

**CITY OF NEW FRANKLIN  
REGULAR MEETING AGENDA  
CITY HALL**

Stephen D. Rector, *Mayor*

Susan M. Cooke, *Finance Director*

Kelly Kepler, *Clerk*

***Council Members:***

Jim Cotts    Barry Shaffer    Judy Jones    Kevin Powell

Devin Allman    Greg Wolff    Robert Klusty

***Law Director:*** Irving Sugerman

**Wednesday, February 18, 2026**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Council Members
4. Approval of the minutes from the regularly scheduled meeting of February 4, 2026
5. Approval of the Financials for January 2026, Subject to Audit.
6. Public Comment – Please keep your comments addressed to the Council and under 4 minutes.

7. **First Readings**

7-A **Resolution No.: 26-R-06**

**Sponsor: Mayor Rector**

Community Development Committee: Mr. Klusty

**A RESOLUTION EXTENDING A MORATORIUM ON ISSUANCE OR GRANTING OF APPLICATIONS OR PERMITS FOR PUBLIC STORAGE, MINI-STORAGE OR SELF-STORAGE FACILITIES IN THE CITY OF NEW FRANKLIN, OHIO FOR A PERIOD OF ONE YEAR (365 DAYS) AND DECLARING AN EMERGENCY.**

7-B **Resolution No.: 26-R-07**

**Sponsor: Mayor Rector**

Community Development Committee: Mr. Klusty

**A RESOLUTION EXTENDING THE MORATORIUM ON THE ESTABLISHMENT OF SMALL BOX DISCOUNT STORES AND THE ISSUANCE OF ZONING PERMITS OR ANY OTHER PERMITS FOR THE BUILDING, STRUCTURE, USE, OR CHANGE OF USE RELATING TO THE ESTABLISHMENT OR EXPANSION OF SMALL BOX DISCOUNT STORES AND DECLARING AN EMERGENCY.**

7-C **Resolution No.: 26-R-08**

**Sponsor: Mayor Rector**

Finance Committee: Mr. Cotts

**A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE GENERAL FUND TO THE POLICE DISTRICT FUND AND DECLARING AN EMERGENCY.**

8. Second Readings

9. Third Readings

10. Pending Legislation

10-A Ordinance No.: 25-O-04

Sponsor: Councilman Allman

Laws & Ordinance Committee: Mr. Wolff

**AN ORDINANCE PROVIDING FOR THE REGULATION OF SHORT-TERM RENTAL OPERATIONS.**

11. Mayor's Report

12. Finance Report

13. Old Business

14. New Business

15. Public Questions and Answers on Issues Raised at Meeting

16. Executive Session

17. Adjournment

**Next Council Meeting  
March 4, 2026**

**RESOLUTION NO: 26-R-06**  
**SPONSOR: MAYOR RECTOR**  
**INTRODUCED: FEBRUARY 18, 2026**

**A RESOLUTION EXTENDING A MORATORIUM ON ISSUANCE OR GRANTING OF APPLICATIONS OR PERMITS FOR PUBLIC STORAGE, MINI-STORAGE OR SELF-STORAGE FACILITIES IN THE CITY OF NEW FRANKLIN, OHIO FOR A PERIOD OF ONE YEAR (365 DAYS) AND DECLARING AN EMERGENCY.**

WHEREAS, the City of New Franklin has permitted Public Storage, Mini-Storage and Self-Storage facilities in the City through the City of New Franklin Zoning Code; and

WHEREAS, the City of New Franklin desires to coordinate the regulation of these facilities in the City; and

WHEREAS, the current zoning regulations do not adequately guide the permitting of such uses; and

WHEREAS, the City Zoning Administrator has recommended reviewing and revising the current zoning regulations to conform to the City's goals of providing adequate regulations; and

WHEREAS, based upon that timeline, Council by Resolution 24-R-16 as adopted March 6, 2024 imposed a moratorium of one calendar year (365 days) on applications and permits for Public Storage, Mini-Storage or Self-Storage facilities; and

WHEREAS, the City is involved in a revision of the City Zoning Code which was anticipated to take at least twelve (12) months to complete; and

WHEREAS, that review has taken longer than expected and it is anticipated it may take at least an additional twelve (12) months to complete; and

WHEREAS, Council finds that a further moratorium for one year (365 days) is reasonable to achieve the purposes stated herein, will allow sufficient time for the Zoning Administrator and the Planning and Zoning Commission to propose and initiate action to address the issues outlined herein, and will prevent the issuance of permits in the interim which might conflict with those purposes.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW FRANKLIN, COUNTY OF SUMMIT, AND STATE OF OHIO, THAT:**

**SECTION ONE:**

Council hereby accepts the recommendation of the Zoning Administrator and hereby extends the moratorium on applications

and permits for Public Storage, Mini-Storage or Self-Storage facilities for a period of one year (365 days).

**SECTION TWO:**

Council further finds that a moratorium of an additional year (365 days) is reasonable and will allow sufficient time for the Zoning Administrator and the Planning and Zoning Commission to propose and initiate action to address the issues outlined herein.

**SECTION THREE:**

Council hereby orders and directs that no applications or permits for Public Storage, Mini-Storage or Self-Storage facilities be accepted, allowed or permitted during the one year (365 days) period of this moratorium.

**SECTION FOUR:**

The City of New Franklin finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in open meetings of this Council and any deliberation of this Council and any other Committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

**SECTION FIVE:**

Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of New Franklin to prevent the issuance of permits inconsistent with the purposes of this Resolution. Provided that this legislation receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Kelly Kepler, Clerk

\_\_\_\_\_  
Barry Shaffer, President  
26-R-06

APPROVED: \_\_\_\_\_, 2026

\_\_\_\_\_  
Stephen D. Rector, Mayor

ENACTED EFFECTIVE: \_\_\_\_\_

ON ROLL CALL: Allman \_\_\_\_\_ Cotts \_\_\_\_\_ Jones \_\_\_\_\_  
Klusty \_\_\_\_\_ Powell \_\_\_\_\_ Shaffer \_\_\_\_\_  
Wolff \_\_\_\_\_

Publications on \_\_\_\_\_ and \_\_\_\_\_

\_\_\_\_\_  
Kelly Kepler, Clerk

**RESOLUTION NO: 26-R-07**  
**SPONSOR: MAYOR RECTOR**  
**INTRODUCED: FEBRUARY 18, 2026**

**A RESOLUTION EXTENDING THE MORATORIUM ON THE ESTABLISHMENT OF SMALL BOX DISCOUNT STORES AND THE ISSUANCE OF ZONING PERMITS OR ANY OTHER PERMITS FOR THE BUILDING, STRUCTURE, USE, OR CHANGE OF USE RELATING TO THE ESTABLISHMENT OR EXPANSION OF SMALL BOX DISCOUNT STORES AND DECLARING AN EMERGENCY.**

WHEREAS, for purposes of this Resolution, "small box discount store" means a retail store that is 16,000 square feet or less in size and offers for sale a variety of convenience shopping goods and continuously offers the majority of items for sale at a price lower than traditional retail stores. Small Box Discount Stores do not include stores that contain a pharmacy, sell gasoline and/or diesel fuel, or primarily sell specialty items, such as meats, fish, cheese, oils, baked goods and the like; and

WHEREAS, there is significant research being conducted as to whether Small Box Discount Stores have a detrimental effect on communities and the residents of those communities by other political subdivisions and other governmental and private entities and organizations; and

WHEREAS, the City Council and the Zoning Administrator believe that the City should take time to undertake a review of applicable law and to consider possible amendment to the City of New Franklin Zoning Code with respect to Small Box Discount Stores; and

WHEREAS, by Resolution 24-R-18 as adopted on March 6, 2024, City Council imposed a twelve (12) month moratorium on the issuance of zoning permits or any other permits for any building, structure, use, or change of use that would enable Small Box Discount Stores to locate or relocate in the City; and

WHEREAS, additional time is now necessary for those purposes; and

WHEREAS, pursuant to the Ohio Constitution and Ohio Revised Code, municipalities have the power to enact planning and zoning laws for the health, safety, welfare, comfort, and peace of the citizens of the municipality, including restricting areas used for businesses and trades.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW FRANKLIN, COUNTY OF SUMMIT, AND STATE OF OHIO, THAT:**

**SECTION ONE:**

The moratorium on the issuance of zoning permits or any other permits for any building, structure, use, or change of use that

would enable Small Box Discount Stores to locate or relocate in the City is hereby extended for a period of an additional twelve (12) months from the effective date of this Resolution to allow the City Council, the Zoning Administrator, and the Planning and Zoning Commission an opportunity to review applicable law and to consider possible amendments to the City of New Franklin Zoning Code.

**SECTION TWO:**

No zoning permits, or any other permits shall be granted to any person or entity who intends to operate a Small Box Discount Store or who intends to open, use any land, or devote any floor area of the business for the purposes of a Small Box Discount Stores. No valid existing business in the City of New Franklin may expand in any way that would establish a Small Box Discount Store for the duration of this moratorium.

**SECTION THREE:**

The City of New Franklin finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in open meetings of this Council and any deliberation of this Council and any other Committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

**SECTION FOUR:**

Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of New Franklin. Provided that this legislation receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Kelly Kepler, Clerk

\_\_\_\_\_  
Barry Shaffer, President  
26-R-07

APPROVED: \_\_\_\_\_, 2026

\_\_\_\_\_  
Stephen D. Rector, Mayor

ENACTED EFFECTIVE: \_\_\_\_\_

ON ROLL CALL: Allman \_\_\_\_\_ Cotts \_\_\_\_\_ Jones \_\_\_\_\_  
Klusty \_\_\_\_\_ Powell \_\_\_\_\_ Shaffer \_\_\_\_\_  
Wolff \_\_\_\_\_

Publications on \_\_\_\_\_ and \_\_\_\_\_

\_\_\_\_\_  
Kelly Kepler, Clerk

**RESOLUTION NO: 26-R-08**  
**SPONSOR: MAYOR RECTOR**  
**INTRODUCED: FEBRUARY 18, 2026**

**A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE GENERAL FUND TO THE POLICE DISTRICT FUND AND DECLARING AN EMERGENCY.**

WHEREAS, the City of New Franklin Council deems it necessary to transfer funds from the General Fund to the Police District Fund;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEW FRANKLIN, COUNTY OF SUMMIT, AND STATE OF OHIO, THAT:**

**SECTION ONE:**

The City of New Franklin Council hereby authorizes the following transfer of funds:

From the General Fund (1000-101-5901) to the Police District Fund (2901-000-4899) in the amount of \$250,000.00.

**SECTION TWO:**

The City of New Franklin finds and determines that all formal actions of this Council concerning and relating to the adoption of this legislation were taken in open meetings of this Council and any deliberation of this Council and any other Committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

**SECTION THREE:**

Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of New Franklin as a portion of the Police Budget is through transfers from the General Fund. Provided that this legislation receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: \_\_\_\_\_.

\_\_\_\_\_  
Kelly Kepler, Clerk

\_\_\_\_\_  
Barry Shaffer, President  
26-R-08

APPROVED: \_\_\_\_\_.

\_\_\_\_\_  
Stephen D. Rector, Mayor

ENACTED EFFECTIVE: \_\_\_\_\_.

ON ROLL CALL: Allman, \_\_\_\_\_ Cotts, \_\_\_\_\_ Jones, \_\_\_\_\_  
Klusty, \_\_\_\_\_ Powell, \_\_\_\_\_ Shaffer, \_\_\_\_\_  
Wolff, \_\_\_\_\_

Publications on \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kelly Kepler, Clerk