

City of Franklin
Community Development Authority
Meeting Minutes
June 12, 2014

Approved 6/26/2014

I. Call to Order and Roll Call

The Thursday, June 12, 2014, Community Development Authority meeting was called to order at 6:05 PM by Mayor Olson in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Olson, Holpfer, Ryan, and Alderman Dandrea. Members Mullarkey, Kass and Vignovich were excused. Also present was Executive Director Wesolowski.

II. Citizen Comment Period

Mayor Olson opened the Citizen Comment period at 6:06 PM. No citizens came forward. Mayor Olson closed the Citizen Comment period at 6:06 PM.

III. Approval of Meeting Minutes

Meeting Minutes from May 22, 2014

Member Ryan moved and Member Alderman Dandrea seconded a motion to approve the May 22, 2014 Community Development Authority meeting minutes. Upon voice vote, all voted "aye". Motion carried: 4-0 (with Chairman voting).

IV. Business

- A. Application for a Site and Building Plans Amendment for the construction of a 5,933 square foot addition to the existing 12,835 square foot Starfire Systems, Inc. building, by Starfire Systems, Inc. (Malek Family Limited Partnership, owner), and an application for a Release of Restriction to allow for off-street parking in a designated Landscape Easement area, for the property located at 9825 South 54th Street, (Tax Key Number 899-0044-000), zoned Planned Development District Number 18, in the Franklin Business Park.

The subject matter was put over from the May 22, 2014 meeting to continue consideration of this item with direction to staff to work with the Property Owner and Contractor and request MLG to resolve the parking issues. MLG prepared a Landscape Easement area use in lieu of the Greenspace area use as an alternative, which alternative was shared with staff and the Property Owner(s) and Contractor prior to the publication of the agenda for this meeting. The contractor A. Bukacek and property and business owners D. Malek and S. Malek were present. Mr. Malek and Mr. Bukacek informed the Authority that the proposed alternative was not a suitable alternative for business needs and of the reasons for their maintaining a position in support of the original application to utilize Greenspace area for parking, including, but not limited to the alternative also involving an area not allowed for development without a variance, the need for the parking/operation of service vehicles in the back of the building, and the need for flexibility for future business development of the building if expanded to also include office space, which would require the requested parking area. Authority Members engaged in discussion among all present, which discussion included statements of support for the proposed building expansion, but not for the proposed additional parking use in the Greenspace area, with the mention of prior Department of City Development staff recommendations being based upon their review that parking was available without the Greenspace area use. Member Ryan moved and Member Holpfer seconded a motion to layover this item to the June 26, 2014 CDA

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meeting, and that Department of City Development staff and a Business Park Review Board Member be present, and that they meet with the Property Owner to pursue a solution and to provide answers at the meeting. Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).

V. Vouchers

None Presented.

VI. Next meeting date (June 26, 2014 and/or at the call of the Chairman)

No action needed; none taken.

VII. Adjournment

Member Ryan moved and Member Alderman Dandrea seconded a motion to adjourn the Thursday, June 12, 2014 meeting of the Community Development Authority at 6:49 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).