

**City of Franklin**  
**Community Development Authority**  
**Meeting Minutes**  
**September 21, 2017**

**Approved 12/21/2017**

I. Call to Order and Roll Call

**The Thursday, September 21, 2017, Community Development Authority meeting was called to order at 6:01 PM by Mayor Olson in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Olson, Solomon, Alderman Dandrea and Cool. Members Holpfer and Kass were excused. Also present was Executive Director Wesolowski.**

II. Citizen Comment Period

**Mayor Olson opened the Citizen Comment period at 6:02 PM. No citizens came forward. Mayor Olson closed the Citizen Comment period at 6:02 PM.**

III. Approval of Meeting Minutes

Meeting Minutes from May 18, 2017

**Member Solomon moved and Member Alderman Dandrea seconded a motion to approve the May 18, 2017 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).**

IV. Business

A. Application for monument and directory signage approval for the installation of a double-sided multi-tenant 9’6” by 5’4” directory sign with Zilber Property Group and the address of the property identified at the top of the sign and tenant panels below, for property located at 4620 West Oakwood Park Drive, zoned Planned Development District Number 18, in the Franklin Business Park [Community Development Authority review and approval required pursuant to Condition No. 7. of Resolution No. 2016-3, A Resolution Approving Site and Building Plans for Zilber Industrial I Building Construction].

**Member Alderman Dandrea moved and Member Cool seconded a motion to adopt A Resolution Approving a Double-sided Multi-tenant 9’6” by 5’4” Monument and Directory Sign Installation for Zilber Property Group (4620 West Oakwood Park Drive) (Zilber Property Group, Applicant, TI Investors of Franklin II LLC, Property Owner). Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).**

B. Application for a Site and Building Plans Amendment for a new parking lot located to the east of the existing building onsite at 10000 South Franklin Drive, including 271 parking spaces and an access drive/cross-access to the property to the east (4620 W. Oakwood Park Drive), and accessibility from W. Oakwood Park Drive, with proposed berms (2) to the south of the parking lot [the parking lot is intended to be shared between two properties (10000 South Franklin Drive and 4620 W. Oakwood Park Drive)], by Zilber Property Group, applicant, TI Investors of Franklin II LLC, property owner, (Tax Key Number 930-9998-002), zoned Planned Development District Number 18, in the Franklin Business Park.

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**Principal Planner Nick Fuchs presented the item to the Authority. Member Solomon moved and Member Alderman Dandrea seconded a motion to adopt A Resolution Amending the Site and Building Plans for the Property Located at 10000 South Franklin Drive to Allow for a New Parking Lot for Zilber Property Group (Zilber Property Group, applicant, TI Investors of Franklin II LLC, property owner), with the technical changes, in form and content, as provided to the Authority at this meeting. Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).**

- C. Application for a Site and Building Plans Amendment for a new parking area to the west of the industrial building currently under construction (Z1 @ Franklin Building) (Parking will be located on properties 10000 South Franklin Drive and 4620 West Oakwood Park Drive. A lot line adjustment will be completed in order to place the parking entirely on the 4620 West Oakwood Park Drive site.), *\*and for the build-out of the future parking areas note on the Site Plan approved by Resolution No. 2016-3, by Zilber Property Group, applicant, TI Investors of Franklin II LLC, property owner, (Tax Key Number 930-0005-000), zoned Planned Development District Number 18, in the Franklin Business Park.*

**Principal Planner Nick Fuchs presented the item to the Authority. Member Alderman Dandrea moved and Member Solomon seconded a motion to adopt A Resolution Amending the Site and Building Plans for the Property Located at 4620 West Oakwood Park Drive and 10000 South Franklin Drive to Allow for a New Parking Area and for the Build-Out of the Future Parking Areas for Zilber Property Group (Tax Key No. 930-0005-000) (Zilber Property Group, applicant, TI Investors of Franklin II LLC, property owner). Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).**

- V. Vouchers

None Presented.

- VI. Next meeting date (October 19, 2017 and/or at the call of the Chairman)

**No action needed; none taken.**

- VII. Adjournment

**Member Solomon moved and Member Cool seconded a motion to adjourn the Thursday, September 21, 2017 meeting of the Community Development Authority at 6:08 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).**