

Franklin County Board of Zoning Appeals Meeting – April 8th, 2026

Attendance

Paula Keller (BZA Chair), Bob Braun, Daryl Kramer, Terry Duffy (Vice Chair), Tom Wodtke, Geoff Wesling, Paul Noble

Paula Keller performed rollcall. All present.

Paula Keller asked if everybody had received the minutes. Paula Keller had one correction for the Minutes regarding a typographical error for the BZA Chairperson on the minutes.

Bob Braun made a motion to approve the minutes with the correction of the typographical error.

Daryl Kramer seconded. All in favor; motion carried.

Hearings

03102026-V-01 – Joseph Singer

Parcel: 24-10-14-400-001.002-003, Located on Holland Rd

Petition for variance for 1.6 acre parcel for a slaughterhouse (requirement is 5 acres), reduced (<=235 feet) setbacks from residences for class 3 conditional use (300 is the requirement), and 10 ft rear setback (15 required.)

Paula Keller recused herself.

Terry Duffy, as Vice Chair, assumed leadership.

Terry Duffy asked the board if they had any comments about assuming leadership.

Terry Duffy cited Rob Seig's discussion over the provisions of the code, addressing one he believed was not addressed.

Terry Duff addressed how there would need to be an additional variance for 300-foot yards on all sides of the structure. Duffy also stated that, with those 300-foot yards on all sides, the property would have to be closer to 10 acres than the requirement of 5 acres, per the current code. Duffy also addressed the scale of operation for a USDA slaughterhouse and how it is only a permitted use in open industrial without a conditional use. Duffy stressed to the board the need to be clear on that provision. Duffy asked Paul Noble, since there would need to be additional variances to accommodate the conditional use for a slaughterhouse, would new notices need to be sent out to the neighboring property owners. Duffy asked Tom Wodtke if the conditional use for a slaughterhouse requires a minimum of 300-foot yards on all sides.

Tom Wodtke said it would require 300-foot setbacks from neighboring residences and 300-foot yards on all sides.

Terry Duffy said he had concern over the distance from residences and yard space not being addressed in the list of requested variances. Duffy also mentioned that the information that was discussed about the conditional use with the APC was not present in the project description or in the project site plan provided to the BZA. Duffy stressed the need for a revised site map to address those absences. Duffy stated, “The intention of the development plan is for the board and for the public to know what the applicant is committing to and to be able to make sure that’s what they do in the long run.” Duffy discussed the vagueness and indeterminate nature of the application, citing a lack of critical information, such as septic and holding tanks, parking, etc., that was not present in the site map or development plan. Terry Duffy discussed how a slaughterhouse could be a large, noisy, and smelly operation.

Tom Wodtke discussed the descriptions within the site and development plans and how they lack information regarding the scope and intensity of operations and a definitive plan. Wodtke asked Joseph Singer and Bret Bradley about the number of animals processed per week.

Bret Bradley said they would start out processing 6 to 8 cattle per week with hopes of processing 15 to 20 cattle per week. Bradley said, starting out, they would start processing 10 to 12 hogs per week with hopes of processing 25 to 26 hogs per week.

Wodtke asked Bradley how large of a pen they would need to hold that many animals.

Bradley said they would have a 15’ x 30’ holding pen to hold the animals.

Wodtke expressed concern over the size of the holding pen, as the building for which the pen would be located is only 40’ x 60’.

Bradley asked to approach the board and point out the arrangements on the site map.

Terry Duffy interjected and expressed concern, saying, “there is an issue, here, which is that you are presenting stuff that even the APC didn’t see.”

Bradley explained that the holding pen would be located on the southwest corner of the structure, as listed in A1 of the development plan.

Geoff Wesling interjected, saying, “So, just before we get too far into this, ... we have variance requests that are necessary that were not advertised for.” Wesling added, “[The BZA] can’t grant the variance for something that wasn’t advertised for.” Wesling recommended that the BZA let the applicants know that they would need to wait until next month’s meeting to approach the BZA with appropriate, advertised variances with a complete set of plans. Wesling addressed the current circumstances with the application going through a new planning director, who is still unfamiliar with what the board members need to see from the applicants. Wesling addressed Singer and Bradley, saying it would be much more advantageous to approach the board again next month with the proper advertisements and revised, complete set of plans.

Terry Duffy stated, “In my mind, when this board needs a development plan, they should understand what is going to happen on that property, how the business is going to operate, and where all of the various functions are going to operate from.” Duffy added that these operations can become quite messy, and the area for which these operations would occur is very small. Duffy said there would need to be a set of specifications in terms of the operation, which is required in the development plan. Duffy also stressed the need to update the site plan to reflect the intended scope of operations and address the concerns discussed thus far. Duffy discussed having a definitive plan that lists the exact scope of operations.

Bret Bradley asked Duffy about revising the site plan and if they would need to state the exact/anticipated number of processed animals.

Terry Duffy said yes. Duffy discussed the ambiguity of the term “slaughterhouse” in their development plan, how it does not specify nor go in depth to the number of processed animals and the operations for transporting and unloading animals at the facility. Duffy said it is the responsibility of the BZA to ensure that the business does not negatively impact the neighboring residences.

Bret Bradley asked for clarification on the 300-foot setback from residences and 300-foot yard space from the slaughterhouse.

Duffy said that there would be a 300-foot setback from neighboring residences, and there would be a 300-foot yard space from all sides of the facility. Duffy stated that the 300-foot yard space means the facility would require at least 300 feet between all of its sides and the property line.

Geoff Wesling asked the board for clarification on what variances the applicants would need, citing variances for a reduced lot size, reduced yard space, and reduced setback from residences.

Terry Duffy added they would also need a fourth variance for the southeast property line. Duffy added that the only additional variance added would be for the reduced yard space. Duffy discussed with Joseph Singer and Bret Bradley that they would need a new site and development plan that reflects what they are going to do.

Tom Wodtke asked Singer and Bradley the maximum number of animals they would be processing per week and the length of time it would take to fully process the animals from the kill floor to packaging and freezing.

Singer said it would take about 8 hours to fully process an animal.

Terry Duffy stated that he did not see any information about business signage or hours of operation. Duffy mentioned the restrictions that would be applicable for driveways, signage, and hours of operation.

Tom Wodtke advised adding Level 2 screen requirements and showing them on the development plan.

Terry Duffy addressed Singer and Bradley, saying, “If you are agreeable to making those revisions, I think this board could have a motion to continue this until next month.” Duffy asked Geoff Wesling if that was correct.

Wesling said that is correct.

Daryl Kramer made a motion to continue Joseph Singer’s application and allow them to change their request for variances, subject to advertisement and republication.

Tom Wodtke seconded. All in favor; motion carried.

Terry Duffy asked Geoff Wesling if the continuance of the variances would also extend to a continuance for the conditional use.

Daryl Kramer made a motion to continue the conditional use application for Joseph Singer under the same conditions.

Tom Wodtke seconded. All in favor; motion carried.

Findings of Fact

Jim Fullenkamp (Mar. 11th, 2026)

Terry Duffy made a motion to approve the findings of fact for Jim Fullenkamp.

Bob Braun seconded. All in favor; motion carried.

Edward Ison (Mar. 11th, 2026)

Bob Braun made a motion to approve the findings of fact for Edward Ison.

Daryl Kramer seconded. All in favor; motion carried.

Adjournment

Tom Wodtke made a motion to adjourn.

Daryl Kramer seconded. All in favor; motion carried.

Paula Keller, BZA Chair

Paul Noble, BZA Recording Secretary

