

City of Franklin
Community Development Authority
Special Meeting Minutes
October 8, 2015

Approved 5/19/2016

I. Call to Order and Roll Call

The Thursday, October 8, 2015, Community Development Authority meeting was called to order at 6:21 PM by Mayor Olson in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Olson, Holpfer, Solomon, Kass and Alderman Dandrea. Member Ryan was excused. Also present was Executive Director Wesolowski. The Authority met concurrently with the Economic Development Commission.

II. Citizen Comment Period

Mayor Olson opened the Citizen Comment period at 6:23 PM. No citizens came forward. Mayor Olson closed the Citizen Comment period at 6:23 PM.

III. Approval of Meeting Minutes

Meeting Minutes from July 23, 2015

Member Solomon moved and Member Alderman Dandrea seconded a motion to approve the July 23, 2015 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.

IV. Business

- A. Community Development Authority recommendation upon An Ordinance to Amend §15-3.0412 of the Unified Development Ordinance Planned Development District No. 7 (Franklin Industrial Park) to Remove an Approximately 3.7 Acre Area of Property and to Amend §15-3.0423 of the Unified Development Ordinance Planned Development District No. 18 (Franklin Business Park) to Add that Approximately 3.7 Acre Area of Property and to Allow for an Approximate 30,000 Square Foot Addition to the Existing Building and Approximately 75 Additional Parking Spaces and to Eliminate Required Setbacks for Interior Parcel Lines Where Contiguous Parcels Have Been Combined by Land Combination Permit (Carlisle Interconnect Technologies, Inc., Applicant) (5300 West Franklin Drive).

Planning Manager Joel Dietl presented the item to the Authority. Member Kass moved and Member Holpfer seconded a motion to recommend approval of An Ordinance to Amend §15-3.0412 of the Unified Development Ordinance Planned Development District No. 7 (Franklin Industrial Park) to Remove an Approximately 3.7 Acre Area of Property and to Amend §15-3.0423 of the Unified Development Ordinance Planned Development District No. 18 (Franklin Business Park) to Add that Approximately 3.7 Acre Area of Property and to Allow for an Approximate 30,000 Square Foot Addition to the Existing Building and Approximately 75 Additional Parking Spaces and to Eliminate Required Setbacks for Interior Parcel Lines Where Contiguous Parcels Have Been Combined by Land Combination Permit (Carlisle Interconnect Technologies, Inc., Applicant) (5300 West Franklin Drive). Upon voice vote, all voted “aye”. Motion carried: 4-0.

- B. Waiver of repurchase rights and waivers of certain property line and parking setbacks under the Declaration of Protective Covenants for Franklin Business Park dated March 2, 1994, and release of restriction to allow for off-street parking in a designated Landscape Easement area to allow for construction of an approximately 30,000 square foot addition to the existing building and approximately 75 additional parking spaces for the Carlisle Interconnect Technologies, Inc. light manufacturing operation facilities located at 5300 West Franklin Drive, Tax Key No. 931-0017-003, zoned Planned Development District No. 18, (Planned Development District No. 7 western portion of the property rezoning application pending) in the Franklin Business Park (Carlisle Interconnect Technologies, Inc., Applicant).

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The Executive Director presented the item to the Authority. Member Solomon moved and Member Kass seconded a motion to waive any repurchase rights the CDA may have under the Declaration of Protective Covenants for the Franklin Business Park and to authorize the Chairman and Executive Director to execute such documents and instruments reasonably necessary to evidence the waiver of repurchase rights in such form as may be approved by the City Attorney, subject to approval by the Common Council of an Ordinance to amend the Unified Development Ordinance in part to rezone the west portion of the subject property to Planned Development District No. 18, and project related release of restrictions and covenants amendment approvals, all anticipated to be considered by the Common Council on October 20, 2015. Upon voice vote, all voted “aye”. Motion carried: 4-0. Member Kass moved and Member Holpfer seconded a motion to waive those certain property line and parking setbacks under the Declaration of Protective Covenants for Franklin Business Park as set forth in the project application documents and plans and to authorize the Chairman and Executive Director to execute such documents and instruments reasonably necessary to evidence the waiver of those certain property line and parking setbacks in such form as may be approved by the City Attorney, subject to approval by the Common Council of an Ordinance to amend the Unified Development Ordinance in part to rezone the west portion of the subject property to Planned Development District No. 18, and project related release of restrictions and covenants amendment approvals, all anticipated to be considered by the Common Council on October 20, 2015. Upon voice vote, all voted “aye”. Motion carried: 4-0. Member Holpfer moved and Member Solomon seconded a motion to approve the release of restriction to allow for off-street parking in a portion of a designated Landscape Easement area, subject to approval by the Common Council of an Ordinance to amend the Unified Development Ordinance in part to rezone the west portion of the subject property to Planned Development District No. 18, and project related release of restrictions and covenants amendment approvals, all anticipated to be considered by the Common Council on October 20, 2015, and to recommend approval of A Resolution to Release in Part a Landscape Easement Upon Lot 1 Block 3 in Franklin Business Park. Upon voice vote, all voted “aye”. Motion carried: 4-0.

- C. Application for a Site and Building Plan Amendment to allow for construction of an approximately 30,000 square foot addition to the existing building and approximately 75 additional parking spaces for the Carlisle Interconnect Technologies, Inc. light manufacturing operation facilities located at 5300 West Franklin Drive, Tax Key No. 931-0017-003, zoned Planned Development District No. 18, (Planned Development District No. 7 western portion of the property rezoning application pending) in the Franklin Business Park (Carlisle Interconnect Technologies, Inc., Applicant).

Planning Manager Joel Dietl presented the item to the Authority. Following a question and answer discussion among Authority and Commission members, staff and representatives of the Applicant, Member Kass moved and Member Holpfer seconded a motion to adopt A Resolution to Amend the Site and Building Plan for the Property Located at 5300 West Franklin Drive to Provide for the Carlisle Interconnect Technologies, Inc. Expansion Building Additions and Parking Space Addition Development Project, subject to the deletion of condition nos. 5., 6., 8., 9., 10. and 12. from the draft resolution before the Authority. Upon voice vote, all voted “aye”. Motion carried: 4-0.

V. Vouchers

None Presented.

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VI. Next meeting date (November 19, 2015 and/or at the call of the Chairman)

No action needed; none taken.

VII. Adjournment

Member Kass moved and Member Alderman Holpfer seconded a motion to adjourn the Thursday, October 8, 2015 meeting of the Community Development Authority at 7:08 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0.