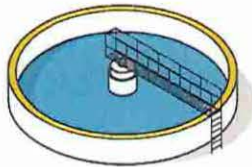
- Link Franklin Township to the Great Miami River Bikeway with pedestrian and bicycle trails.
- Establish a new trail that connects Twin Creek Metro Park, Carmody Park, and Oeder Park and links the three parks to the Great Miami River Bikeway.
- Install trails to connect Hunter Park with Shaker Road Park, Atrium hospital, and schools.
- Install crosswalks and walking trails along State Route 122 to connect Hunter Park with the nearby residential neighborhoods.



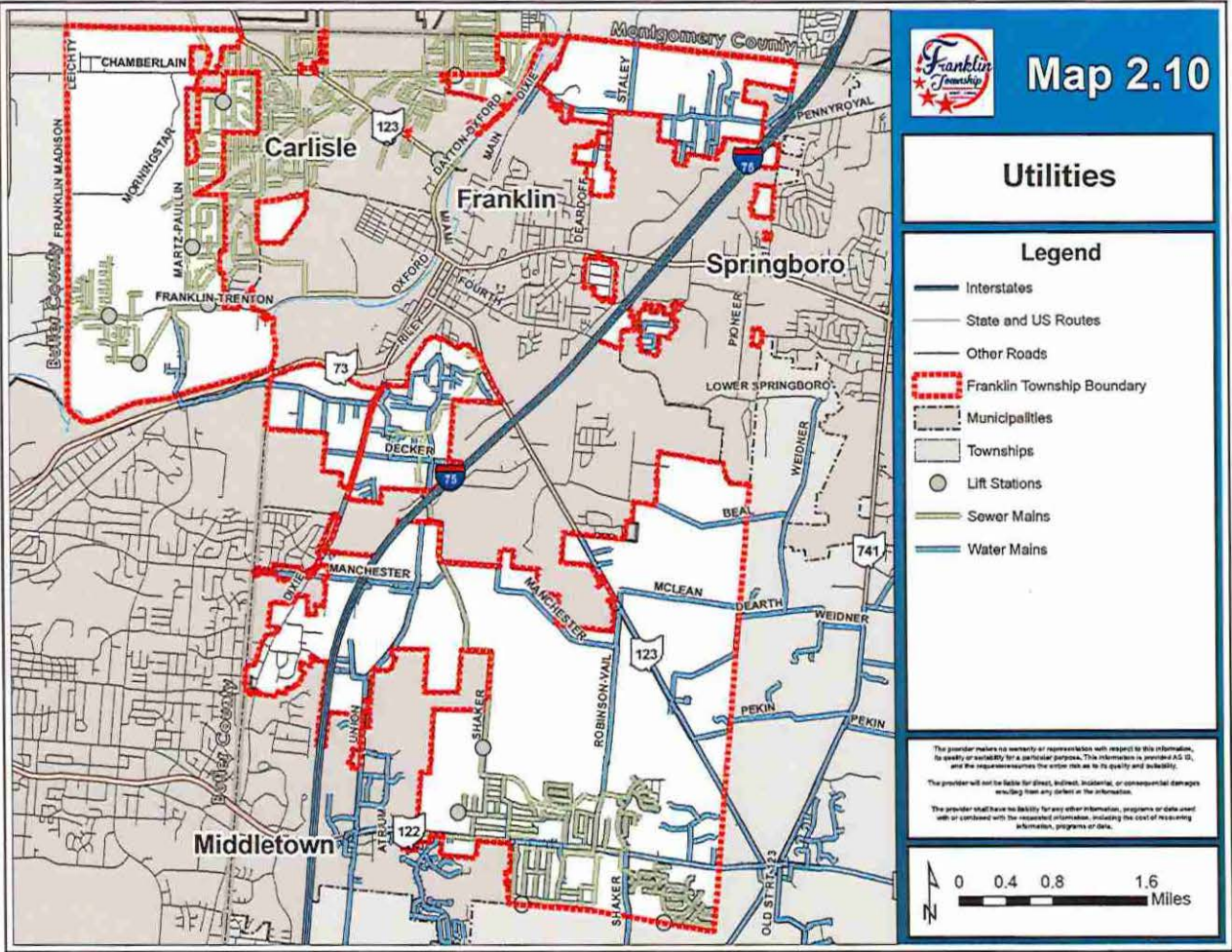
Potential trail between Twin Creek MetroPark, Carmody Park and Oeder Park

Sewer

- **Limited Centralized Wastewater Treatment.** The design and placement of the Township's wastewater infrastructure has a pivotal role in shaping its future development patterns, preserving natural and agricultural areas, and safeguarding watershed health, while also impacting fiscal efficiency.

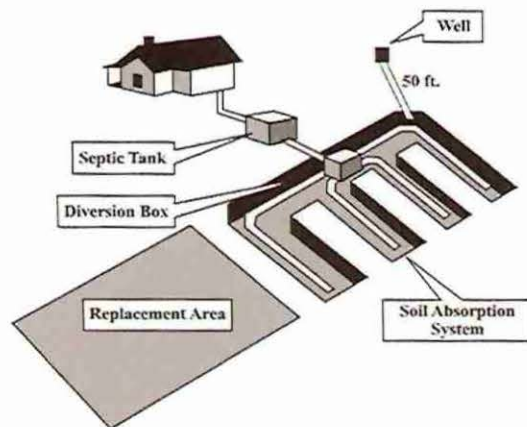


With limited central sewer service available, a significant majority of residences in the eastern and northern sectors of the Township rely on individual septic systems. This decentralized approach, focusing on individual lots or even subdivisions, may prove inadequate in accommodating future growth demands. Throughout the Township, particularly in the western regions, the primary challenge lies in devising strategies to address this issue effectively and leveraging access to centralized sewer infrastructure as a proactive measure against annexation pressures.



- **Septic Systems.** Effective wastewater management encompasses various facets, with septic system management standing out as a critical aspect. A large portion of residences in Franklin Township rely on individual subsurface sewage disposal systems, and this reliance is expected to continue in certain areas of the Township in the foreseeable future. Given the vital role of these systems in safeguarding the immediate and long-term health and welfare of the Township, their continued maintenance is essential.

To address this need, it is essential for the Township and County, in collaboration with the Warren County Health District, to promote a public education initiative emphasizing the significance of regular maintenance for septic systems. By raising awareness about proper upkeep practices, this program will contribute to the preservation and optimal functioning of septic systems, thereby ensuring the well-being of the community and the environment.

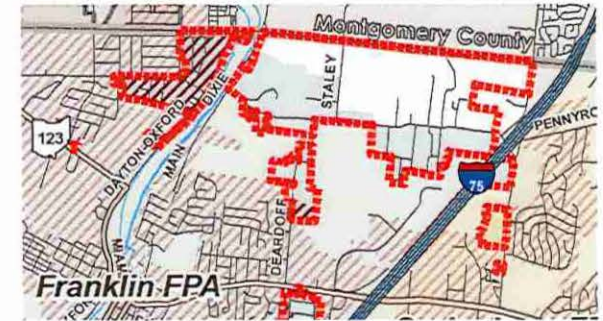


- **Limited Infrastructure Expansion.** Cooperative planning between the Township, municipalities, the County, and other involved agencies is fragmented, yet vital to the success of land development and land preservation within the Township. Expanding municipal centralized sewer systems usually accompanies annexation and growth, regardless of whether it is in the most appropriate area for growth. The Township has expressed an interest to increase the expansion of centralized treatment to planned growth areas within vicinity of State Route 122, thus further coordination for any proposed growth areas is necessary with the Warren County Water and Sewer Department.

One additional strategy is to cooperatively develop Joint Economic Development Districts (JEDDs) or cooperative agreements where municipalities could provide sewer service to unincorporated areas.



Franklin Regional Wastewater Treatment Facility



- **Facility Planning Areas.** Under Section 208 of the Clean Water Act, OKI is responsible for reviewing and approving Wastewater Treatment Facility Plans, and Facility Planning Areas (FPAs). Franklin Township is divided between two FPAs, the Franklin FPA and Middletown FPA. A northeastern portion of Franklin Township located along Pennyroyal Road, is not located within a FPA. If any land within this area is served by sanitary sewer (though OKI's estimate indicates it is not), these sewers flow into Montgomery County's Western Regional WRRF. This is a FPA established through the Miami Valley Regional Planning Commission (MVRPC). The Township, in coordination with OKI and MVRPC, should work to establish a facility planning designation of this area of the Township.



RECOMMENDATIONS

Throughout the Comprehensive Planning process, leaders and residents have stated a vision and provided goals for future infrastructure improvements. These recommendations will ensure that future infrastructure reflects the Township's rural character. The goals, objectives, and strategies are listed below:

Goals & Objectives

Goal 1: Road Improvements enhance transportation connectivity.

- **Objective 1:** New thoroughfare routes connections are explored.
- **Objective 2:** Large changes in the transportation network which would encourage future developments and avoid natural and environmentally constrained areas.

Goal 2: Residents experience quality infrastructure and services.

- **Objective 1:** The provision of quality roadway maintenance continues.
- **Objective 2:** The expansion and provision of quality Fire/EMS service continues.
- **Objective 3:** The expansion and provision of sanitary sewer utilities continues.
- **Objective 4:** The expansion and provision of access to quality amenities in parks and cemeteries continues.

Goal 3: Improve parks and cemeteries in the provision of quality amenities to residents.

- **Objective 1:** Establish a park & cemetery department for Franklin Township, and ensure adequate staffing for all parks and cemeteries.
- **Objective 2:** Work with Warren County Park District to develop a parks master plan.
- **Objective 3:** Prioritize parks improvements and upgrade parks amenities, at a minimum. Inspect playground equipment, courts, fields, restrooms, pathways, and parking lots for safety and quality and restore as necessary.
- **Objective 4:** Develop a signage/wayfinding system for parks and cemeteries.
- **Objective 5:** Design and install a trail system as illustrated on Map 2.5 to link the Township with the Great Miami River Bikeway and connect neighborhoods, parks, and community amenities through the Township.
- **Objective 6:** Research and apply for eligible grants to manage maintenance and infrastructure cost for parks and cemeteries.



Strategies

- **Strategy 1:** Use the capital improvement program (CIP) process to coordinate the phasing, prioritizing, and funding of public facilities. Inventory and examine existing services and facilities; identify future needs; determine the requirements for maintaining and enhancing these infrastructure and facilities to meet Franklin Township's growing and changing population. Then develop a CIP that is systematic, comprehensive, and based on analytical data about Township needs, service levels, and projections, in addition to facility condition assessments. Additionally, provide relevant Comprehensive Plan guidance to individual department and agencies in earlier phases of their facilities master planning, and budget development processes, which can strengthen cross-links and add efficiencies to the Township's annual CIP and capital budget development process. The CIP should be used to identify, prioritize, and assign funding to major capital expenditures such as land, buildings, public infrastructure, parks, and equipment. Within the CIP, the Township should develop a report that identifies deficient utility and facility needs.
- **Strategy 2:** Explore alternative financing strategies for projects that provide public benefits, including public facilities. Strategies include ground leases, joint development, creative leasing arrangements, and other financing instruments that have no effect on the Township's debt cap and can maximize financial performance and achieve public policy outcomes.



- **Strategy 3:** Maximize use of existing facilities to maximize efficiency and minimize cost and prioritize public facility projects in the following order:
 - a. Correction of system deficiencies required for public safety;
 - b. Protection of existing infrastructure investments, replacement and retrofitting of facilities;
 - c. Provision of cost-effective service to allow new development to occur, except when services are paid for by the developer/property owners; and
 - d. Future new facility needs.
- **Strategy 4:** Develop and fund adequate maintenance budgets for all Township public facilities based on industry standards. Evaluate projected operating and maintenance (O&M) costs before approving new capital facilities so that sufficient funds will be available for O&M once a new facility is constructed.
- **Strategy 5:** Actively seek grant funding of public infrastructure and facilities.
- **Strategy 6:** Coordinate the planning for new public facilities and services and major capacity upgrades with other potentially affected jurisdictions, agencies, utility providers and other public service departments.
- **Strategy 7:** Focus on infill development. Infill development is a smart growth principle by capitalizing on existing transportation and utility infrastructure, which saves money. Redevelopment in infill locations can use vacant buildings, parking lots, or other underused sites for new amenities, homes, and businesses near existing neighborhoods.

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Chapter 3: Land Use & Zoning

OVERVIEW

The plan for land use is embodied in the Comprehensive Plan's Future Land Use Map, which provides the overall framework for land development and growth for the next ten years. The Future Land Use Map for Franklin Township is based on an assessment of the existing land use pattern, pending and proposed land development projects, remaining developable land and redevelopment potential, and the preferences expressed by residents throughout the public participation process. It is intended to balance the need to accommodate development with the need to preserve natural resources; preserve the township boundaries; and improve the Townships quality of life.



Introduction

Township officials and residents have teamed up to develop an issues-based plan that will provide recommendations for appropriate growth and development; ensure economic sustainability; protect the environment; develop recreational facilities and provide needed community facilities and services. This chapter profiles Franklin Township's existing land uses, future land use and zoning districts, outlining the key aspects of each. These profiles help inform the direction the Township will take in the future. A new Future Land Use map is included, which serves as a guide for more informed decision making and a foundational basis when reviewing new development projects or making rezoning decisions.



The Franklin Township FLUM has been composed by stakeholders with balanced commercial, industrial, and non-residential growth as a goal. Additional strategies applicable to the FLUM are discussed, including what is necessary for achieving the desired location, character, quality, and intensity of future land uses and how to overcome two challenging policy desires - the desire to maintain the Townships boundaries, while also providing locations for commercial development with an expanded sewer utility systems. This is hopefully achieved without detriment to the Township's boundaries.

The goals and strategies in this chapter are aimed at achieving the vision of balanced commercial and industrial developments that serves as a foundation for a more fiscally stable township. This is achieved while maintaining compatibility with existing residential uses; preserving the natural environment; and keeping the Township's boundaries intact. The Township vision statement (Chapter 1, Page 13) expresses the great value and appreciation the residents have regarding the connection they share with the natural and communal character of the Township.

The land use information was used to assess and evaluate what is desirable and necessary to achieve the vision for the Township and the preferences expressed by residents. It was also used to help focus the goals and strategies recommended for maintaining and developing land use in a manner that will provide for reasonable population growth and economic development without sacrificing the townships small town character and environmental quality, nor overwhelming the community facilities, service provisions, school system and infrastructure capacity.



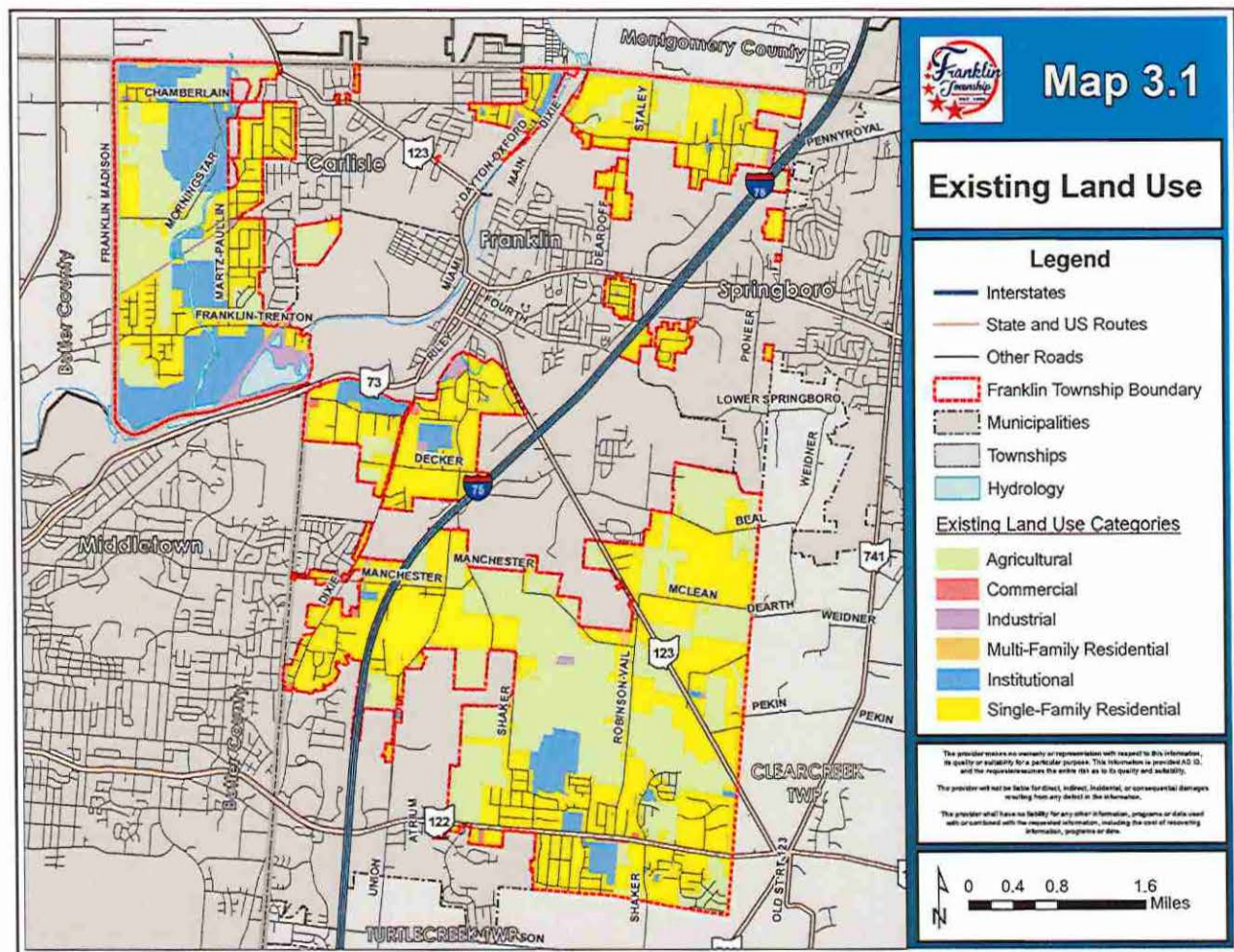
EXISTING CONDITIONS

Existing Land Use

This section provides information about the existing land use in the Township. The categories and quantities of land uses as well as the locations, pattern, and character of each are described. Map 3.1 illustrates the existing land uses within the unincorporated Township. Figure 3.1, located on the next page, lists the square miles and percent of each existing land use category.

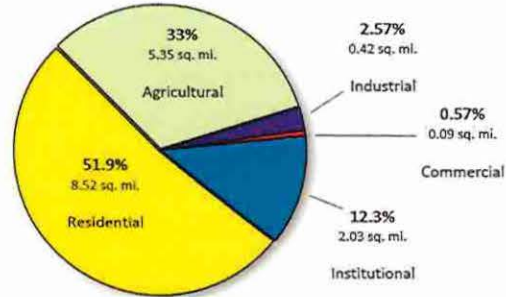
This map shows individual tax parcels color-coded according to the primary use of the property based on Warren County tax assessment data.

It reveals a nearly fully developed Franklin Township with few remaining large, undeveloped properties. The Township's commercial core is in Hunter, in the vicinity of the SR 123 and Robinson-Vail Road intersection. The remainder of the Township is dominated by residential development.



The Warren County Auditor's Office maintains a database of parcels and corresponding land use categories in all county jurisdictions. This database allows for the identification of individual land uses and their distribution in any specified area; in this case, data was mapped for the unincorporated portions of Franklin Township (as seen in Map 3.1 on the previous page).

Figure 3.1 | Existing Land Use Distribution



Agricultural

According to the Auditor data, approximately 3,424 acres (5.35 square miles) are classified as agricultural, constituting roughly 33 percent of the unincorporated Township. Many of these properties also fall under the Auditor's Current Agricultural Use Value (CAUV) program.

Single Family

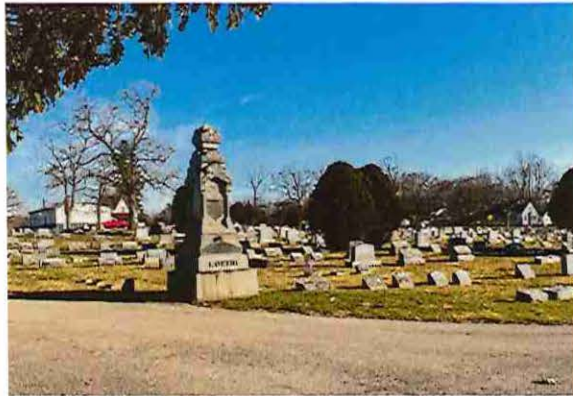
Single-family residential home sites are the largest land use, consisting of 5,452.8 acres (8.52 square miles) or roughly 51.9 percent of all land. Notable examples include; Graycliff, Nobel Creek, Greene Meadows, and Wilson Farms subdivisions.



Hunter Elementary

Insitutional

Institutional uses comprise 12.3 percent of unincorporated Franklin Township. These areas include two cemeteries (Woodhill and Dick's Creek) owned and operated by the Township.



Woodhill Cemetery

Commercial and Industrial

Commercial and Industrial properties are few and consist of sites primarily within the Hunter community, along State Route 122.



Hunter PetCare (Top) and Middletown Cardiology Associates (Bottom)

Multi-Family Residential

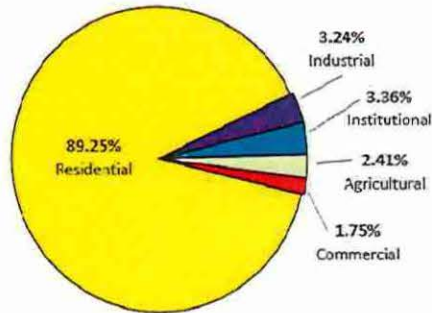
This is the smallest land use category, comprising 2 acres of two-family residential in scattered locations. Currently there are no apartment or condominium complexes in unincorporated Franklin Township.

Zoning

Franklin Township has a long history of zoning, dating back to Warren County's first zoning Code in the 1950s. Today, zoning in Franklin Township is still regulated under the Warren County Rural Zoning Code. The Warren County Zoning department and the Regional Planning Commission have done an extensive amount of public outreach over the past several years in conjunction with Franklin Township to ensure zoning that advances the vision of the Township is implemented.

The 2012 Warren County Rural Zoning Code, for the first time, included a shared vision for the future based on an extensive Township public participation. One of the hallmarks of the 2012 Code was based on the "ultimate build-out" of the county – setting the framework for which portions of the county should be zoned for mixed-use type development on public sewer and water, and which portions should be planned for rural-type development.

Figure 3.2 | Future Land Use Distribution



One of the most voiced concerns throughout the Township was the need for balanced economic development, an appropriate mix of commercial, industrial, and residential development. The Township views this balance as a necessary strategy towards financial stability. Currently the most effective tool is the Warren County Rural Zoning Code that regulates development and includes several key objectives to achieve a balanced mix of land use. These include:

1. Mixed Use, Commercial and Industrial zoning that has been applied to several properties in southern Franklin Township. Particularly along State Route 122 and the Hunter community.
2. A new flexible Planned Unit Development (PUD) approach. The 2012 zoning code established, for the first time, a variety of PUD applications, including the streamlined, "Interstate Highway Overlay District" that provides for an accelerated and simplified process for commercial and industrial development along Interstate 75 (Western Franklin Township).



Greene Meadows Subdivision (Approved Planned Unit Development)

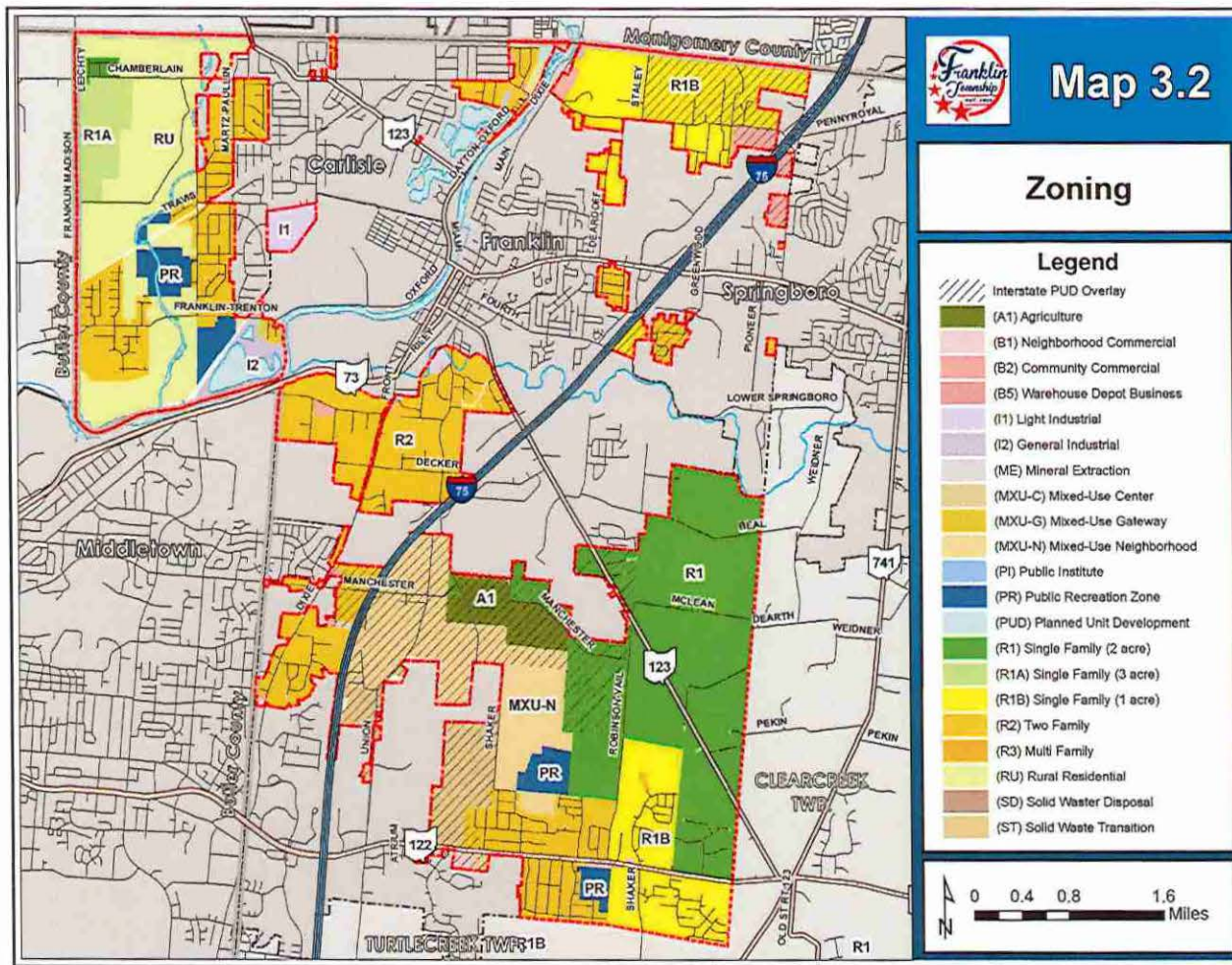
3. Home Occupation and Conditional Use allowances that permits limited non-residential uses within residential zoning districts.
4. Review criteria for land use approval processes (e.g., the Site Plan Review, Conditional Use, and PUDs) require that proposed uses be consistent with the Plan.

Franklin Township Zoning

The Warren County Rural Zoning Code was adopted in 2012 as a comprehensive regulatory document. It is a compilation of regulations that control land use in the unincorporated areas of the County, including Franklin Township. The Code defines zoning districts where uses and their intensities are defined. In addition, it establishes the process for site plan review, development standards, and other land use procedures. These types of development regulations in the County have a long history. In fact, the first Warren County Zoning Code was adopted sixty-eight years ago, in 1956.



Stone Valley Meadows (Approved Conditional Use and Site Plan)

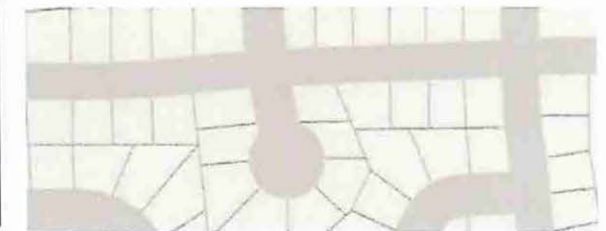


Development Potential

A build-out analysis was prepared to estimate the amount of additional development the Township could accommodate if land use policy remained unchanged and the Township developed according to existing zoning parameters. The residential build-out analysis was prepared using geographic information system software (GIS) by estimating the net buildable area for all residentially zoned tax parcels and then multiplying the net area by the permitted zoning density in terms of dwelling units per acre. Parcels with projects currently proposed or under construction were added separately to the total build-out estimate. The buildout analysis estimates that another 6,822 new dwelling units could be developed among the various zoning districts, for a total of 11,751 units unincorporated Franklin Township wide.

Table 3.1 | Build-Out Analysis

| | Existing & Pending | Additional Build-Out | Grand Total |
|--|--------------------|----------------------|-------------|
| Dwelling Units (Without Sewer Extension) | 4,929 | 3,438 | 8,367 |
| Dwelling Units (With Sewer Extension) | 4,929 | 6,822 | 11,751 |



Subdivisions

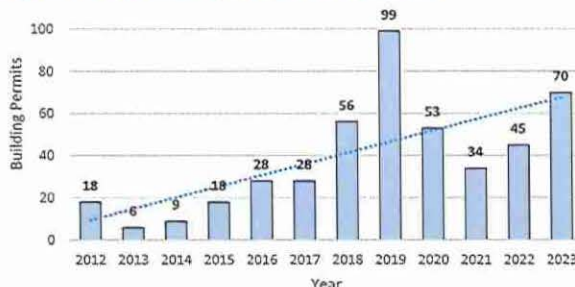
The Warren County Subdivision Regulations applies to all subdivision of land within the unincorporated portions of Franklin Township. These regulations establish the general rules and regulations governing plats, subdivisions, and development of land to promote the health, safety, morals and general welfare of the Township and its safe, orderly, and healthful development.



Franklin Township residents enjoy the slower pace of a small-town or rural setting that is within a convenient distance of thriving employment centers; colleges and universities; major and minor league sports venues; art and museums; fine dining and shopping; and a variety of outdoor recreation experiences. Located midway between Cincinnati and Dayton, Franklin Township is in the path of a significant amount of additional growth over the next two decades. According to the 2022 5-Year American Community Survey, between 2012 -2022, Franklin Township experienced 1,180 additional residents. Some people are lured by the low cost of land and the convenient location. Others are drawn to the quiet established neighborhoods.

Several major subdivisions have been platted over the past 10 years to accommodate this growth and an even greater number of minor subdivisions (lot splits) have been created at low densities, indicating a preference for large lot development. The major recent subdivisions are Wilson Farms, Greene Meadows, Greycliff and Noble Farms; mainly in the southern portion of the Township. Existing development patterns and recent building permit activity reveal the Franklin Township is growing, primarily in the southwest quadrant of the Township. Almost 77 percent of the township is zoned for residential uses and most neighborhoods are comprised of single-family detached homes on 1-acre+ lots.

Figure 3.3 | Building Permits 2012 - 2022



Building permits for over 390 homes were issued between 2012 and 2022. Had the lack of adequate central sewer service not slowed the approvals of subdivisions, it is probable that many more homes would have been constructed in the same 10-year period. The challenges associated with this pace of growth are many - conserving natural resources, providing adequate infrastructure, and increasing the tax base are among the top issues.



Trails of Greycliff

As the Township leaders seek a balanced approach to growth, maintaining a high quality of life for all residents, now and in the future, remains the highest priority.



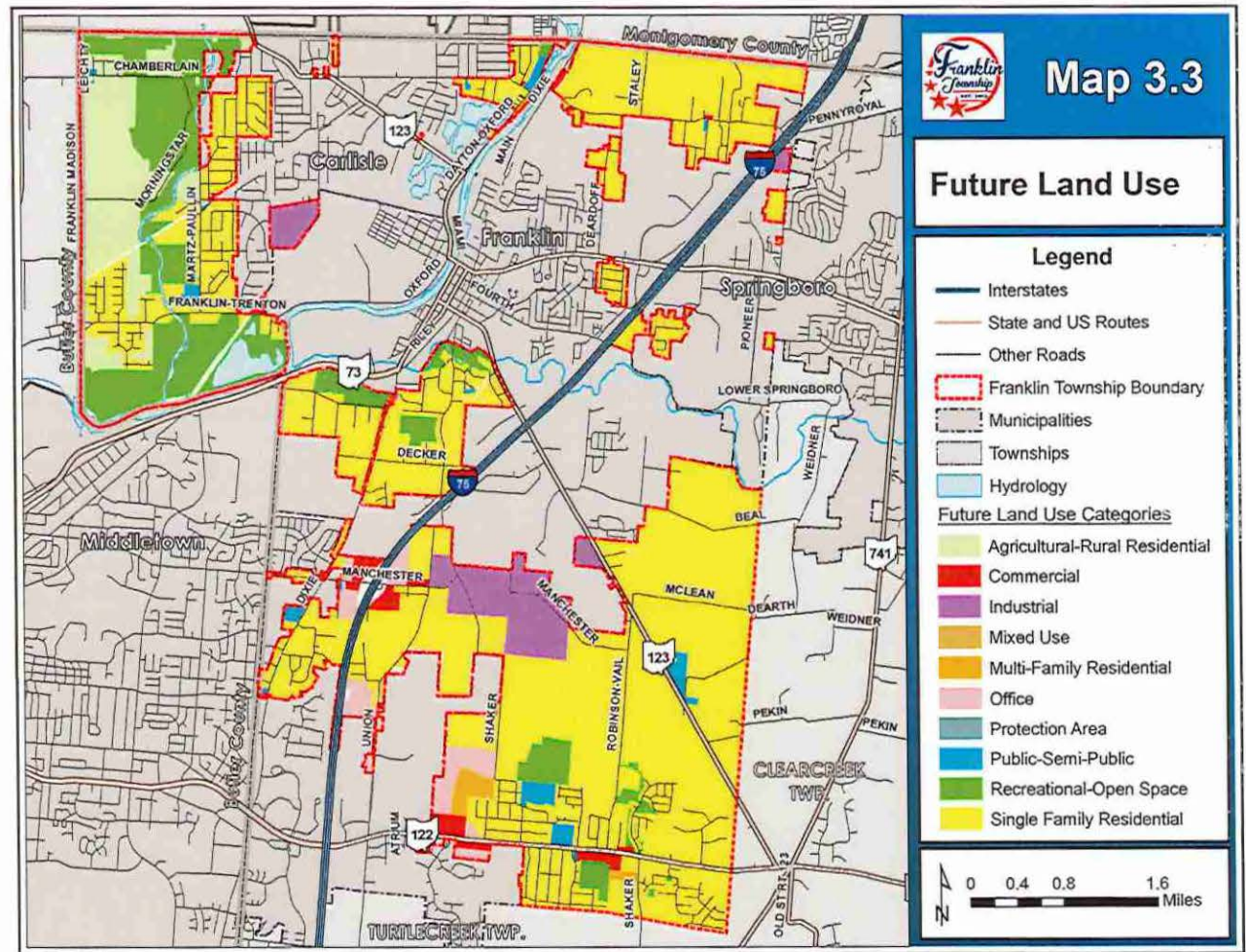
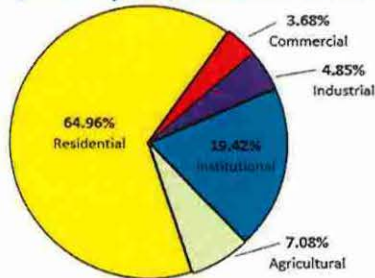
Wilson Farms

Future Land Use

The current Future Land Use Map is provided as Map 3.3. Issues and direction for Franklin Township's future land use are discussed in this section, along with goals and strategies. The issues about each land use element are as expressed by the Franklin Township residents and CAC members at the community forums and meetings that were held over the course of preparing the Comprehensive Plan. The expressed issues regarding each land use were in turn used to establish goals and recommended strategies for realizing the preferences indicated.

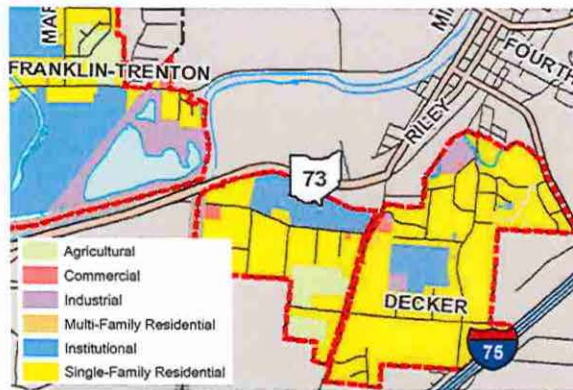
Franklin Township's convenience and closeness of access to jobs in the Dayton and Cincinnati metropolitan areas via Interstate 75 and other U.S. and State Routes, make it a potential target for increased growth, despite the lack of sewer. The Township's good school system; and affordable living costs, are also attractive of increased residential development. Some additional residential development is anticipated and considered reasonable and necessary for the Township to thrive. However, the main issue is the provision of central sanitary sewer and ensuring acceptable forms of residential development.

Figure 3.4 | Future Land Use Distribution



For commercial and industrial development, the primary issue is ensuring that the Township retains the areas designated for commercial and industrial development. Several other themes that are reinforced during stakeholder meetings include:

1. Conflicting residential and industrial land uses;
2. The limited amount of vacant land; and
3. Limitations that regulatory constraints pose to the delivery of a wider variety of housing types (Missing Middle Housing).



ISSUES & OPPORTUNITIES

The Franklin Township Comprehensive Plan is in response to the issues it must address and the opportunities it wishes to pursue. Public participation during the planning process identified the Township's primary land use concerns and areas to be addressed. Top land use issues identified include the connection between land use and annexation concerns; preservation of the townships small town feel; conservation of land for open space and recreation; coordination with adjacent jurisdiction on provision of services (JEDD); and compatibility with existing residential uses. Top opportunities include central location between the Dayton and Cincinnati metro areas; the township's proximity to major highway corridors, and improving recreational opportunities. Clearly, Franklin Township is a competitive location for new businesses - easy access to Interstate 75 and markets in Dayton and Cincinnati. Incentives and infrastructure investments will be invaluable in this highly competitive economy. The Township's vision further clarifies priorities and speaks to the importance of the economy and fiscal stability.

Economic Development & Growth

The Comprehensive Plan also supports the economic strength and fiscal well-being of the Township. Just as any business must plan for efficiency, effective use of resources, and anticipated future change, so must the Township anticipate future needs and allocate funds for efficient operation, and long-term stability and ensure a sustainable tax base. The Comprehensive Plan is the mechanism for Township to manage their most important physical, infrastructure, and environmental assets in a way that anticipates change. Expanding the Township's non-

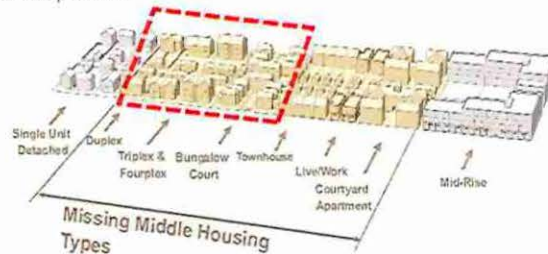
residential tax base is critical with fiscal concerns driving this perspective. Attracting new business investment will help to meet growing service demands within the township (e.g., township fire services). This investment can come as small as home occupations, but the need to attract large scale investment is also critical to township tax base and its continued viability. Support was often expressed for light industrial, high tech, and logistics/distribution businesses and in some cases, local retail, and services with on-lot septic along major roadways.



Future growth must be balanced between commercial, industrial, and residential. While the southern portion of the Township and parts of the SR-123 corridor have benefited, other growth areas exist and will equally benefit in the future. Growth should be targeted, to locations that can be efficiently served with infrastructure and minimal impact to the natural environment. Aesthetic considerations, such as development character, are equally important. The Township and the County should develop additional flexible zoning tools that may be used to deal with a totally unanticipated, but very desirable commercial/industrial development activity that offered itself to the Township, a flexible set of tools for accommodating growth.

Housing

Expanding the Township's housing stock to meet the needs of residents and a growing workforce, a growing senior population, and options for young families and single professionals is critical to a strong local economy and township viability. Many support the need for a broader range of housing options for senior residents and to attract a growing workforce (that can support economic development). This can include empty nester step down housing, affordable homes for first time home buyers and young families, and in some cases, rental housing to support workforce development (housing that is affordable to persons, couples, and families with fulltime jobs). Some residents acknowledge the need for higher densities but only if supported by and incorporated into buffered development.



Infill development and redevelopment, particularly in the western portion of the Township is supported. Residents expressed interest in supporting redevelopment in the areas surrounding Carmody Park, as well as redevelopment of underdeveloped parcels. The Township has acknowledged that such private investment raises the tax base while reducing demands on public resources (maximizing existing infrastructure investments, lowering operating and maintenance costs).

Smart Infrastructure Investments

Public funding decisions relative to infrastructure should continue to link growth policies reflected in the Comprehensive Plan to ensure both are mutually supportable. Whether through major road investments or utility expansions, those public dollars are critical to ensuring that the targeted growth vision of the plan is fulfilled. Development has been and will continue to be strategically limited to areas with central sewer service.



Maintaining Township Boundaries

Local partnerships between Franklin Township and neighboring jurisdictions were noted as critical towards maintaining the Township's boundaries. The township could benefit from partnerships by the development of Joint Economic Development Districts (JEDD), pre-annexation agreements, and other similar mechanisms that facilitate private development, while sharing tax revenues. This helps the Township tax base, while providing the adjacent municipality a means of strengthening a cooperative relationship with its neighbors. This has been an effective tool in Warren County that has facilitated development. Growth management tools, such as new economic development approaches and agreements among jurisdictions will continue to provide support for local cooperation.

In addition, continued cooperation among adjacent jurisdictions is critical to ensuring both implementation of the plan, as well as the efficiency use of limited public dollars to deliver services and facilities to residents. Pooling resources and effectively meeting the needs of the residents is high priority for many, such as in the areas of fire and emergency services, enhanced services benefited all involved.

Potential Open Space

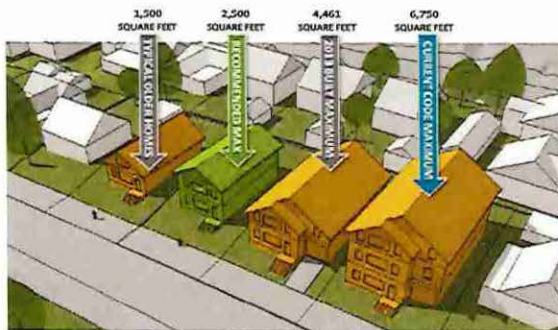
Franklin Township has few remaining properties that contain large expanses of open space, and most of them are privately or County owned. In addition, several small, privately-owned undeveloped properties exist within the Township's residential neighborhoods.



RECOMMENDATIONS

These recommendations are informed by the Township's development goals and objectives and represents a balance between growth, preservation, and compatibility with existing residential uses. They were developed in recognition that the Township must continue to grow and preserve its boundaries.

The Plan concentrates new development and revitalization in the vicinity of the State Route 123 and the southwestern portion to the Township and encourages a mix of land use types in that area. These areas are along arterials roadways that coincide with roadway improvements and are served by public sewer and water infrastructure (Map 2.10). Proposed open spaces are intended to augment existing parks and recreation areas, facilitate trail connections (Map 2.5). Opportunities for open space preservation are identified on some of the remaining large undeveloped properties in the Township. Development in existing residential neighborhoods is limited to residential infill development that conforms to the existing physical character of the neighborhood.



Hunter Youth Recreation Association Opening Day (May 11th, 2024)

Goals

Land Use Goals provide for future use of land in a manner that will preserve and restore the township's small-town, suburban-rural character and enhance its social and economic vitality.

1. Preserve the character and physical form of existing residential neighborhoods.
2. Discourage inappropriate encroachment of non-residential land uses into residential neighborhoods.
3. Avoid potential conflicts between adjacent incompatible land uses.
4. Encourage new development to adopt a form that elevates the architecture and aesthetics of the Township.
5. Protect tracts of open space that can serve as a passive recreational facility, facilitate establishment of a public trail or greenway corridor, or contain significant natural, scenic, and historic resources which contribute to the Township's suburban-rural character.
6. Establish a connected network of open space for passive recreational use and natural resource protection.
7. Maintain the character and integrity of the Township's existing housing stock and residential neighborhoods.
8. Provide for varied housing options to accommodate various household configurations and individuals and families at various life-stages and income levels.

Strategies

1. Continue to allow planned residential communities (PUDs). Emphasis should be placed on improved aesthetics, preserving natural physical features, and the adequacy of roadways and utilities. An internal network of streets should be developed to minimize negative impacts on existing roads while making efficient connections between the development and surrounding area.
2. Refine the zoning and subdivision code to adequately address and allow various and wider forms of housing development, particularly, senior housing. Emphasis should be placed on ensuring a better overall quality of development and improved buffer requirements between existing residential neighborhoods and residential new development.



3. Permit limited commercial uses within residential areas.
4. Recognize Home Occupation as a form of economic development and simplify the review process.
5. Encourage the efficient use of the limited land available through compact development. This is development that provides for higher intensities or densities of use, which can be compatible with the trend in smaller household sizes. Traditional Neighborhood Development (TND) is a type of neotraditional mixed use neighborhood design that has implemented these compact building design principles.

6. Encourage the re-use of existing development, a crucial element to the long-term sustainability of the Township. The Township should develop and consider strategies for long-term reuse and infill and redevelopment particularly in the northwest portions of the Township. Redevelopment and in-fill should be incentivized and planned, allowing for the economic use of vacant land where water, sewer, and other public improvements and services are in place and available for immediate use.
7. Retain mixed-use, industrial, and commercial zoning districts and revise development policies making it more feasible for mixed use developments to occur. A mixed-use development contains different land uses that are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

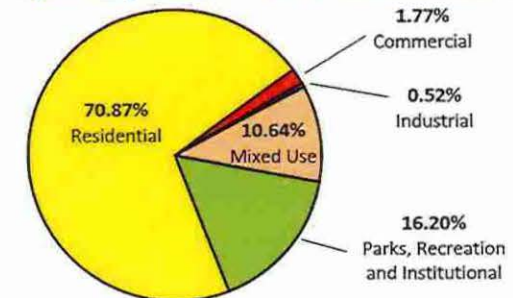


8. Work with Warren County and the Warren County Parks district to secure and develop future parks - Carl E. Oeder Park and Shaker Road Park.
9. The County should establish design standards to assure quality development and enhance the Township's attractiveness and livability.

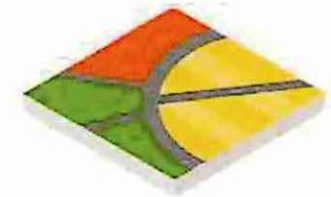
Future Land Use Categories

Preparing Franklin Township to manage future growth is a priority. The below FLUM categories applies only to the unincorporated areas within Franklin Township's and serves as an update to the 2011 Warren County Comprehensive Plan. FLUM categories provide guidance for new development and redevelopment, describing the typical mix of land uses and design characteristics that are desirable to create distinct areas of the Township.

Figure 3.5 | 2040 Future Land Use Distribution



A total of seven future land use categories are represented on the map, and a percentage breakdown of these can be seen in Figure 3.5 (above). Future land use categories are identified on the following pages.





Rural Residential:

This category contributes significantly to the Township's small-town identity. Most of the properties in this land use designation are smaller farm properties between ten and fifty acres located in the northwest section of the Township and large lot single family uses within the Twin Creeks Metro Park area. This designation provides for the development of large lot single family dwellings and ancillary structures. The density range is 1 unit per 3 to 5 acres.



Single-Family Residential: The Single-Family Residential land use category covers those neighborhoods of the Township that were developed primarily as single-family neighborhoods and have maintained this as the dominant land use. Single-family residential should remain the primary use. It is the intention to preserve and enhance these uses and to ensure that new residential infill products to be within the context of the surrounding environment. Supporting and complementary uses, including open space and recreation, schools, places of worship, limited conditional uses and public uses are appropriate. In addition, the allowance of accessory dwelling units to accommodate parents living with adult children for health reasons, or young adults returning to live with parents for economic reasons would be allowed in this land use category. Protection of existing residential structures is important to maintain neighborhood integrity, so allowance of home-based businesses that are compatible with the residential character will continue to be allowed.



Mixed-Use Residential: This Plan encourages new neighborhoods to be developed in traditional development patterns with a mix of densities, lot sizes, housing types, and home sizes that are well integrated with one another. Mixed Residential developments should have a wide variety of housing types, lot sizes, styles, and patterns. Future neighborhoods should also include well planned amenities such as parks and open space. Mixed Residential neighborhoods may contain apartments and townhomes and may even include neighborhood retail uses (B1) organized around a public space that is inviting for pedestrians. This land use designation accommodates horizontal and/or vertical mixture of retail, office, restaurant, entertainment, cultural and residential uses. Non-residential uses are intended to serve the neighborhood and should be developed and operated in harmony with the residential character. Mixed Use-Residential areas will be served by central water and sewer and will contain sidewalks.



Mixed-Use Commercial: The Mixed-use Commercial future land use category applies to vacant land primarily along the State Route 122 corridor, that may be appropriated for mixed use development. This category provides flexibility for those areas where the highest and best use for the land has not been determined. The primary uses are commercial uses, corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited residential, manufacturing and warehouse uses are allowed. Commercial, Institutional, light office, and service uses may be located along the frontage of arterial streets and intersections. Manufacturing and warehouse uses should be internal to the site. Adequate transitions in building setbacks and height and buffers must be provided when development is proposed near established neighborhoods. Development may include mid-rise buildings (maximum 60 feet) with a compact block structure, and human-scale street and building design, which create a highly walkable development.

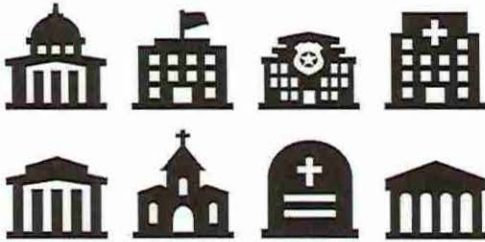
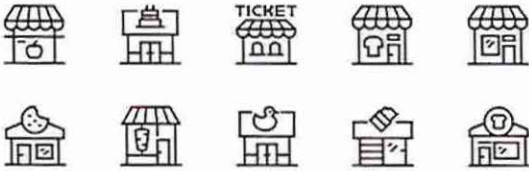




Industrial: Areas that promote economic growth and business development, including office, research, trade, education, occupation, information and technology services, manufacturing, storage and distribution businesses/ operations, assembly, and processing.



Commercial: This future land use category applies to areas with commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs. When provided, residential uses should be incorporated within cohesively planned developments of moderate density. This designation is also applied to targeted areas near arterials or major collectors that are intended to provide daily retail, restaurants, personal services, offices, lodging, and other conveniences. This classification includes some private institutional/quasi-medical facilities such as skilled nursing, urgent care, and private educational services. Most current developments are auto-oriented uses concentrated within shopping areas along State Route 122.



Parks, Recreation and Institutional: This future land use category includes major public open space preserves, township and county parks, neighborhood parks, trails and public institutions. These areas are intended to retain their character to provide regional recreation and civic opportunities. This category includes areas appropriate for new parks and future recreational opportunities.



Key Future Land Use Concepts

This section describes the key land use concepts utilized in drafting the 2040 Future Land Use Plan (see Map 3.4 - 2040 Future Land Use Map). These concepts incorporate elements from the Vision, Goals and Strategy statements that relate to land use planning. These concepts are intended to guide land use decisions and development with the following characteristics:

1. Balanced mix of housing and jobs;
2. Neighborhoods with housing choices;
3. Neighborhood revitalization and infill;
4. Vibrant commercial centers;
5. Accessible system of parks and trails;
6. Connected road network
7. Conserved natural resources; and
8. Flexibility in land use categories.

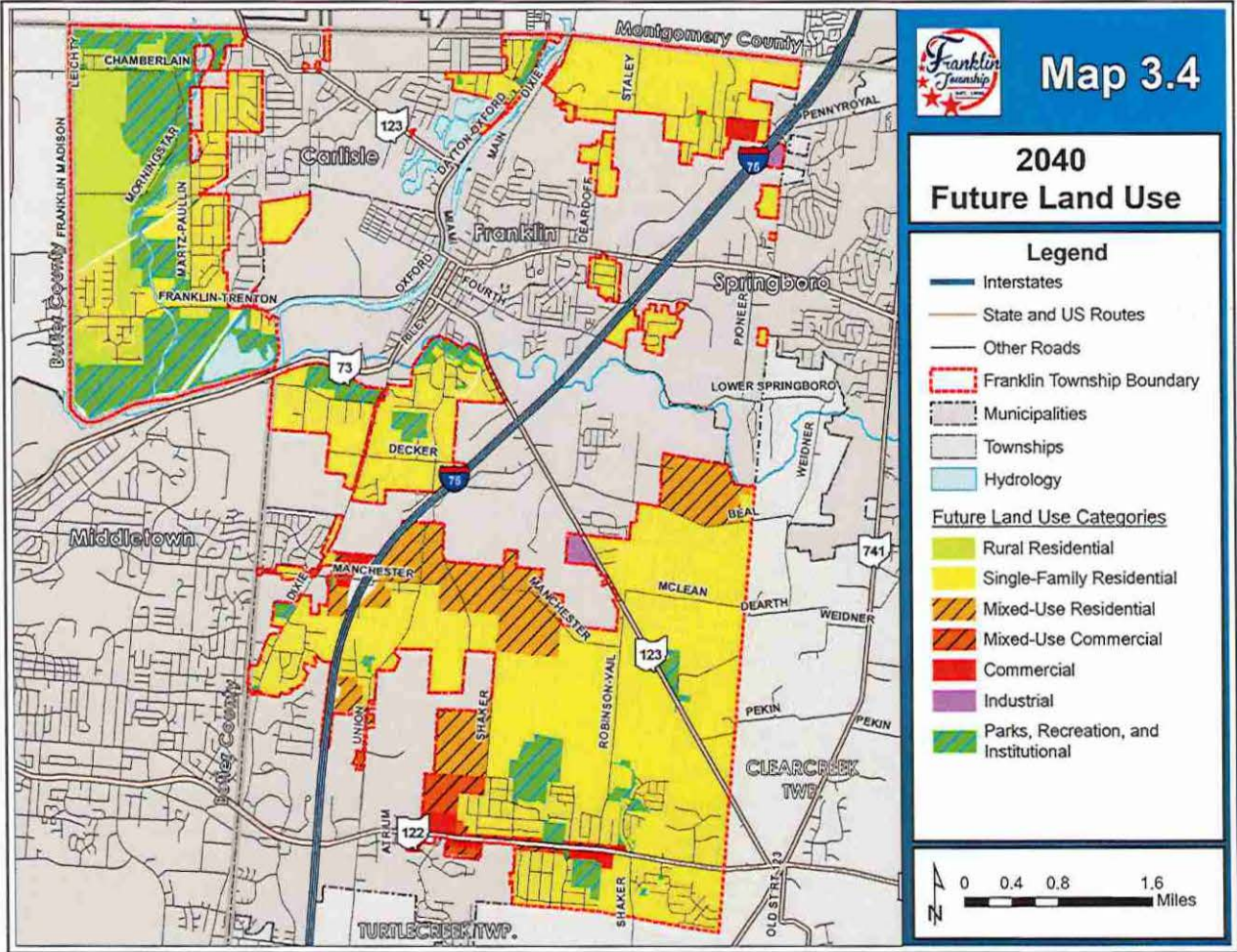


Future Land Use Map

The Future Land Use Map determines appropriate locations for future uses, establishing the Township's vision for the placement of housing, employment, social activities, and protection of natural areas. The FLUM depicts the types of future development for a parcel using different colors for different types of land uses. The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of uses described within each category.



Land use decisions on individual properties should consider not only the Future Land Use Map, but also other Comprehensive Plan policies, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.



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Chapter 4: Implementation

OVERVIEW

The implementation chapter draws together all the information expressed in the previous chapters to implement the Township's vision. Recommendations are given, with an estimated time frame, entities responsible, and references for each specific item listed.

Completion of the Plan's implementation is arguably the most challenging aspect of the comprehensive planning process. This Chapter establishes a process to ensure that the Plan functions as a living document, improving and advancing the vision for the Township. Monitoring and evaluation of the Plan, from Township staff, should be conducted periodically to assess and determine the effectiveness of the goals, policies, and recommendations identified in the Implementation chapter. To align with the Township's original vision, certain goals and policies should be added or modified to produce a consistent, comprehensive approach.

There are several approaches that can be utilized to help monitor the impact of this Plan, and to determine the consistency with the Township's original vision—Building permit records identify the location of new developments; departmental budgets identify where resources are allocated; and a Capital Improvement Plans (CIP) could plan for needed investments.



How to Read the Table

The text boxes below offer a guide for reading through the implementation tables. Implementation actions are organized according to goals and action strategies. Additional information is also provided for each action to specify who is responsible for carrying out the action, and approximately how long it should take to carry out.

The implementation tables are organized by responsibility, time frame, and notes.

Responsibility: Who is responsible to implement the action.

Time Frame: The estimated time to complete the action.

Reference: References to page numbers citing the specific page in the Plan that it refers to.

Time Frame:

A general estimate of time needed to implement each action item is provided here.

Short-Term: 1 - 6 years

Mid-Term: 7 - 14 years

Long-Term: 15 - 20 years

Ongoing: A strategy or action that is continuous or is still being implemented.

Reference:

References to maps, figures, pages, boxes, and other relevant action items are provided.

| CODE | IMPLEMENTATION PLAN | RESPONSIBILITY | TIME FRAME | REFERENCE |
|--------------|---------------------|----------------|------------|-----------|
| CHAPTER NAME | | | | |
| | | | | |

GOAL CODE KEY

- T Transportation
- F Fire
- W Woodhill Cemetery
- P Parks and Trails
- G General Infrastructure
- L Land Use and Zoning

Responsibility:

The Franklin Township Comprehensive Plan will be implemented by a variety of different entities. The lead organization(s) for each action are listed, followed by supporting organizations.

| CODE | IMPLEMENTATION PLAN | RESPONSIBILITY | TIME FRAME | REFERENCE |
|-----------------------|---|---|------------|-----------------------|
| Infrastructure | | | | |
| <u>I 1</u> | Coordinate roadway and safety improvements with ODOT and the Warren County Engineer's Office, determining the timing, funding, and responsibility for necessary improvements. The following intersections should be addressed: a. Robinson-Vail Road & State Route 122 b. Robinson-Vail Road & State Route 123 c. Franklin-Trenton Road Underpass d. Manchester Road & Union Road | RPC Engineer's Office ODOT | Mid-Term | Pages 18-19, 33-35 |
| <u>I 2</u> | Ensure through the budget process and a Capital Improvement process that the Franklin Township Road Department has the necessary resources for staffing, equipment, and facilities, for the continued quality maintenance of Township roads. | Township Staff | Ongoing | Pages 18-19 |
| <u>I 3</u> | Work with the Warren County Engineer's Office and Warren County Regional Planning Commission to ensure the proposed roadways identified on the Warren County Thoroughfare Plan are constructed in coordination with development, including the continuation of Pekin Road, and connection between Shaker Road and Highgate Court. | Engineer's Office Roads Dept. RPC | Short-Term | Page 19 Map 2.2 |
| <u>I 4</u> | Ensure that the Warren County Thoroughfare Plan is updated to reflect the road classify illustrated in Map 2.2 "Thoroughfare Plan" (Page 19) of the Franklin Township Comprehensive Plan. | RPC Engineer's Office | Short-Term | Page 19 Map 2.2 |
| <u>F 5</u> | Investigate the political feasibility of a fire levy, and its impact on the transition from a Volunteer Fire Department to a Career Fire Department. | FTFD Township Staff | Short-Term | Pages 20-22 |
| <u>F 6</u> | Actively seek grant funding for additional fire service equipment, and improvements to both fire stations. | FTFD Township Staff | Mid-Term | Pages 20-22, 36-37 |

| CODE | IMPLEMENTATION PLAN | RESPONSIBILITY | TIME FRAME | REFERENCE |
|-------------|--|---|------------|-------------------------|
| <u>W 7</u> | Document and prioritize improvements needed to upgrade, stabilized, modernized, and continue the development of Woodhill Cemetery. Identify funding sources to achieve the improvements for Woodhill Cemetery. Improvements should include: a. Bridge repairs b. Expanding storage capacity c. New maintenance equipment d. Aesthetic along Hamilton-Middletown Road e. Columbarium | Township Staff Park District | Short-Term | Pages 23 - 25, 39 |
| <u>W 8</u> | Investigate how job descriptions and classifications may be restructured to better retain Cemetery Department staff. | Township Staff Park District | Short-Term | Pages 23 - 25, 38-39 |
| <u>P 9</u> | Create a park entity for Franklin Township that coordinates and develops programing for Hunter Park and O'Neal Park. Ensure continuous maintenance for the parks by the Road Department. | RPC Park District Hunter Youth Recreation Assoc. | Mid-Term | Pages 29, 40 |
| <u>P 10</u> | Develop park plans in coordination with the Warren County Park District that implements the Township vision for each park. The development of park plans should be prioritized as follows: a. Carmody Park b. Shaker Road c. Oeder Park | RPC Park District | Mid-Term | Pages 30, 40-41 |
| <u>P 11</u> | Prioritize and upgrade the park amenities identified in Chapter 2 of the Franklin Township Comprehensive Plan. | Park District | Short-Term | Page 27 Table 2.2 |
| <u>P 12</u> | Research and apply for eligible grants to implement park improvements. | Park District | Short-Term | Page 27 Table 2.2 |

| CODE | IMPLEMENTATION PLAN | RESPONSIBILITY | TIME FRAME | REFERENCE |
|-------------|---|--|------------|--------------------|
| <u>P 13</u> | In coordination with the Five River Metro Park, Warren County Park District, and Tri-State Trails, prioritize, plan, fund, and implement the following trails: a. Franklin Township to the Great Miami River Bikeway Trail. b. A trail connecting to Twin Creek Metro Park, Carmody Park, and Oeder Park and links the three parks to the Great Miami River Bikeway Trail. c. A trail that connects Hunter Park with Shaker Road Park, Atrium hospital, and schools. | RPC Parks District Five River Metro Parks | Long-Term | Page 30 |
| <u>P 14</u> | Install crosswalks and walking trails along State Route 122 to connect Hunter Park with the nearby residential neighborhoods. | Parks District ODOT | Short-Term | Page 31 Map 2.7 |
| <u>G 15</u> | Develop a Capital Improvement Plan (CIP). | Township Staff | Mid-Term | Pages 31, 44-45 |
| <u>G 16</u> | Strategize how efficiency may be increased by sharing resources (equipment, data, staff and buildings) within Township departments and with surrounding municipalities. | Township Staff | Short-Term | Pages 44-45 |
| <u>G 17</u> | Coordinate with MVRPC and OKI to ensure FPAs (Facility Planning Areas) cover all portions of Franklin Township. | RPC Township Staff | Short-Term | Pages 22, 43 |

| CODE | IMPLEMENTATION PLAN | RESPONSIBILITY | TIME FRAME | REFERENCE |
|----------------------------|--|--|------------|--------------------|
| Land Use and Zoning | | | | |
| <u>L 1</u> | Support rezonings and zoning code text amendments that permit a broad range of housing types, such as patio homes, duplexes and townhomes for seniors and the workforce. | County Zoning | Mid-Term | Pages 56-57 |
| <u>L 2</u> | Advocate for inclusion of flexible zoning standards that allows infill and redevelopment of the northwest segment of the Township. | County Zoning | Ongoing | Pages 56-57 |
| <u>L 3</u> | Monitor and participate in the construction of mixed-use developments along State Route 122, ensuring an active public comment process, buffers and appropriate transitional uses. | RPC County Zoning | Ongoing | Page 57 Map 3.7 |
| <u>L 4</u> | Partner with a local jurisdiction to create JEDD(s) (Joint Economic Development District) within the following areas: a. JCF Farms property b. Manchester Road mixed-use corridor c. Beal Road mixed-use site | RPC Township Staff | Mid-Term | Page 56 |
| <u>L 5</u> | Ensure that the Warren County Comprehensive Plan is updated to reflect the future land uses illustrated in Map 3.4 "2040 Future Land Use" (Page 61) of the Franklin Township Comprehensive Plan. | Township Staff RPC | Short-Term | Page 61 Map 3.4 |
| <u>L 6</u> | Continue to allow planned residential communities (PUDs). Emphasis should be placed on improved aesthetics, preserving natural physical features, and the adequacy of roadways and utilities. An internal network of streets should be developed to minimize negative impacts on existing roads while making efficient connections between the development and surrounding area. | Engineers Office RPC County Zoning | Ongoing | Page 54 Map 3.3 |

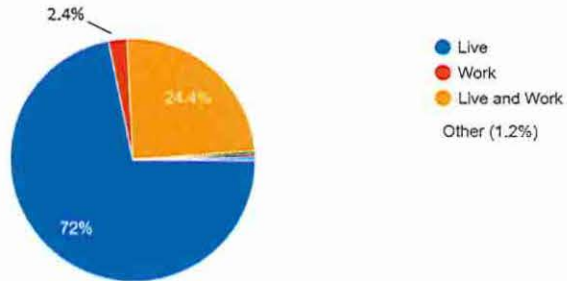
| CODE | IMPLEMENTATION PLAN | RESPONSIBILITY | TIME FRAME | REFERENCE |
|-------------|---|----------------------------------|------------|-----------|
| <u>L 7</u> | Permit limited commercial uses within residential areas. | County Zoning | Ongoing | Page 56 |
| <u>L 8</u> | Recognize Home Occupation as a form of economic development and simplify the review process. | County Zoning | Ongoing | Page 56 |
| <u>L 9</u> | Encourage the efficient use of the limited land available through compact development. This is development that provides for higher intensities or densities of use, which can be compatible with the trend in smaller household sizes. Traditional Neighborhood Development (TND) is a type of neotraditional mixed use neighborhood design that has implemented these compact building design principles. | RPC County Zoning | Ongoing | Page 58 |
| <u>L 10</u> | Retain mixed-use, industrial, and commercial zoning districts and revise development policies making it more feasible for mixed use developments to occur. A mixed-use development contains different land uses that are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. | RPC County Zoning | Ongoing | Page 59 |
| <u>L 11</u> | Work with Warren County and the Warren County Parks district to secure and develop future parks - Carl E. Oeder Park and Shaker Road Park. | Township Staff Parks District | Long-Term | Page 60 |
| <u>L 12</u> | Establish design standards to assure quality development and enhance the Township's attractiveness and livability. | County Zoning RPC | Mid-Term | Page 56 |

Abbreviations

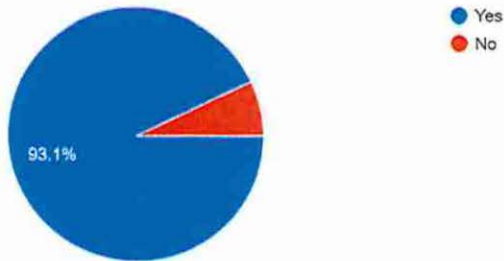
| Abbreviation | Full Name | Explanation |
|-------------------|--|---|
| RPC | Warren County Regional Planning Commission Staff | Independent planning authority for unincorporated areas of Warren County. Primarily provides subdivision review while providing recommendations on zoning. Hired for long-range planning as well. |
| Engineer's Office | Warren County Engineer's Office | The office of the elected Warren County Engineer. Has authority over roads and bridges in the County. Primarily in unincorporated areas but not mutually exclusive. |
| ODOT | Ohio Department of Transportation | The engineering authority that oversees state highways regardless of jurisdiction. Franklin Township has three (122, 123 and 73) State Routes. The Township is within the Lebanon-based 8 th ODOT District. |
| SWCD | Warren County Soil and Water Conservation District | The district that oversees earth and water quality within all of Warren County. |
| County Zoning | Warren County Building and Zoning Department | The County Department that oversees building in all jurisdictions that do not have their own building department in Warren County. They enforce the Warren County Rural Zoning Code in five (Washington, Harlan, Turtlecreek, Union, and Franklin) Townships. |
| Township Staff | Franklin Township Staff | Staff members who administer the government of Franklin Township including elected and hired officials. |
| FTFD | Franklin Township Fire Department | Franklin Township's volunteer fire department. |
| Sanitary Engineer | Warren County Water and Sewer Department | The County Department that oversees the delivery of water and sewer service to select portions of Warren County. |
| Park District | Warren County Park District | The District that oversees 17 County-owned and maintained properties, including two within Franklin Township. |

COMMUNITY SURVEY RESULTS

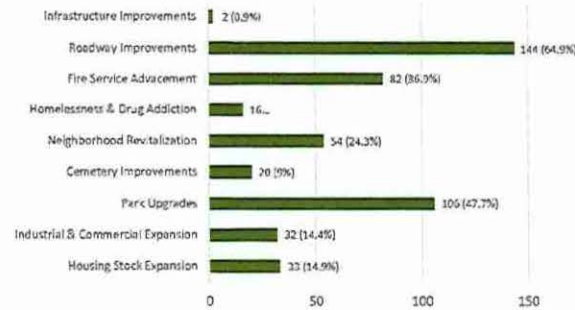
1. Do you live or work in Franklin Township? (246 responses)



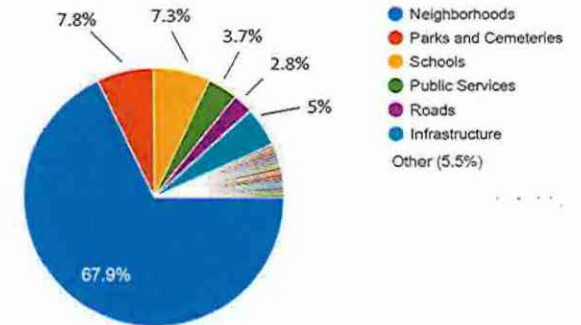
2. Is Franklin Township an ideal place to raise a family? (245 responses)



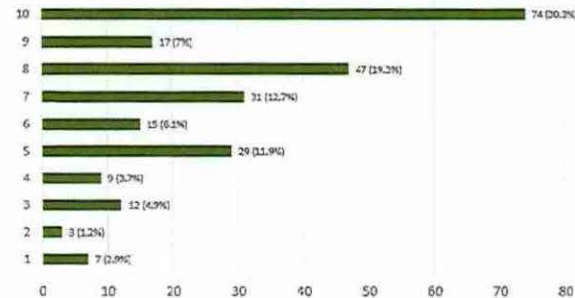
3. What two things should take priority in the Township? (253 responses)



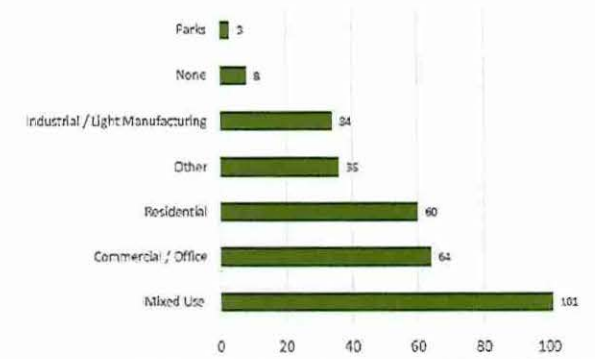
5. What primarily established the image / reputation of the Township? (240 responses)



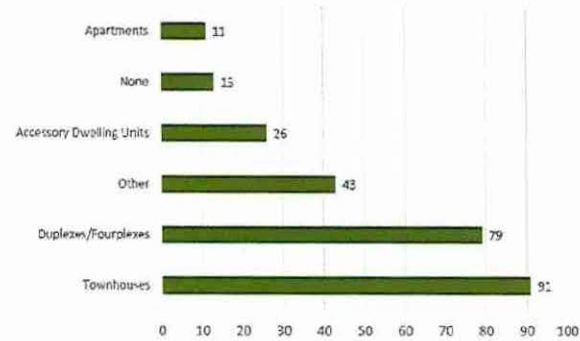
4. On a scale from 1 to 10, what is the level of importance to improve fire service in the Township? (244 responses)



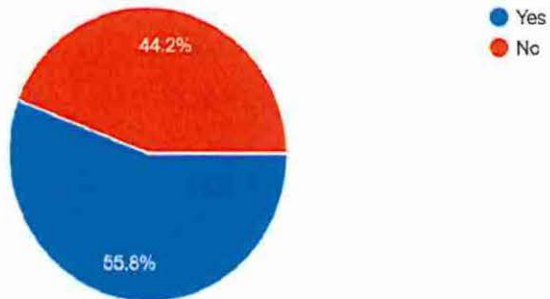
6. What type of development is needed? (258 responses)



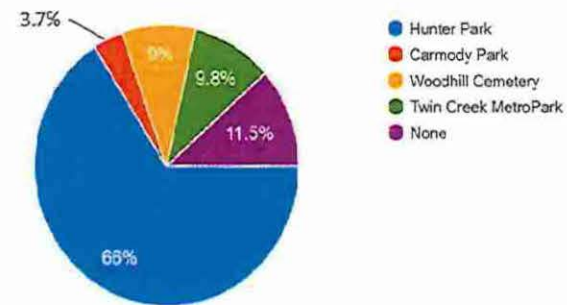
7. What multi-family residential development types do you most support? (244 responses)



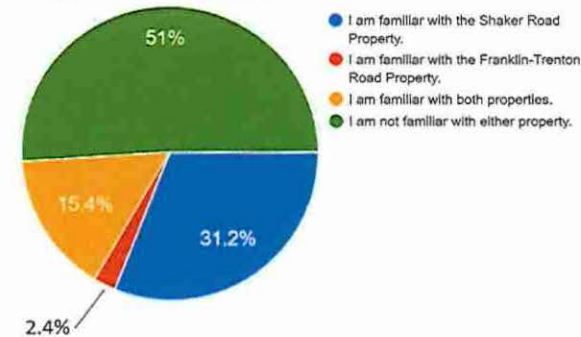
8. Are the recreational opportunities in the Township sufficient for different age groups? (240 responses)



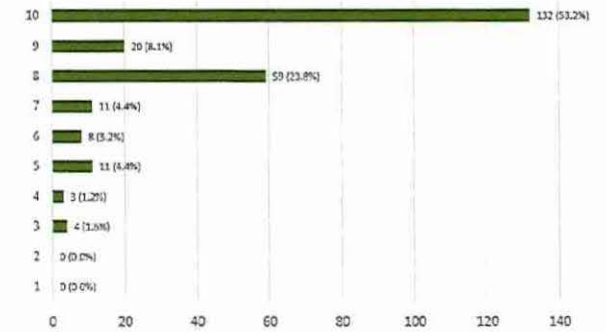
9. Which Township parks/cemeteries do you most frequently visit? (244 responses)



10. Are you familiar with the potential Shaker Road Property or Franklin-Trenton Road Property parks? (247 responses)



11. On a scale from 1 to 10, how important is it that residents have access to public parks and cemeteries? (248 responses)



Resolution

Number 25-0428

Adopted Date April 01, 2025

APPROVING AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN
FUTURE LAND USE MAP (FLUM) TO INCORPORATE THE 2025 FRANKLIN
TOWNSHIP COMPREHENSIVE PLAN 2025 FLUM

WHEREAS, this Board met this 1st day of April 2025, to consider an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Franklin Township Comprehensive Plan 2025 FLUM; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment.

NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the 2025 Franklin Comprehensive Plan 2025 FLUM as attached hereto and made a part hereof.

Mrs. Jones moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mr. Grossmann – yea
Mr. Young – yea
Mrs. Jones – yea

Resolution adopted this 1st day of April 2025.

BOARD OF COUNTY COMMISSIONERS



Krystal Powell, Clerk

cc: RPC (file)
Public Hearing file
Franklin Township Trustees



Map 3.4

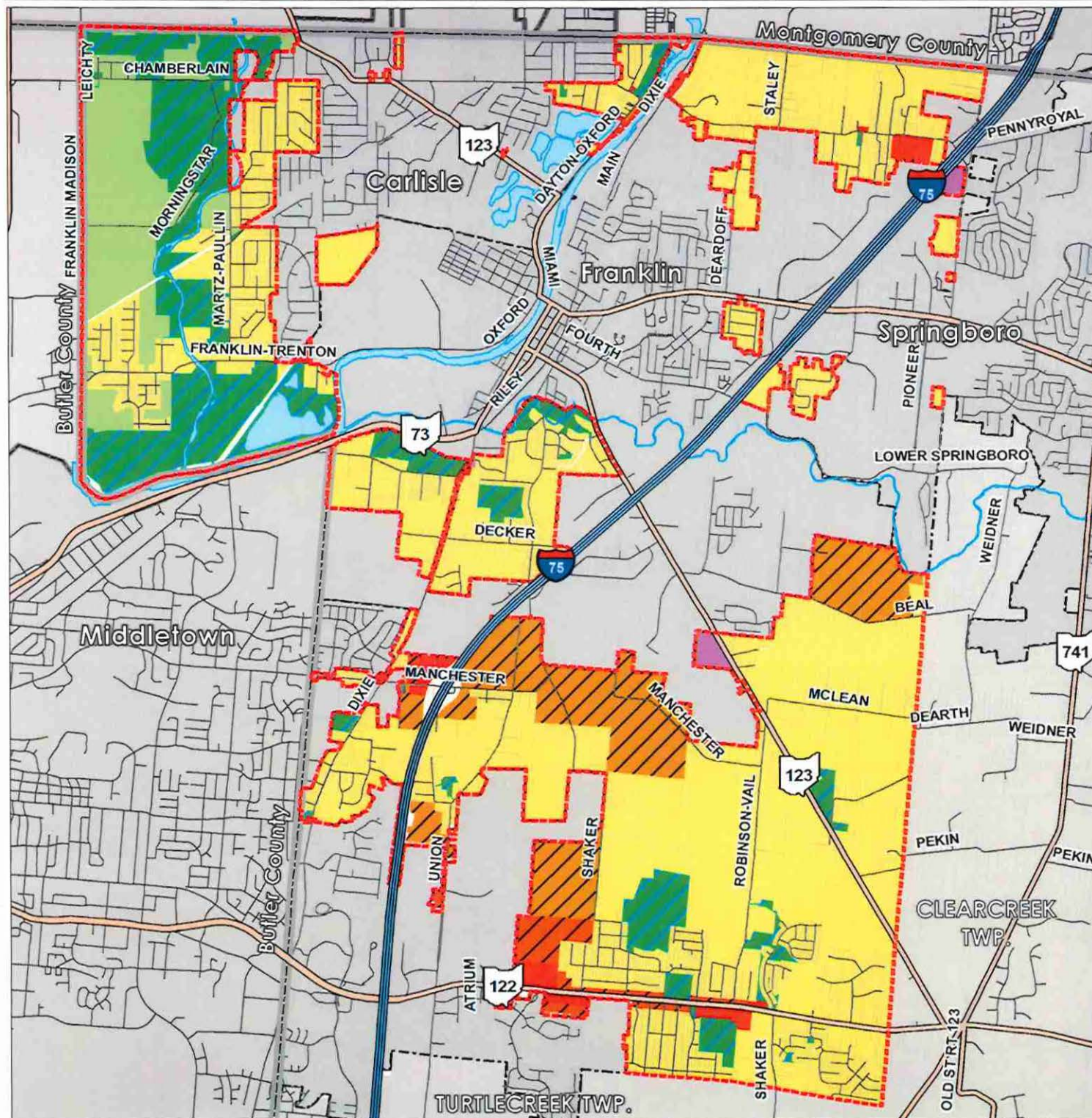
2040 Future Land Use

Legend

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

Future Land Use Categories

- Rural Residential
- Single-Family Residential
- Mixed-Use Residential
- Mixed-Use Commercial
- Commercial
- Industrial
- Parks, Recreation, and Institutional



Resolution

Number 25-0429

Adopted Date April 01, 2025

GRANTING SIX (6) MONTH EXTENSION OF THE GREENE MEADOWS PUD STAGE 2
(CASE#101-2010) NKA GREENEVAIL FARMS PUD STAGE 2 SITE PLAN APPROVAL

WHEREAS, pursuant to Resolution #23-0463 adopted April; 11, 2023, this Board approved the site plan review application of Greene Meadows PUD Stage 2 (Case#2021-04) NKA Greenevail Farms PUD Stage 2 in Franklin Township subject to certain conditions; and

WHEREAS, pursuant to Section 1.303.7 (C) of the Warren County Rural Zoning Code:

If development has not commenced within two (2) years following the site plan approval, the approval shall become null and void, requiring re-application. The applicant may only request an extension prior to the site plan approval expiration date. A written request for an extension shall be submitted to the Zoning Inspector. The Approving Authority may grant up to six (6) months in extension of its initial approval of the plan and entertain subsequent extensions thereafter.

WHEREAS, this Board is in receipt of a request for an additional twelve (12) month extension of approval pursuant to the Warren County Rural Zoning Code Section 1.303.7 (G); and

WHEREAS, this Board has considered the request presented by the Director Zoning on behalf of the property owner; and

NOW THEREFORE BE IT RESOLVED, to grant a six (6) month extension of the Green Meadows(Case #2021-04) NKA Greenevail Farms PUD Stage 2 Site Plan Approval, said extension shall expire October 11, 2025.

Mrs. Jones moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:

Mr. Grossmann – yea

Mr. Young – yea

Mrs. Jones – yea

Resolution adopted this 1st day of April 2025.

BOARD OF COUNTY COMMISSIONERS



Krystal Powell, Clerk

cc: RZC (file)
RPC
Applicant
Site/Plat file