

CONDITIONAL USE HEARING
Council Chambers, City Hall, Franklin, PA
March 7, 2022

Members Present: Douglas Baker, Mayor
James Johnson
Fred Mays
Ryan Rudegeair (Via Teleconference)
Samuel Lyons (Via Teleconference)
Christian Marshall

Members Excused: Donna Fletcher, Deputy Mayor

In Attendance: Tracy Jamieson, City Manager
Brian Spaid, Esq., City Solicitor
Charles Gibbons, Code Enforcement Officer
Harmony Motter, Finance Director (Via Teleconference)
James Wetzel, Fire Chief
Michael Gorman, Development Assistant (Via Teleconference)
T.J. Parks, Recording Secretary
Tom and Nellie Riggs, 402 Elk Street
Edward J. McIntyre, Atty. for Mr. and Mrs. Riggs
Jessica Miller, 411 Elk Street
Jeff Brunton, OARS
Jodi Baker-Lewis, Franklin Chamber of Commerce

Mayor Baker called the meeting to order at 6:30 P.M. and introduced Mr. Spaid, the City Solicitor, as legal counsel, who swore in witnesses that wished to speak on the matter of the conditional use request of Thomas and Nellie Riggs, applicants for the conditional use. Mayor Baker then handed the floor to Mr. Gibbons, Code Enforcement Officer, to present the City's case and submit the evidence. Mr. Gibbons described the location of the property as Parcel #10,103.-090, situated at 402 Elk Street, zoned R2 medium-density residential district, and introduced the application for a zoning hearing as Exhibit One. Mr. Gibbons explained that the dwelling located on the property is proposed to be used as a Bed and Breakfast, which would be owned by the applicants. He then submitted, as Exhibit Two, the specific portion of the Zoning Ordinance, which indicates that a Bed & Breakfast is a Conditional Use.

Mr. Gibbons continued by reporting that a notification letter of the date and time for the Hearing was mailed on February 7, 2022 to the applicant and the Venango County Planning Commission, and distributed to the City Manager's Office and the City Solicitor. He presented this letter as Exhibit Three. The postcards that were sent to adjacent property owners and the mailing list were entered in as Exhibits Four and Five, respectively. He presented the required Conditional Use Hearing legal notice that was published twice in the newspaper as Exhibit Six. Lastly, Exhibit Seven, the notice posted in the westerly right-of-way of the property, was entered into evidence.

Mrs. Riggs first addressed the Council. A Franklin native, she would like to host short-term guests at their recently purchased property located at 402 Elk Street. Having visited Franklin many times, she found visiting the area for any length of time is difficult for a family of five. She hopes that providing another source of lodging will add to tourism to help Franklin thrive. To lend further community support, the Bed and Breakfast will provide many amenities from local resources, such as coffee, baked goods, and will employ local cleaning and landscaping services. Mrs. Riggs stated that parties, events, or any activities that will knowingly disrupt the peaceful nature of the neighborhood will not be tolerated.

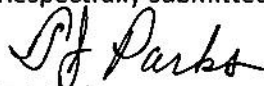
Mr. Marshall wanted to confirm that off-street parking is available and asked how many guests could be scheduled at one time. With that, Mr. Riggs began his testimony by stating that the house has four bedrooms and currently has two long-term tenants through the end of May. The property could potentially fit eight to ten people at one time. There is off-street parking, and being a corner lot also provides additional parking spaces.

Mr. Spaid asked how many total parking spots there were for the property. Mr. Riggs explained that two cars can fit in front along the street, and two cars in the off-street parking area. Mr. Spaid also asked if anyone would be at the Bed and Breakfast when a tenant was there. Mr. Riggs stated that they do not intend to stay there when they have guests. Mrs. Riggs's sister, who lives across the street, is willing to keep an eye on the property. Mr. Gibbons confirmed that a Bed and Breakfast can be managed by the owners, but does not have to be occupied by them, whereas a short-term rental facility does need to be occupied by the owners.

From the public, Mr. Brunton, owner of OARS expressed his appreciation for the added lodging facilities and for supporting local businesses, especially those that rely on tourism for profit. Mrs. Baker-Lewis echoed Mr. Brunton's sentiments. Mrs. Miller indicated she is very aware of the parking situation along areas of Elk Street, but could not see any issues with parking at this location.

There being no further comments or questions, the hearing adjourned at 6:52 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "T.J. Parks". The signature is written in a cursive, flowing style.

T.J. Parks,
Recording Secretary