

City of Franklin
Community Development Authority
Meeting Minutes
July 19, 2012

Approved 8/23/2012

I. Call to Order and Roll Call

The Thursday, July 19, 2012, Community Development Authority meeting was called to order at 6:00 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Taylor, Mullarkey, Ryan, Alderman Skowronski and Bartels. Members Holpfer and Kass were excused. Also present was Executive Director Wesolowski.

II. Citizen Comment Period

Mayor Taylor opened the Citizen Comment period at 6:01 PM. No citizens came forward. Mayor Taylor closed the Citizen Comment period.

III. Approval of Meeting Minutes

Meeting Minutes from May 24, 2012

Member Alderman Skowronski moved and Member Mullarkey seconded a motion to approve the May 24, 2012 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.

IV. Business

- A. Application for a Site Plan Amendment to swap land with the property located at 4416 West Oakwood Road to revise the location of an approved parking lot expansion, resulting in a decrease of the number of parking spaces from 91 to 81 parking stalls, by Baptista’s Bakery, Inc., for the property located at approximately 4625 West Oakwood Park Drive, (Tax Key Number 930-0006-000), zoned Planned Development District Number 18, in the Franklin Business Park. The involved property exchange involves a transfer of approximately 44,550 square feet of unimproved land from the Baptista’s property parcel at 4625 West Oakwood Park Drive to the adjoining owner of and parcel at 4416 West Oakwood Road, in return for the transfer of approximately 19,284 square feet of unimproved land from the parcel at 4416 West Oakwood Road to the Baptista’s property.

The Executive Director outlined the background of the subject matter and that it would also be subject to land combination permissions, rezoning approvals and a minor amendment to the PDD 18 boundary resulting therefrom, following and subject to an approval of the site plan amendment before the Authority. Department of City Development Planner Orrin Sumwalt presented the item. Mr. Harl Forston was present on behalf of the applicant. The Executive Director advised the Authority of a proposed change to condition no. 11 in the draft site plan resolution before the authority, providing that it should read as follows: “[t]he approval granted hereunder in its entirety is subject to the approval by the Common Council of an application(s) by applicant to rezone the two areas of land proposed to be exchanged to be consistent with that of the receiving parcels and the approval of a land combination permit and/or any such other approvals as determined reasonably necessary by the Department of City Development to properly effectuate the intent of the land exchange.” Member Ryan moved and Member Bartels seconded a motion to adopt A Resolution Amending the Site Plan for the property located at 4625 West Oakwood Park Drive (Baptista’s Bakery, Inc.) with the amended condition

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**No. 11 as presented by staff at the July 19, 2012 meeting. Upon voice vote, all voted “aye”.
Motion carried: 4-0.**

V. Vouchers
None Presented.

VI. Next meeting date (August 23, 2012 and/or at the call of the Chairman)

No action needed; none taken.

VII. Adjournment

Member Mullarkey moved and Member Ryan seconded a motion to adjourn the Thursday, July 19, 2012 meeting of the Community Development Authority at 6:20 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0.