

**City of Franklin**  
**Community Development Authority**  
**Meeting Minutes**  
**June 25, 2015**

**Approved 7/23/2015**

I. Call to Order and Roll Call

**The Thursday, June 25, 2015, Community Development Authority meeting was called to order at 6:30 PM by Mayor Olson in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Olson, Holpfer, Ryan, Solomon, and Alderman Dandrea. Member Kass was excused. Also present was Executive Director Wesolowski.**

II. Citizen Comment Period

**Mayor Olson opened the Citizen Comment period at 6:31 PM. One citizen, Leroy Lewandowski, spoke with regard to the Future Retail Development in the Area of South 76th Street and West Rawson Avenue/West Loomis Road subject matter item. Mayor Olson closed the Citizen Comment period at 6:37 PM.**

III. Approval of Meeting Minutes

Meeting Minutes from May 21, 2015

**Member Solomon moved and Member Ryan seconded a motion to approve the June 26, 2014 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

IV. Business

- A. Application for a Zoning Compliance Permit approval to locate Pizano’s Pizza and Pasta, a factory and warehouse for the production and distribution of frozen pizza products and limited retail sales thereof, for the property located at 9725 South 54th Street in the Franklin Business Park, by Rudy Malnati, President of Pizano’s Pizza and Pasta.

**Senior Planner Nicholas Fuchs presented the item to the Authority, with additional information presented by Rudy Malnati, President of Pizano’s Pizza and Pasta. Member Alderman Dandrea moved and Member Holpfer seconded a motion to approve the Zoning Compliance Permit application to locate Pizano’s Pizza and Pasta, a factory and warehouse for the production and distribution of frozen pizza products and limited retail sales thereof; for the property located at 9725 South 54th Street in the Franklin Business Park, upon the conditions that retail sales shall not be advertised for this location, shall be limited between the hours of 8:00 a.m. and 5:00 p.m. and shall be limited to a single freezer within the display area as shown upon the floor plan submitted to the Authority and on file in the Department of City Development. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

- B. Future Retail Development in the Area of South 76th Street and West Rawson Avenue/West Loomis Road; Future Mixed-Use Business Light Industrial, Commercial, Residential and Nature Conservation Public Park Development in the Area of West Loomis Road and West Ryan Road; and Future Business Park Development in the Area of South 27th Street and West County Line Road.

**Senior Planner Nicholas Fuchs presented the maps, plans and financial information regarding the three future development areas to the Authority. With regard to the Future Business Park Development in the Area of South 27th Street and West County Line Road, Member Ryan moved and Member Holpfer seconded a motion to recommend to the**

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**Common Council to move forward with the development of the 27th Street Park so that the parcels are ready to be built upon and ready to go for potential developers. Upon roll call vote, Members Ryan, Holpfer and Alderman Dandrea voted “aye”; Member Solomon voted “no”. Motion carried: 3-1. With regard to the Future Retail Development in the Area of South 76th Street and West Rawson Avenue/West Loomis Road, Member Alderman Dandrea moved and Member Ryan seconded a motion to concur with the action of the Common Council to continue studying and planning for the Future Retail Development Area. Upon voice vote, all voted “aye”. Motion carried: 4-0. With regard to the Future Mixed-Use Business Light Industrial, Commercial, Residential and Nature Conservation Public Park Development in the Area of West Loomis Road and West Ryan Road, Member Solomon moved and Member Ryan seconded a motion to recommend to the Common Council to continue to have staff study the viability of the area, and that the residential use area be reduced in the Mixed-Use Development Area. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

C. Tax Incremental District Nos. 3 and 4 1st Quarter 2015 Financial Reports.

**The Executive Director presented the item and noted that any questions by the Authority would be delivered to the Director of Finance and Treasurer. No questions were posed. Member Solomon moved and Member Alderman Dandrea seconded a motion to accept for filing the 2015 1st Quarter Financial Reports for Tax Incremental District Nos. 3 and 4. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

D. Extension of time for satisfaction of conditions of the prior approval of the Site and Building Plans for Starfire Systems, Inc.’s building addition construction (Malek Family Limited Partnership, owner), 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 Executive Director presented the item. Member Solomon moved and Member Ryan seconded a motion to approve A Resolution Extending the Time for Satisfaction of Conditions of Approval of the Site and Building Plans for Starfire Systems, Inc.’s Building Addition Construction. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

V. Vouchers

None Presented.

VI. Next meeting date (July 23, 2015 and/or at the call of the Chairman)

**No action needed; none taken.**

VII. Adjournment

**Member Ryan moved and Member Holpfer seconded a motion to adjourn the Thursday, June 25, 2015 meeting of the Community Development Authority at 7:45 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0.**