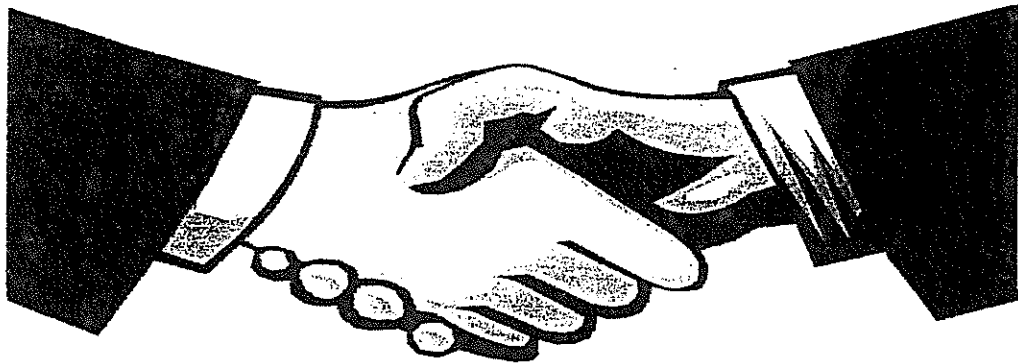


Final

MERGER

FRANKLIN TOWNSHIP



CITY OF FRANKLIN

CONDITIONS OF MERGER AND OTHER INFORMATION
VOTE NOVEMBER 2ND - 2004

8/2/04

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FRANKLIN TOWNSHIP TRUSTEES & FRANKLIN CITY COUNCIL

Dear City and Franklin Township Residents:

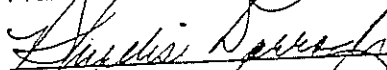
On November 2, 2004, you will be asked to consider the merger of the City of Franklin and the unincorporated area of Franklin Township. Because the issue is one of such vital importance to both the unincorporated territory of Franklin Township and to the City of Franklin, the Township Trustees and Franklin City Council ask you to carefully review this document before casting your vote.

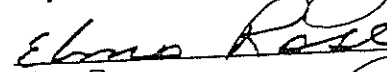
In order for the merger to become effective, the Conditions of Merger must be approved by a majority of voters voting thereon in the unincorporated territory of Franklin Township and must also be approved by a majority of voters voting thereon in the City of Franklin. Additionally, the proposed Charter Amendment, which will only be voted on in the City of Franklin, must be approved by a majority of voters voting thereon in the City. If the Conditions of Merger pass in both the City and the unincorporated territory of Franklin Township, and the Charter Amendment passes in the City, the merger will be approved and become effective January 1, 2006. If any of the issues fail, the merger will fail.

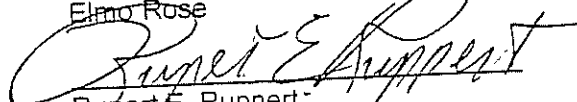
We urge you to carefully consider all of the issues contained in this document before casting your vote on November 2nd.

Sincerely,


Franklin Township Trustees

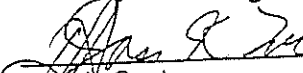

Phyllis Darragh

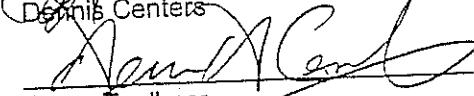

Elmo Rose

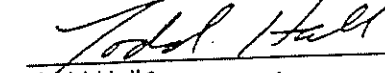

Rupert E. Ruppert

City of Franklin Council Members

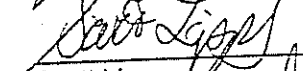

Carl Bray

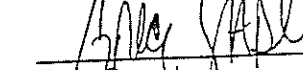

Dennis Centers


Jason Faulkner


Todd Hall


Robert Knipper


Scott Lipps


Greg Sample

THE MERGER COMMISSION

Dear Residents:

On November 4, 2003, the residents of Franklin Township and the City of Franklin voted to establish a Merger Commission. The Merger Commission was comprised of ten members – five from the Franklin Township area and five from the City of Franklin. The Commission was charged with the responsibility of drafting Conditions of Merger for uniting the City of Franklin and Franklin Township into one City. All of the Commission meetings were open to the public and input was sought from citizens, public officials, police and fire departments and many other interested parties.

The Merger Commission has approved and adopted the enclosed Conditions of Merger and proposed Charter changes and submits them for your consideration. The merger issue is one that will affect Franklin and Franklin Township for many years to come and we ask that you review the enclosed documents before making up your mind.

In order for the merger to be effective and unite the City of Franklin and Franklin Township into one City, the merger must be approved by a majority of voters in their respective areas. Additionally, the residents of the City of Franklin must approve, by a majority vote, the proposed Charter change.

If the merger and Charter change is approved, the merger will not be effective until January 1, 2006. This will give the City and the Township a year and two months in order to coordinate and plan for the transfer of all assets and liabilities of Franklin Township to Franklin City. School districts will not be affected if the merger passes. Your children will continue to attend the exact same school district as they are now and only the State School Board can change school district boundary lines.

Present City and Township services including, but not limited to, water, sewer, street maintenance and police and fire protection will not be diminished. In fact, police protection in the Township areas will be increased by almost doubling the number of officers assigned to the Township areas. Additionally, the merger conditions provide that two additional full time firefighters shall be added to a Township fire station plus sufficient part time personnel to staff one of the Franklin fire stations for twelve hours per day with three personnel. This will enable the Fire Department to roll on a moment's notice during those hours. It is anticipated that due to the additional personnel plus full time firefighters in the City of Franklin and full time Chief that the quality of fire protection, which is already very good in the Township, shall be improved in the future.

The Merger Commission has projected that the total revenues of the Township area that is being merged with the City will exceed the total expenses in the first three years of the merger. Although no tax increase will be necessary with respect to the income tax, the extension of the Franklin City fire levy into the Township and some minor inside millage changes will cause slight increases in residential property taxes as set forth on Pages 12 and 13 of this document.

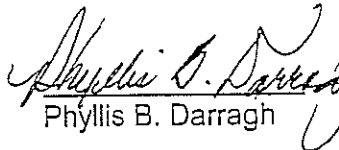
The document enclosed contains the following Sections:

- Section 1: Signature and vote of each of the Commission members.
- Section 2: The proposed Charter Amendment as adopted by the Franklin City Council; also ballot language.
- Section 3: Conditions of the proposed merger.
- Section 4: Maps of the area before and after the merger.

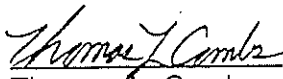
The potential merger of the City of Franklin and Franklin Township into the newly merged City of Franklin will prevent neighboring communities from annexing portions of Franklin Township. The decision is yours and we ask that you weigh all of the facts carefully before voting on November 2, 2004.

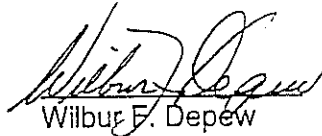
Respectfully submitted,

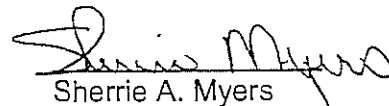

Rupert E. Ruppert
Chairman

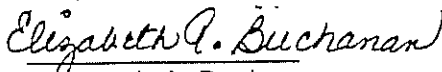

Phyllis B. Darragh

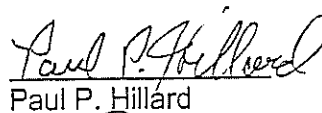

Benjamin K. Miller

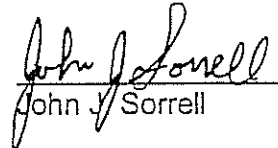

Thomas L. Combs
Vice-Chairman

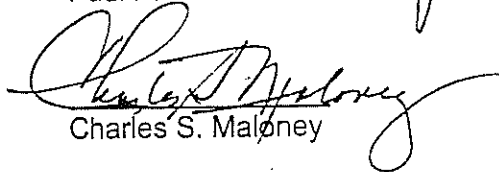

Wilbur F. Depew


Sherrie A. Myers


Elizabeth A. Buchanan
Secretary


Paul P. Hillard


John J. Sorrell


Charles S. Maloney

RESOLUTION NO. 1

A RESOLUTION of the City of Franklin and Franklin Township Merger Commission setting forth the conditions for the merger of the City of Franklin and Franklin Township.

WHEREAS, Section 709.43 et seq of the Ohio Revised Code provides that a City and adjoining Township may merge into one city upon a majority vote of the residents of the unincorporated portion of the Township and a majority vote of the residents of the City; and

WHEREAS, a Merger Commission was duly elected with five members from Franklin Township and five members from the City of Franklin on November 4, 2003; and

WHEREAS, said Merger Commission met at regularly scheduled meetings which were open to the public and notice of which was given to the public by local newspapers; and

WHEREAS, the objective of the Merger Commission was to make a recommendation on or before August 19, 2004 as to whether or not Conditions of Merger of the City of Franklin and Franklin Township shall be placed on the November 2, 2004 ballot; and

WHEREAS, the Merger Commission has formulated Conditions of Merger and is recommending that the issue of whether or not the City of Franklin and Franklin Township shall merge into one political subdivision shall be placed on the November 2, 2004 ballot; and

WHEREAS, the Merger Commission has formulated proposed amendments to the Franklin City Charter which shall be placed on the November 2, 2004 ballot.

NOW THEREFORE, be it resolved as follows:

SECTION ONE: The Warren County Board of Elections is hereby respectfully requested to submit to the electors of the City of Franklin and Franklin Township at the general election of November 2, 2004, according to law, the following question:

“Shall the Conditions of Merger proposed by the City of Franklin and Franklin Township Merger Commission be approved, and, pursuant to those conditions, the City of Franklin and Franklin Township merge into one city?”

_____ For the merger

_____ Against the merger

SECTION TWO: By a majority vote of the Merger Commission members elected in Franklin Township and by a majority vote of the Merger Commission members elected in the City of Franklin, said Commission does hereby submit the proposed Conditions of Merger of the City of Franklin and Franklin Township which are attached hereto as Exhibit “A” and incorporated herein as if fully rewritten.

SECTION THREE: It is hereby found and determined that all the formal actions of the Merger Commission concerning and relating to passage of this Resolution were adopted in open meeting of the Merger Commission and that all deliberations of this Commission and all of its committees were in open meetings, and that all proceedings were in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION FOUR: The Chairman of the Merger Commission be, and hereby is, authorized and instructed to forward a certified copy of this Resolution to the Warren County Board of Elections and copies thereof to the City of Franklin, Franklin Township and any other person as may be required or requested.

Approved this 12th day of August, 2004.

Members of the City of Franklin and Franklin Township Merger Commission

Member	Vote	Member	Vote
<u><i>Rupert E. Ruppert</i></u> Rupert E. Ruppert, Chairman	<u>yes</u>	<u><i>Thomas L. Combs</i></u> Thomas L. Combs	<u>yes</u>
<u><i>Wilburn F. Depew</i></u> Wilburn F. Depew	<u>yes</u>	<u><i>Elizabeth A. Buchanan</i></u> Elizabeth Buchanan	<u>yes</u>
<u><i>Paul P. Hillard</i></u> Paul P. Hillard	<u>yes</u>	<u><i>Phyllis B. Darragh</i></u> Phyllis B. Darragh	<u>yes</u>
<u><i>Charles S. Maloney</i></u> Charles S. Maloney	<u>yes</u>	<u><i>Benjamin K. Miller</i></u> Benjamin K. Miller	<u>yes</u>
<u><i>Sherrie A. Myers</i></u> Sherrie A. Myers	<u>yes</u>	<u><i>John J. Sorrell</i></u> John J. Sorrell	<u>yes</u>

CERTIFICATION

The undersigned Chairman of the Franklin Merger Committee hereby certifies that the foregoing Resolution is a true and accurate copy of the original Resolution adopting the Conditions of Merger and authorizing the Chairman to forward a copy of same to the Warren County Board of Elections.

Dated: 8/12/04

Rupert E. Ruppert
RUPERT E. RUPPERT, CHAIRMAN

State of Ohio, County of Warren, ss:

Sworn to before me and subscribed in my presence by Rupert E. Ruppert this 12th day of August, 2004.



Anna F. Williams
Notary Public, State of Ohio
My Commission Expires
April 10, 2008

Anna F. Williams
NOTARY PUBLIC

SECTION I

HIGHLIGHTS OF CONDITIONS OF MERGER

This outline is merely to highlight the Conditions of Merger and does not contain all of the provisions that are contained within the Conditions of Merger document. The actual text of the Conditions of Merger is contained in Section III "Conditions of Merger". Please refer to it and the Commission comments set forth in this report for a full explanation.

A. GENERAL PROVISIONS:

- 1) The Merger shall be effective on January 1, 2006.
- 2) The name of the joint community shall be **Franklin**.
- 3) School Districts will not merge. **Your children will continue to attend the same school district as they attend now.** State law dictates that school system boundaries are in no way affected by this merger.
- 4) If the Conditions of Merger are adopted in both the unincorporated territory of Franklin Township and the City of Franklin, and the Charter Amendment is adopted in the City of Franklin, then persons who are electors of the unincorporated territory of Franklin Township and persons who are electors of the City of Franklin may vote at the November, 2005 election for new Council Members. Any Elector of the new City of Franklin may become a candidate for the office of Council Member at such election.

B. POLITICAL REPRESENTATION:

- 1) The newly merged City of Franklin will continue to operate under the Council-Manager form of government.
- 2) There shall be seven (7) council members elected at large.
- 3) The Mayor shall be chosen by a majority of the members of the elected City Council and shall have no greater powers than other members of Council but shall be recognized as the head of municipal government for all ceremonial purposes and as otherwise provided by the Franklin City Charter.

C. CHARTER REVIEW COMMITTEE:

A Charter Review Committee will be established to review the charter for any necessary changes during the first year of the new city.

D. CODIFIED ORDINANCES:

The new Merger Conditions provide that hunting and discharge of weapons shall be permitted in the former areas known as Franklin Township, provided it was legal before the merger. Further, electric fences, barbed wire fences and ponds shall also be legal in the former area known as Franklin Township, provided they were legal before the merger and not in conflict with subdivision regulations, pre-existing restrictive covenants or other provisions of the Ohio Revised Code.

E. PLANNING AND ZONING:

The rural character of the City and Franklin Township shall be maintained in the new City. The former Township zoning under Warren County Zoning Regulations and the existing City of Franklin Zoning Regulations are compatible, therefore, the residents will be permitted to continue using their property in the same manner in which they used it before the merger, provided it was legal before the merger.

F. PUBLIC SAFETY AND PERSONNEL:

1. **Franklin Police Department:** The police department shall be increased by eight fulltime police officers in order to almost double the police services in the township area.

2. **Franklin City Fire Department:** The Conditions of Merger propose the addition of two full time firefighters plus sufficient volunteer firefighters to staff one of the Township fire stations twelve hours per day giving additional coverage in the Township area. The Franklin City Fire Department will consist of two fire divisions, one being the old City Division and the second being the former Franklin Township Division. The Franklin City Fire Chief, as he or she exists on December 31, 2005, shall be the Chief of the newly merged department. The organization of both departments will remain the same, as set forth on pages 14 and 15.

G. MUNICIPAL SERVICES:

It is not anticipated that municipal services such as water and sewer will be extended into the area formerly known as Franklin Township unless requested by residents who agree to pay for said services. The newly formed City Council will be responsible for acting on any such request. Upon merger, the quality and level of City utilities such as water and sewer will not be impaired by the merger of the City and Franklin Township.

Township Road Crews: It is anticipated that township road crews will continue to provide snow and ice removal, as well as repair, upkeep and maintenance of the roads that were formerly part of Franklin Township. All equipment and personnel will transfer from the Township to the City to provide such maintenance and upkeep.

H. TAXATION AND FINANCE:

The Franklin City income tax of one and one-half percent (1.5%) will be extended to the Franklin Township areas. If you are already paying an equivalent city income tax to Franklin or some other community, then you will not be affected. The Franklin Township area will incur an increase in real estate taxes due to the Franklin City fire levy being extended into the Township areas. The cost to citizens will vary according to the value of your real estate. See Page 13 to see how this affects you.

Retirement income, interest and dividends are not taxable.

I. ESTIMATED BUDGET:

The following is the budget projection for the cost of merging the Township area with the City of Franklin.

ADDITIONAL REVENUES TO NEWLY MERGED CITY

	2006	2007	2008
* A. Gen. Prop. (+3% per year)	\$820,000.00	\$844,600.00	\$870,000.00
B. Estate Tax	16,000.00	16,000.00	16,000.00
C. Local Govt. Tax (-10%)	71,500.00	64,500.00	58,000.00
D. Liquor Permits	3,700.00	3,700.00	3,700.00
E. Cigarettes	150.00	150.00	150.00
F. Cable Tax (-5%)	74,000.00	70,500.00	67,000.00
G. Interest (-1,000 yr.)	7,000.00	6,000.00	5,000.00
H. Other	8,000.00	8,000.00	8,000.00
I. Motor Vehicle Tax (+3%)	21,500.00	22,000.00	22,500.00
J. Gas Tax	117,000.00	125,000.00	137,000.00
K. \$5.00 Auto Tax	60,000.00	60,000.00	60,000.00
L. Cemetery (+3%)	112,500.00	115,000.00	117,000.00
M. Fire Levy (2.62 mills)	480,000.00	480,000.00	480,000.00

N. Inside Millage (+3%)	29,500.00	30,500.00	31,500.00
** O. Additional Income Tax (+3%)	285,000.00	323,850.00	342,900.00
P. Fire Run Revenue	37,500.00	40,000.00	42,000.00
Q. Light District Income	20,000.00	20,000.00	20,000.00
R. Sale of Township building	300,000.00	0	0
TOTAL	\$2,463,350.00	\$2,229,800.00	\$2,280,750.00

*Includes loss of .7 mills in Carlisle and Middletown as well as loss of .92 mills for road and bridge levy in the Township. This figure does not include any fire levy money. Estimates provided by Warren County Auditor.

**Estimates provided by Miami Valley Regional Planning and are discounted in each of the first three years by 25%, 15% and 10% respectively.

ADDITIONAL TOWNSHIP EXPENSES TO NEWLY MERGED CITY

	2006	2007	2008
A. 2006 - 2008 Expenses:			
1. Wages – Basic Twp	\$474,000.00	488,000.00	502,500.00
2. Benefits – PERS, Medicare Health, Dental, Optical	144,000.00	148,500.00	153,000.00
3. Operation Exp. • Gas & Electric • Phones • Water & Sewer • Gasoline • Uniforms • Insurance • Road Salt • Repairs • Et cetera	212,500.00	218,000.00	225,500.00
4. Contract: Warren Co. Commissioners • Sewer/Water & Paving	25,000.00	0.00	0.00

	2006	2007	2008
5. Dump Truck:	64,500.00	0.00	0.00
6. Increase in Salary & Fringe Benefits	100,500.00	103,500.00	106,500.00
• New City Employees			
• Road, Cemetery & Admin.			
7. Policing Costs:			
A. 8 Officers & Fringe @\$52,000.00	416,000.00	511,000.00	526,000.00
B. 8 Cruisers @\$27,000 ÷ 6 yrs.	36,000.00	37,000.00	38,000.00
C. Gas, Maintenance, Upkeep, Ins. (8)	40,000.00	41,000.00	42,000.00
D. Dispatcher	64,000.00	66,000.00	68,000.00
(Each officer, cruiser, maintenance and upkeep equal \$71,750 per year based on 2007 expenditures)			
8. Fire Department Costs:	374,000.00	394,000.00	429,000.00
9. Zoning:			
A. 1 Fulltime Inspector/ Fringes	52,000.00	53,500.00	55,000.00
B. Storm Water Mgt. – 1 Laborer/Fringes	52,000.00	53,500.00	55,000.00
C. NIC – Property Mgt.	15,000.00	15,500.00	16,000.00
10. Road Department:			
A. Resurfacing	0.00	0.00	0.00
B. Salt	10,000.00	10,500.00	11,000.00
C. 1 Addtl. Road Crew	48,000.00	49,500.00	51,000.00
TOTAL	1,689,500.00	1,729,500.00	1,781,500.00
11. Miscellaneous Expenses:			
A. Franklin Pool	50,000.00	55,000.00	60,000.00
B. UAN – Accounting	2,600.00	3,000.00	3,500.00
C. Summer Parks Prgm	8,000.00	8,800.00	9,600.00
D. Drug Task Force	10,000.00	10,000.00	10,000.00
E. Deardoff Center	10,000.00	10,000.00	10,000.00
F. Seniors Bus	30,000.00	33,000.00	36,000.00
TOTAL	2,275,100.00	2,347,300.00	2,455,600.00

RECAP:

A. Revenues	2,463,350.00	2,229,800.00	2,280,750.00
B. Expenses:	(-)2,275,100.00	(-)2,347,300.00	(-)2,455,600.00
C. Township Carryover:	(+)700,000.00	(+)888,250.00	(+)770,750.00
D. Surplus/Carryover:	(+)888,250.00	(+)770,750.00	(+)595,400.00
TOWNSHIP DEBT	0.00		

Comments: The City of Franklin currently has a total annual budget of more than \$20,000,000. The Council has mandated a preferred budget surplus at the end of each year of 15% and has adopted a minimum mandatory carryover of 10%. These carryover balances are in addition to the Township's estimated carryover/surplus in each of the first three years of the merged city.

J. CHARTER AMENDMENT:

A proposed Amendment to the Franklin City Charter is enclosed to provide for the election of seven members of Council at the November, 2005 election and for transition in the event the Merger is adopted by the voters of Franklin Township and Franklin City. Ballot language is also included.

K. CARLISLE & OTHER COMMUNITY ANNEXATIONS:

State law provides that parcels of land may be annexed from one community to another upon the agreement of both communities and a resident who desires to be de-annexed from one community to another.

L. COST OF CITY FIRE LEVY BEING EXTENDED TO TOWNSHIP AREA:

The City of Franklin currently has a fire levy that collects 2.62 mills throughout the City of Franklin. If the merger is effective, the fire levy will extend to the former area known as Franklin Township. Currently in the Township, there are two fire levies that collect at the rate of 0.719 mills. The Franklin City levy that would be extended to the Township will collect at the rate of 2.62 mills. Thus, in the Franklin Township areas, there will be an increase in the fire levy collections of 1.901 mills which represents the difference between the Township fire levy and the City fire levy.

The following chart provides an estimate of the additional cost of the City fire levy being extended into the Township area:

AVERAGE PRICE OF HOME IN TOWNSHIP AREA	ANNUAL REAL ESTATE TAX INCREASE
\$75,000.00	\$50.00 annually or \$4.17 per month
\$100,000.00	\$66.00 annually or \$5.50 per month
\$125,000.00	\$83.00 annually or \$6.92 per month
\$150,000.00	\$100.00 annually or \$8.33 per month

M. INSIDE MILLAGE CHANGES:

There will be a slight increase in the amount of inside millage that is collected in the former unincorporated areas of Franklin Township if the merger is successful. The amounts collected per month will vary from a high of approximately \$3.38 per month to a low of 61¢ per month. See the chart below for a breakdown of the additional cost to the residents of the new Franklin City if the merger is successful. For a Township home valued at \$100,000, the following is an estimate of the projected annual increases to the Franklin Township area residents:

1. Franklin City School District: \$37.81 per year or \$3.15 per month
2. Springboro City School District: \$25.90 per year or \$2.16 per month
3. Carlisle City School District: \$7.35 per year or \$0.61 per month
4. Middletown City School District: \$40.60 per year or \$3.38 per month

Comments: As can be seen from the above estimates, those residents living in the former unincorporated areas of Franklin Township will be paying slightly higher real estate taxes if the merger is successful. However, police protection will almost double and fire protection will greatly be increased by adding two additional full time firefighters and fully staffing one of the Township stations twelve hours per day. During those hours, the Franklin Fire Department will be ready to roll immediately without waiting for volunteer firefighters to arrive at the station. This will greatly improve response time.

**SECTION II
PROPOSED AMENDMENT
TO THE
FRANKLIN CITY CHARTER**

Section 3.01 COMPOSITIONS, ELIGIBILITY, ELECTION AND TERMS

- (a) Composition. There shall be a City Council of seven members elected by the electors of the City at large.

- (b) Eligibility. For the municipal election to be held on November 8, 2005, electors of the City of Franklin and electors of the unincorporated territory of Franklin Township shall be eligible to hold the office of councilperson. Thereafter, only electors of the City of Franklin shall be eligible to hold the office of councilperson.

- (c) Election and Terms.
 - (1) At the municipal election to be held on November 8, 2005, for terms commencing on January 1, 2006, seven (7) council members shall be elected. The four (4) council candidates receiving the highest number of votes shall each serve a term of four (4) years.

 - (2) The council candidates receiving the next three (3) highest votes shall each serve a term of two (2) years.

 - (3) All terms of councilpersons elected thereafter shall be for a term of four (4) years.

Section 7.06 Merger Commission Transition

A. In the event that the conditions of merger proposed by the Franklin/Franklin Township Merger Commission are approved by a majority of the voters voting thereon in the unincorporated territory of Franklin Township and a majority of the voters voting thereon in the City of Franklin at the November 2, 2004, election, then and only in such event, this section shall become a part of the Charter and this Section shall prevail over prior inconsistent provisions of this Charter.

B. All persons holding an appointment as a member of a board or commission of the City at the time the above-referenced merger becomes effective shall continue as a member of the board or commission only until new appointments, if any, to such board or commission are made by the Council elected at the November, 2005, election. When such new appointments are made to such boards or commissions, the term for such new appointments shall be the term provided by this Charter or any ordinance or other measure creating the board or commission. Thereafter, future appointments of members of boards and commissions shall be made pursuant to the other provisions of this Charter or ordinance or other measure creating the board or commission.

13.04 Amendment to Satisfy Merger Conditions.

Sections 3.01 as amended by the Charter Amendment adopted at the November 2, 2004, election and Sections 7.06 and 13.04 of the Charter Amendment adopted at the November 2, 2004, election shall become effective only if the "Conditions of Merger" proposed by the Franklin/Franklin Township Merger Commission are approved by a majority of the voters voting thereon in the unincorporated territory of Franklin Township and a majority of the voters voting thereon in the City of Franklin at the November 2, 2004 election; and that such amendment to the Charter of the City of Franklin is approved by a majority of the voters voting thereon in the City of Franklin at the November 2, 2004, election.

The above-referenced amendment approved at the November 2, 2004, election shall be effective immediately upon certification of its adoption by the election authorities.

Ballot Language For Franklin City Charter Amendment

“Shall the Charter of the City of Franklin be amended by revising Section 3.01 and by adopting Sections 7.06 and 13.04 of the Charter to implement the conditions of merger proposed by the Franklin/Franklin Township Merger Commission to the voters of the City of Franklin and the voters in the unincorporated territory of Franklin Township at the November 2, 2004, election.”

“By providing for the election of seven (7) new members of the council at the November 8, 2005, election and by providing for the appointment of new members of boards and commissions of the City by the Council elected at the November 8, 2005 election, and by making such amendment effective only if the conditions of merger are approved by a majority of voters of the city and the unincorporated territory of Franklin Township.”

Yes

No

**SECTION III
EXHIBIT A
ARTICLE I
CONDITIONS OF MERGER¹**

A. GENERAL PROVISIONS:

1) **Effective Date:** The merger shall be effective January 1, 2006 provided that the conditions of merger are approved by a majority of the electors of the unincorporated areas of Franklin Township voting thereon at an election to be held on November 2, 2004 and by a majority of the electors of the City of Franklin voting thereon at an election to be held November 2, 2004; and that a majority of the electors of the City of Franklin voting thereon approve the Charter Amendment submitted to the electors of that City at the November 2, 2004 election.

2) **Name:** The name of the newly merged municipal corporation shall be Franklin.

3) **School Districts:** The proposed merger of Franklin Township, (hereinafter sometimes referred to as "the unincorporated territory of Franklin Township as it existed at the time of the election to approve the merger conditions," or "such unincorporated territory") and the City of Franklin, to be effective January 1, 2006, will not merge the school systems of Franklin City, Carlisle, Springboro and Middletown. (State law dictates school system boundaries and they are in no way affected by this merger.)

Comment: The merger will not affect school district boundary lines. All children will continue to attend the same school district after the merger.

4) **First Election:** The first election for Council members for the newly merged City shall be November 8, 2005. Petitions for candidates for Council must be filed at least seventy-five (75) days prior to the Election Day. Those citizens of the newly formed City desiring to file petitions to be candidates for City Council shall file nominating petitions signed by qualified electors residing in the City of Franklin and the unincorporated portion of Franklin Township. Such petitions shall contain no less than twenty-five (25) qualified signatures, nor more than one hundred (100). A qualified elector shall be a legally registered voter of the City of Franklin or the unincorporated portion of Franklin Township as it existed seventy-five (75) days prior to the November 8, 2005 election.

The City of Franklin Charter provisions, as effective at the time of the election, shall govern the election except as otherwise stated in these Conditions of Merger.

¹ Throughout this document, there are Comments that are in bold print and in block form. These Comments are not part of the Conditions of Merger but are simply brief explanatory statements.

5) **Electors of the Township and City Eligible to Run for City Council:** At the November, 2005 election to be held pursuant to these conditions of merger to elect members of the Council, persons who are electors of the unincorporated territory of Franklin Township and persons who are electors of the City of Franklin may vote at such election and may become candidates for the office of Council member and for such purposes these conditions of merger shall be effective prior to January 1, 2006.

6) **De-annexation:** State law currently provides that land may be de-annexed from one City to another upon agreement of both City entities and at the request of individual property owners. Under current State law, in the event of passage of the merger, any landowner who was formerly a resident of Franklin Township and whose property is contiguous to another city may request de-annexation, provided the community to which the landowner wishes to de-annex requests such de-annexation. Such de-annexations will be accepted under the law then in effect.

B. POLITICAL REPRESENTATION:

1) **Form of Government:** The newly merged City of Franklin will operate under the "Council-Manager Plan".

2) **Council Members:** The City Council shall be composed of seven (7) members. All seven (7) members shall be elected at large. Each year, at its first meeting, the Council members shall, by majority vote, select one of its members as Mayor and one as Vice-Mayor.

3) **Term of Office:** At the November 8, 2005 election, seven (7) Council members shall be elected. The four (4) council members receiving the highest number of votes in the November 8, 2005 election shall serve a term of four (4) years. The next three (3) council candidates receiving the highest number of votes shall each serve a term of two (2) years commencing January 1, 2006. All terms thereafter shall be for four (4) years.

4) **Powers of the Mayor:** The Mayor shall have no greater powers than the other members of Council and shall have the right to vote on all issues before the Council, but shall have no veto power. In addition to normal Council duties, the Mayor, when present, shall preside at meetings of Council, and shall be recognized as the head of the municipal government for all ceremonial purposes and as otherwise provided by the Charter or by the sitting City Council.

5) **Salaries:** The Mayor and all other Council Members shall be paid in accordance with the existing salary ordinance in effect for the City of Franklin on December 31, 2005 and such future amendments as are made to said salary ordinance.

Comment: The current mayor is paid \$8,500.00 per year and all council members are paid \$8,000.00 per year.

6) **Exofficio Members:** The Franklin Township Trustees shall, effective January 1, 2005, appoint two (2) representatives to sit in on City Council meetings. Said appointed Council members shall have no voting powers and shall not receive a salary but shall be permitted to participate in discussion of all issues involving Council from January 1, 2005 until December 31, 2005, at which time their appointments shall terminate. In the event of any vacancy during the one-year exofficio status, the Township Trustees shall have appointment powers to appoint a replacement exofficio member to the Franklin City Council.

C. CHARTER REVIEW COMMITTEE:

In the event that the merger is adopted by both the City of Franklin and the unincorporated areas of Franklin Township, the newly elected City Council, following its first meeting in January of 2006, shall, within one year, appoint a ten (10) member Charter Review Committee consisting of five (5) members from the previously unincorporated territory of Franklin Township as it existed at the time of the election to approve the merger conditions and five (5) members of the territory of the City of Franklin as it existed at the time of the election to approve the merger conditions. Said committee shall study and make recommendations within a period of one (1) year from said appointment to the Franklin City Council regarding whether or not there are other Charter issues that need to be amended due to the formation of the new City of Franklin.

D. CODIFIED ORDINANCES:

Pursuant to the provisions of the Ohio Revised Code 709.47, it shall be a condition of merger that the following Sections of the Codified Ordinances of the City of Franklin, **SHALL NOT**, on the effective date of the merger, **APPLY** in that portion of the newly merged municipality that was previously the unincorporated territory of Franklin Township as it existed at the time of the election to approve the merger conditions until specifically acted upon by the City Council of the newly merged municipal corporation.

Section 505.08	- Raising or Harboring Animals
Section 505.11	- Hunting Prohibited
Section 505.16	- Animals, Fowl, Birds and Bees
Section 549.10	- Discharging Firearms

All other codified ordinances, resolutions, codes, rules and regulations and administrative directives of the City of Franklin and the Charter of the City of Franklin as amended in effect on December 31, 2005 shall be adopted and continued in full force and effect in the newly merged City of Franklin commencing January 1, 2006.

Comment: It is the intent of the Merger Commission to continue the rural flavor of Franklin Township after the merger of the newly formed city. Therefore, hunting and use of other weapons shall be permitted as long as it is permitted under current state law. Electric fences, barbed wire fences and ponds are currently permitted in some portions of the City of Franklin and shall be permitted in the area formerly known as Franklin Township as it existed before the merger. Raising animals, birds, etc. shall also be permitted in the areas formerly known as Franklin Township provided such activity is not in conflict with State law.

E. COURT SYSTEM:

It is the intention of this Merger that upon merger, the current municipal court system of the City of Franklin shall continue to provide the current level and quality of services to the newly merged City of Franklin.

Comment: The municipal court system shall not be affected by the merger. The court system is regulated by state law.

ARTICLE II

PUBLIC SAFETY AND PERSONNEL

A. CONTINUANCE OF EMPLOYMENT:

Upon merger of the City of Franklin and the unincorporated territory of Franklin Township, all individuals lawfully appointed and employed on a full time or part-time capacity by Franklin Township and the City of Franklin on December 31, 2005, and all Volunteer Call Firefighters in the City and Volunteer Call Firefighters in the Township, shall be employed with the newly merged City of Franklin and shall receive pay and benefits in accordance with the salary and benefit ordinance of the newly merged City and will be accorded equal treatment regardless of whether they were previously employed by the City or Township, under the following terms and conditions:

1) That no civil service, psychological or physical examinations shall be required of existing Franklin Township employees or existing City of Franklin employees to qualify for initial appointment to positions with the newly merged City of Franklin.

2) All employees of the new City shall be subject to applicable provisions of the City of Franklin Charter, Ordinances, Resolutions and Rules and Regulations. All full-time employees shall be entitled to the same benefits as the full-time City employees had on December 31, 2005; all part-time employees shall be entitled to the same benefits as all part-time City employees had on December 31, 2005. All former Franklin Township employees shall retain their seniority, and will be given credit for all full-time

or part-time employment with the Township in establishing benefit levels which are time dependent. No Township employee who has successfully passed his/her probationary period shall be placed back on probation as a result of the merger. Township employees on probation as of the date of the merger shall be probationary employees with the City. Time employed by the Township shall count toward the time requirement of the City's probationary requirement.

3) On the effective date of the merger, all full-time and part-time employees of Franklin Township who were employed as of December 31, 2005, and are still employed on the effective date of the merger, or who were hired to replace employees that were lawfully employed on that date, shall be offered full-time or part-time employment with the City of Franklin. Except as otherwise provided for in this section, employees will be offered employment in positions as determined by the City Manager after consultation with the employee, the employee's former Department Head, and the head of the department to which assignment is anticipated. Whenever possible, said positions shall be comparable in duties and title with the employee's current position.

4) Nothing in the Conditions of Merger shall be construed so as to limit the lawful authority of the new City to determine employment requirements beyond the effective date of the merger.

Comment: It is the intent of the Merger Commission that all full-time and part-time employees of the City and of the Township, and all Volunteer Call Firefighters in the City and the Township shall be employed in the new City in a similar capacity with an equivalent rate of pay based upon the City of Franklin pay ranges effective on December 31, 2005.

B. POLICE DEPARTMENT:

1) **One Department:** There shall be one police department in the newly merged City. The appointing authority upon the effective date of the merger shall employ eight (8) additional full-time police officers as soon as practicable in order to increase the level of police services received in the Township area.

Comment: The Franklin Police Department shall be expanded by an additional eight (8) full-time police officers to provide coverage in the previous Franklin Township area. The Sheriff's office currently has one deputy on duty at all times in the entire Franklin Township area. The merger plan will almost double the police coverage.

C. FIRE DEPARTMENT:

1) Increase in Fire Personnel

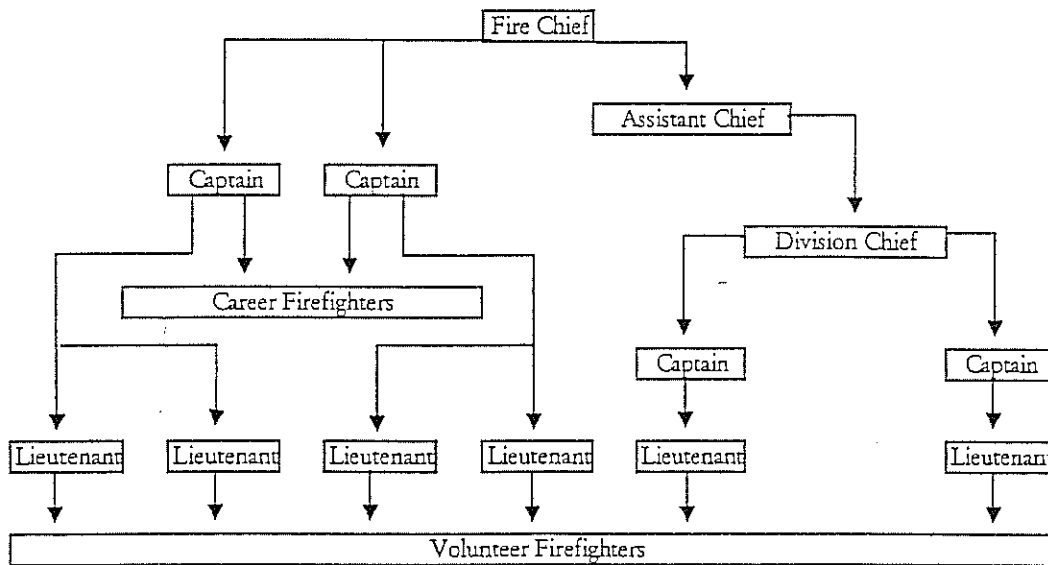
Two additional full time firefighters shall be employed by the City of Franklin

to work in the Township area together with such volunteer firefighters as are necessary to man one of the Franklin fire stations at least twelve hours per day.

Comment: The new City will employ two additional full time firefighters plus additional volunteer firefighters to staff a Township fire station twelve hours per day, seven days per week. This will enable the Township fire division, during those hours, to roll immediately rather than waiting for volunteers to arrive at the station.

2) Organization of Fire Department

There shall be one fire department in the newly merged City under the direction of one fire chief who shall be the existing fire chief of the City of Franklin, Division of Fire as of December 31, 2005. The City shall employ a minimum of eight full time fire fighters, and one career Fire Chief. Initially, there shall be two divisions of the City of Franklin, Division of Fire. Both divisions will mirror the current organizational structure that currently exists in each organization. The organizational chart for the new fire division shall be as follows:



The initial organization of the City of Franklin, Division of Fire under the newly merged City shall be as set forth above. The appointing authority, after prior consultation with the Chief, City Council and such other parties as he or she deems necessary, shall have the right to reorganize the City of Franklin, Division of Fire in the future depending upon the changing needs of said Division.

3) Volunteer Call Firefighters

Both the City of Franklin and Franklin Township employ volunteer call firefighters. Every volunteer call firefighter for the City of Franklin, and the

Franklin Township who is so employed on December 31, 2005 shall continue in such employment in the newly merged City and shall be subject to the laws and policies of the newly merged City of Franklin.

4) Part Time Fire Fighters

The City of Franklin employs part-time firefighters who provide supplemental on-duty staffing at the fire station currently located at 45 East 4th Street on a daily basis. Every part-time firefighter who is so employed on December 31, 2005 shall continue in such employment in the newly merged City and shall be subject to the laws and policies of the newly merged City of Franklin.

5) Civil Service Classification

The full-time career positions of: Fire Chief, Captain, and Firefighter/EMT in the current City of Franklin, Division of Fire are classified positions with the Civil Service Commission, and will remain such in the new City of Franklin.

Part-time and intermittent call firefighter positions are not currently classified positions in the current or future City of Franklin.

Any intermittent call firefighter or part-time firefighter employed with the City of Franklin, Division of Fire or Franklin Township, who takes the Civil Service Examination for an entry level position as a full-time firefighter/EMT, shall qualify to receive service and training credit as described in the Civil Service Rules and Regulations by the City of Franklin, Ohio.

6) Continuation of Rank

There shall be two divisions in the new Franklin City Fire Department

Continuation of Rank for Township Officers & Fire Fighters: One of the divisions shall be composed primarily of officers from the former Franklin Township Fire Department. Those officers and firefighters who are holding such positions on December 31, 2005 shall hold the following ranks on January 1, 2006 and thereafter, subject to the laws and policies of the City of Franklin.

- a. The Fire Chief for the former Franklin Township Fire Department shall become an intermittent call Assistant Chief in the new Fire Department.
- b. The Assistant Chief of the former Franklin Township Fire Department shall become an intermittent call Division Chief in the new Fire Department.
- c. The two Captains and two Lieutenants holding such positions in the Franklin Township Fire Department on December 31, 2005 shall hold the same positions as intermittent call employees in the newly merged City Fire Department.

- d. All other firefighter with the Franklin Township Fire Department shall become intermittent call firefighters in the newly merged City Fire Department effective January 1, 2006.

Continuation of Rank for City of Franklin, Division of Fire Officers & Fire Fighters: One of the divisions shall be composed primarily of officers from the former City of Franklin, Division of Fire Department. Those officers and firefighters who are holding such positions on December 31, 2005 shall hold the following ranks on January 1, 2006 and thereafter, subject to the laws and policies of the City of Franklin.

- e. The full time Fire Chief for the former City of Franklin, Division of Fire shall remain in that position, and function as the Chief Executive Officer of the Fire Department.
- f. The two full time Captains holding such positions in the City of Franklin, Division of Fire on December 31, 2005 shall hold the same positions in the newly merged City Fire Department.
- g. The four full time firefighters holding such positions in the City of Franklin, Division of Fire on December 31, 2005 shall hold the same positions in the newly merged City Fire Department.
- h. The four intermittent call Lieutenants holding such positions in the City of Franklin, Division of Fire on December 31, 2005 shall hold the same positions in the newly merged City Fire Department.
- i. All other intermittent call firefighters with the City of Franklin, Division of Fire shall remain intermittent call firefighters in the newly merged City Fire Department effective January 1, 2006.

7) Volunteer Call Firefighters

Both the City of Franklin and Franklin Township employ volunteer call firefighters. Every volunteer call firefighter for the City of Franklin, and the Franklin Township who is so employed on December 31, 2005 shall continue in such employment in the newly merged City and shall be subject to the laws and policies of the newly merged City of Franklin.

8) Billing for Fire Runs

The City of Franklin currently bills homeowners and vehicle owners through their respective insurance policies for fire runs. This will be extended to the Township area upon merger and will generate approximately \$40,000 per year in the former Township area. There will be no out-of-pocket expense for individual homeowners or auto owners for such fire runs.

Comment: The Fire Department will be expanded to include at least two additional firefighters plus sufficient part time personnel to man one of the Franklin Township stations at least twelve hours per day. The Fire Department structure for both the Township and The City will remain the same after the merger but will be under the control of the Franklin City Fire Chief who holds said position on December 31, 2005. There will be a City division and a Township division in order to retain the same command structure.

ARTICLE III

PLANNING & ZONING

The existing Zoning Regulations of the City of Franklin, Chapters 1101 through 1199, inclusively, are hereby adopted in their entirety, and the following articles of merger shall be adopted in reconciliation of the existing zoning regulations and districts for the Township of Franklin upon merger:

1. RECONCILIATION:

All lands currently classified under the Warren County Zoning District classifications, so situated in said Franklin Township, in accordance with the official Warren County Zoning Map and District regulations, as amended, shall, upon effective date of the merger, be reconciled and, therefore, be classified under the City of Franklin Zoning District classifications as follows:

1. (R-1) Single Family Residence Zone in Franklin Township shall become (R-1) Single Family Residence Zone in the new City of Franklin.
2. (R-2) Single Family or Duplex Family Zone in Franklin Township shall become (R-1) Single Family Residence Zone in the new City of Franklin.
3. (B-2) General Business Zone in Franklin Township shall become (C-1) Commercial Business Zone in the new City of Franklin.
4. (B-1) Neighborhood Business Zone in Franklin Township shall become (C-2) Commercial Business Zone in the new City of Franklin.
5. (M-1) Light Industry Zone in Franklin Township shall become (M-1) Neighborhood Business Zone in the new City of Franklin.
6. (M-2) Heavy Industry Zone in Franklin Township shall become (M-2) Neighborhood Business Zone in the new City of Franklin.

Comments: The zoning in the County and the Township are almost identical for all of the above zoning classifications. However, the County zoning classifies commercial areas as B-1 and B-2, but the City of Franklin classifies such areas as C-1 and C-2. Since there are no "B" classifications in the City, this Township zoning has been changed to C-1 and C-2 but will still permit all of the existing uses for B-1 and B-2 in the former area known as Franklin Township. There are two small (R-2) areas currently in the Township that will be re-designated (R-1) which will not alter the use of the property by existing or future residents.

2. EXISTING USES:

Recognizing existing uses, any person or persons legally residing in the area currently known as Franklin Township, and utilizing the premises as authorized under the Warren County Zoning Code as it currently exists or authorized under conditional use certificate or variance granted by the Warren County Board of Zoning Appeals, shall be legally entitled to continue such use subject to any conditions imposed thereon. However, no such use shall be expanded, altered or changed to a different use. Any use not legally operated at the time of the merger shall not be permitted or condoned. Any non-conforming legal existing use in conflict with the existing zoning shall be subject to Chapter 1181.07, non-conforming Use Regulations of the City of Franklin Zoning Code.

Comment: If it was a legal use before the merger, it will remain a legal use afterward. If it was not legal, it will not be legal after the merger.

3. ZONING COMMISSION STUDY:

Within ninety (90) days of the effective date of the merger of the new City of Franklin, the Franklin City Council shall direct the Franklin City Planning Commission to study zoning in all new parts of the City formerly known as Franklin Township and all existing parts of the City for purposes of making recommendations to the Franklin City Council as to whether any amendments of the Zoning Code need to be made to assure uniformity of zoning throughout the new City.

Comment: No drastic changes in zoning or land use policy are anticipated; however, the new City should review all of the City Zoning Regulations within the new City for purposes of making certain that there is uniformity throughout the new City of Franklin.

4. PLANNING COMMISSION:

Upon merger, the existing seven member City Planning Commission, as it exists in the City of Franklin on the effective date of the merger, shall remain unchanged. In addition, a three member Advisory Commission shall be established for a period of two years; said commission members shall be comprised of three residents of the former area known as Franklin Township. All three members of said Advisory Commission shall be designated by the former Franklin Township Trustees as they existed on December 31, 2005. This Advisory Commission shall be a non-voting adjunct of the Planning Commission and would specifically address issues to those planning and zoning matters in the area formerly known as Franklin Township. The Advisory Commission would be in a position to investigate and report, with a non-binding recommendation to the Planning Commission.

It is further recommended that as vacancies occur on the Planning Commission, the first three such vacancies shall be filled with residents who lived in the former Franklin Township area.

COMMENT: In the first two years of existence the "new city" will have a Special Advisory Commission from the former Franklin Township area to advise and work with the Franklin City Planning Commission. Also, it is recommended that the first three vacancies on the Planning Commission be filled with former Franklin Township residents.

5. MAPS:

Incorporated herein at Pages 29 and 30 are Maps 1 and 2 which are zoning maps. The first map representing the zoning in the Franklin Township area and the City of Franklin as they were zoned prior to the effective date of the merger. The second map will show the Franklin City zoning on the effective date of the merger if the merger passes.

ARTICLE IV: TAXATION AND FINANCE

The Merger Commission is projecting a balanced budget. It is projected that the revenues generated by the Township area as a result of the merger will exceed the cost of operating the Township area in the new City. However, due to the extension of the

Franklin City Fire Levy into the area known as Franklin Township and because of some inside millage changes, there will be real estate tax increases to residents of the Franklin Township area. In addition, any resident who is both living in the Franklin Township area and working in the Franklin Township area who does not now pay City income tax to the City of Franklin or someone who works outside Franklin Township but does not pay city income tax will be required to pay the Franklin City income tax of 1-1/2%.

A. EARNINGS TAX: The present City of Franklin has a one and one-half percent (1.5%) earnings tax assessed against all earned income and profits. It shall be a condition of the merger that said one and one-half (1.5%) tax shall be levied on all earned income and profits in the newly merged City of Franklin, including the territory formerly included in the unincorporated territory of Franklin Township pursuant to the applicable codified ordinance of the City of Franklin in effect on December 31, 2005.

Comments: Earned income, gambling income and rental income shall be taxable. Social Security, retirement income, dividends and interest are not taxable by the City of Franklin. Also, if you now pay 1-1/2% City income tax to Franklin or some other city, you will not be assessed any other income tax.

B. BALANCED BUDGET/NO TAX INCREASE: A raise in the Franklin City income tax is not a condition of merger, nor is it a condition of merger that the City of Franklin submit tax levy increases to the voters. Due to estimates that the revenues that will be produced in the new City area upon merger will exceed the expenses of the former Township area to the new City in the first three years of merger, it will not be necessary to raise the City income tax or vote on any other tax increases.

C. FIRE LEVY EXTENDED TO TOWNSHIP AREAS: The City of Franklin currently has a fire levy that collects 2.62 mills throughout the City of Franklin. If the merger is effective, the fire levy will extend to the former area known as Franklin Township. Currently in the Township, there are two fire levies that collect at the rate of 0.719 mills. The Franklin City levy that would be extended to the Township will collect at the rate of 2.62 mills. Thus, in the Franklin Township areas, there will be an increase in the fire levy collections of 1.901 mills which represents the difference between the Township fire levy and the City fire levy.

The cost of extending the fire levy can be seen on the chart provided on Page 12 of this document. -

SECTION IV.

MAPS: SEE PAGES 29 & 30

THE MERGER COMMISSION
1063 E. Second Street
Franklin, Ohio 45005

PRESORTED STD.
US POSTAGE PAID
FRANKLIN, OH 45005
PERMIT NO. 154

ISSUED BY THE MERGER COMMISSION
Rupert E Ruppert, Chairman
1063 E. Second Street
Franklin, Ohio 45005

CITY OF FRANKLIN ZONING

COMMERCIAL DISTRICTS

- ☐ C-1 DOWNTOWN BUSINESS DISTRICT
- ☐ C-2 GENERAL BUSINESS DISTRICT
- ☐ C-3 HIGHWAY BUSINESS DISTRICT

RESIDENTIAL DISTRICTS

- ☐ A-1 AGRICULTURAL DISTRICT
- ☐ R-1-A ONE-FAMILY RESIDENCE DISTRICT
- ☐ R-1-B ONE-FAMILY RESIDENCE DISTRICT
- ☐ R-1 ONE-FAMILY RESIDENCE DISTRICT
- ☐ R-2-A ONE-FAMILY RESIDENCE DISTRICT
- ☐ R-2 ONE-FAMILY RESIDENCE DISTRICT
- ☐ R-3 ONE-FAMILY RESIDENCE DISTRICT

OFFICE DISTRICTS

- ☐ O-R OFFICE - RESIDENTIAL DISTRICT
- ☐ O-C OFFICE - COMMERCIAL DISTRICT

INDUSTRIAL DISTRICTS

- ☐ M-1 LIGHT MANUFACTURING DISTRICT
- ☐ M-2 HEAVY MANUFACTURING DISTRICT

FRANKLIN TOWNSHIP ZONING - BEFORE MERGER

RESIDENTIAL DISTRICTS

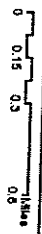
- ☐ PUD
- ☐ R-1
- ☐ R-2

BUSINESS DISTRICTS

- ☐ B-1
- ☐ B-2

INDUSTRIAL DISTRICTS

- ☐ ME
- ☐ M-1
- ☐ M-2



Before Merger

FRANKLIN & FRANKLIN TOWNSHIP - EXISTING ZONING

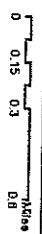
September 24, 2004



CDS
 COMMUNITY DEVELOPMENT SERVICES
 11120 Kennel Road
 Columbus, OH 43242-1818
 (614) 291-1335 FAX
 (614) 291-1335 FAX
 614 726 0041 FAX

CITY OF FRANKLIN ZONING

- COMMERCIAL DISTRICTS**
- C-1 DOWNTOWN BUSINESS DISTRICT
 - C-2 GENERAL BUSINESS DISTRICT
 - C-3 HIGHWAY BUSINESS DISTRICT
- RESIDENTIAL DISTRICTS**
- A-1 AGRICULTURAL DISTRICT
 - R-1 ONE-FAMILY RESIDENCE DISTRICT
 - R-1-A ONE-FAMILY RESIDENCE DISTRICT
 - R-1-B ONE-FAMILY RESIDENCE DISTRICT
 - R-1-C ONE-FAMILY RESIDENCE DISTRICT
 - R-2 ONE-FAMILY RESIDENCE DISTRICT
 - R-2-A ONE-FAMILY RESIDENCE DISTRICT
 - R-3 ONE-FAMILY RESIDENCE DISTRICT
- OFFICE DISTRICTS**
- O-R OFFICE - RESIDENTIAL DISTRICT
 - O-C OFFICE - COMMERCIAL DISTRICT
- INDUSTRIAL DISTRICTS**
- M-1 LIGHT MANUFACTURING DISTRICT
 - M-2 HEAVY MANUFACTURING DISTRICT
- FRANKLIN TOWNSHIP ZONING - AFTER MERGER**
- RESIDENTIAL DISTRICTS**
- PUD ONE-FAMILY RESIDENCE DISTRICT
 - R-1 ONE-FAMILY RESIDENCE DISTRICT
- COMMERCIAL DISTRICTS**
- C-2 GENERAL BUSINESS DISTRICT
- INDUSTRIAL DISTRICTS**
- ME LIGHT MANUFACTURING DISTRICT
 - M-2 HEAVY MANUFACTURING DISTRICT



FRANKLIN & FRANKLIN TOWNSHIP - CONSOLIDATED ZONING

September 24, 2004

After Merger

COS
 CONSULTING
 ENGINEERS
 PLANNERS
 ARCHITECTS
 SURVEYORS

2001 Pine Ridge
 Bowling Green, Kentucky 40303
 606.526.0942
 606.526.0943

11110 Fremont Field
 531 7th Street
 Bowling Green, KY 40303
 513.781.1818 FAX

City of Bowling Green
 2004