

PUBLIC HEARING – ZONING MAP CHANGE
Council Chambers, City Hall
September 8, 2025

Members Present: Douglas Baker, Mayor
Donna Fletcher, Deputy Mayor
James Johnson
Samuel Lyons
Christian Marshall
Ashley Zaccari
Todd Zahner

Members Excused: None

In Attendance: James Wetzel, City Manager
Harmony Motter, City of Franklin
Cindi Power, City of Franklin
Kevin Saragian, Police Chief
Charles Gibbons, Code Enforcement Officer
T.J. Parks, Recording Secretary
Amanda Power, City of Franklin
Brian Spaid, Solicitor
Helen Fielding, The Derrick
Alex Spaid, Dale Woodard Gent McFate
Matt Beith, 174 Pioneer Road
Jennifer Delucia, 312 8th Street
Sharon Dorogy, Adelaide Avenue
Richard Austin, 4 Innis Street, Oil City
Nancy Arroyo, 132 Grant Street
Jeff Farren and Jennifer Delucia, 312 8th Street
Karl Castonway, 732 Elk Street
McKenna Hanely, 220 8th Street
Bronson Smith and Chris Van Winkle, 206 8th Street
Crystal Riley, 1252 Liberty Street
Shane Ross and Lucy Miller-Ross, 210 8th Street
Jerome Cochran, 977 Tarklin Road
Ashleigh Nelson, 1539 Elk Street
Connie Pratt, 211 8th Street
Gail Stewart, 649A Elk Street
Scott Nespor, 802 Elk Street
Steve and Colleen Holtz, 636 Elk Street
Eric and Rebecca Cook, 817 Elk Street
Eric Ring, 626 Elk Street
Dennis Beggs, 714 Elk Street
Kelly Daugherty and Kay Daugherty, 1190 Elk Street
Bev Hart, 1333 Elk Street

Mary Anne Parys, 633 Elk Street

Mayor Baker called the meeting to order at 7:00 P.M. and handed the floor to Mr. Spaid.

Mr. Spaid noted that the purpose of the Zoning Hearing was to redesignate five (5) lots along 8th Street, including a corner lot identified as having an Elk Street address, which are currently listed as R-2 residential district to C-1 commercial district. He further explained that Bronson Smith and Chris Van Winkle would like to purchase property at 206 8th Street and invited Mr. Smith and Ms. Van Winkle to further explain their intended use of the property.

Mr. Smith explained that the existing Gulf gas station which currently sits on the property would be demolished by the current owner, then Mr. Smith would take ownership of the property and construct structure of similar size and design to create a breakfast and lunch eatery that would also be a marketplace to sell locally sourced goods that promote Franklin. Additionally, the food that would be prepared and served would be made from locally sourced ingredients and come from other local establishments.

Mr. Marshall asked what the rough timeframe would be for demolishing and rebuilding the structure and being open for business. Mr. Smith responded that once zoning change is finalized, the current owner would begin demolition as the structure has been condemned and deemed unsalvageable. He hopes to begin working with an architect in January 2026 to start the design phase of the project and begin breaking ground the summer of 2026. Mrs. Fletcher asked if Mr. Bronson has been in contact with the owner, to which Mr. Smith responded that there is a verbal agreement regarding a price and timeline for demolition and closing.

Mr. Marshall then asked how many employees are expected to be hired. Mr. Smith anticipates five (5) to seven (7) employees.

Ms. Zaccari inquired about parking for the business. Mr. Smith responded that there is ample parking space to the left of the building for five (5) or six (6) vehicles. Mr. Marshall added that the parking lot for Riverfront Park off of 9th Street has ample parking as well. Mr. Smith intends to add a bike rack as well to cater to those visiting the bike trail system.

Gail Stewart, resident at 649A Elk Street, asked how many months out of the year the establishment will be open. Mr. Smith stated that the initial plan to be open early spring through late fall, possibly remaining open after Thanksgiving depending demand.

McKenna Hanley, resident of 220 8th Street, expressed concern about parking. She does not have a driveway, on-street parking is not an option on 8th Street, and can be difficult to find a parking spot on Elk Street so she often parks in the parking lot of the existing site; she asked if she could be able to continue to do so when the business is closed. Mr. Smith said he would be open to discussing a possible solution. Ms. Hanley then asked if the zoning change would affect property taxes and homeowner's insurance. Mr. Spaid stated that he cannot foresee any effect to either taxes or insurance but advised that she check with her insurance provider.

Eric Cook, resident of 817 Elk Street, extended his support to Mr. Smith and Ms. Van Winkle and asked why the surrounding residences have to be zoned Commercial. Mr. Spaid explained that spot zoning is not legal, and zoning designations must be contiguous.

Becki Cook, also of 817 Elk Street, is worried about the effect on adding a commercial establishment to a quiet residential neighborhood.

Jennifer Delucia, resident of 312 8th Street, expressed concern over increased traffic at the already-busy intersections at 8th and Elk Streets and 8th and Liberty Streets.

Lucy Miller-Ross, resident of 210 8th Street, asked if a business is established in a residential property that is zoned commercial, could the property revert to residential. Mr.

Gibbons responded that it cannot because residential use is not allowed in a commercial district. Mr. Spaid added that some of the commercial uses would be somewhat dictated by the availability of parking.

There being no further questions or comments, Mayor Baker closed the hearing at 7:25 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'T.J. Parks', with a long horizontal flourish extending to the right.

T.J. Parks, Recording Secretary