

CONDITIONAL USE HEARING
Council Chambers, City Hall, Franklin, PA
November 13, 2023

Members Present: Douglas Baker, Mayor
Donna Fletcher, Deputy Mayor
James Johnson
Todd Zahner
Ryan Rudegeair (Via Teleconference)
Samuel Lyons
Christian Marshall

Members Excused: None

In Attendance: Tracy Jamieson, City Manager
Brian Spaid, Esq., City Solicitor
Charles Gibbons, Code Enforcement Officer
Harmony Motter, Finance Director
James Wetzel, Fire Chief
T.J. Parks, Recording Secretary
Cindi Power, City of Franklin
Amanda Power, Community Development Director
Alex Spaid, Dale, Woodard, Gent, McFate
Laura and Joseph Kapopoulos, 300 Liberty Street
David Comiske, 1318 Liberty Street
Helen Fielding, The Derrick
Matt Beith, Planning and Zoning Commission

Mayor Baker called the meeting to order at 6:00 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 Paoletta Counseling Services, the applicant for the conditional use hearing. 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.-135, situated at 300 Liberty Street, zoned R-2 Residential District, owned by D&L Holdings Limited Partnership and occupied by Paoletta Counseling Services, and introduced the application for a zoning hearing, dated November 13, 2023, as Exhibit One. He then submitted, as Exhibit Two, pages 26 and 63 of the Zoning Ordinance, which show that the business is a conditional use and that a non-conforming structure may be expanded, as long as it does not occupy an area greater than 50% more than the structure occupies. As Exhibit Three, Mr. Gibbons submitted the notice of the hearing that was sent to the Venango County Planning Commission, the Franklin City Manager and the City Solicitor, along with a copy of the letter from the City's Planning and Zoning Commission recommending approval of the conditional use request, as Exhibit Four. A copy of the post cards that were mailed to neighboring property owners and the mailing list were submitted as Exhibits Five and Six, respectively. On October 31st and November 6th, a legal ad was published in the News Herald; Mr. Gibbons submitted a copy of that legal ad as Exhibit Seven. Finally, Mr. Gibbons submitted the notice of the hearing that was posted on the Liberty Street and Third Street sides of the property as Exhibit Eight.

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Laura Kapopoulos, introduced herself as the applicant, resident at 553 Old Beach Road, Grove City, Pennsylvania, and co-owner of Paoletta Counseling Services, located at 300 Liberty Street and the adjacent lot at 304 Liberty Street. The counseling center would like to enlarge the size of its building to accommodate additional services to their patients, which would extend onto the adjacent lot. Due to state licensing requirements, the address for the counseling center must remain 300 Liberty Street, so building onto the existing structure is the most feasible solution, as opposed to relocating entirely. Ms. Kapopoulos submitted photos of the existing structure and a rough drawing of what the expansion is expected to look like as Exhibits A and B, respectively. She added that the drawings have not been reviewed by an architect and drainage for stormwater runoff will need to be taken into consideration with final design as the building has had flooding issues in the past.

Matt Beith, Chairman of the Franklin Planning and Zoning Commission, expressed on behalf of the Commission the strong support for the expansion of the counseling center's services and the need it presents in the community.

There being no further comments or questions, the hearing closed at 6:13 P.M.

Respectfully submitted,



T.J. Parks,
Recording Secretary