

**City of Franklin**  
**Community Development Authority**  
**Meeting Minutes**  
**October 21, 2010**

*Approved 11/18/2010*

I. Call to Order and Roll Call

**The Thursday, October 21, 2010, Community Development Authority meeting was called to order at 6:02 PM by Mayor Taylor in the Common Council Chambers at Franklin City Hall. Present were Members Mayor Taylor, Alderman Taylor, Kass and Holpfer. Member Bartels arrived at 6:04 PM and Member Mullarkey arrived at 6:15 PM. Member Ryan was excused. Also present was Executive Director Wesolowski.**

II. Citizen Comment Period

**Mayor Taylor opened the Citizen Comment period at 6:03 PM. No citizens came forward. Mayor Taylor closed the Citizen Comment period.**

III. Approval of Meeting Minutes

Meeting Minutes from September 23, 2010.

**Member Alderman Taylor moved and Member Holpfer seconded a motion to approve the September 23, 2010 Community Development Authority meeting minutes. Upon voice vote, all voted “aye”. Motion carried: 4-0.**

IV. Business

- A. Application for a Site Plan Amendment for the addition of 110 standard parking stalls and 40 truck parking stalls to the existing Baptista’s Bakery, Inc. property, 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.

**City Planner David Kanning presented the matter and informed the Authority that the Department of City Development recommended approval. Steven Smith and Bruce Lasko of MLG Development, Inc. informed the Authority that the Franklin Business Park Review Board approved the application. Member Alderman Taylor 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.). Upon voice vote, all voted “aye”. Motion carried: 4-0.**

- B. Application for Conceptual and Final Site and Building Plans approval for the construction of an 11,220 square foot medical office building for Rheumatology and Immunotherapy Center, by Alvin F. Wells, M.D., for the property located at approximately 4225 West Oakwood Park Court, (Tax Key Number 901-0001-004), zoned Planned Development District Number 18, in the Franklin Business Park.

**Member Holpfer recused himself from and abstained upon this matter. City Planner Nick Fuchs presented the matter and informed the Authority that the Department of City Development recommended approval, except for the proposed wall signage. Jack Jacobson, Steven Smith and Bruce Lasko of MLG Development, Inc. informed the Authority that the Franklin Business Park Review Board approved the application and that the wall signage was appropriate for this use in the Employment Center Services Area. Brent West, representing the developer, also presented the matter to the Authority. Member Mullarkey moved and Member Alderman Taylor seconded a motion to adopt A**

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**Resolution Approving Site and Building Plans for Rheumatology and Immunotherapy Center Medical Office Building Construction (4225 West Oakwood Park Court) (Alvin F. Wells, M.D., Applicant). Upon voice vote, all voted “aye”. Motion carried: 4-0-1.**

- C. Application for a Site Plan Amendment for the removal of drive-thru islands and parking space revision to accommodate Aurora Advanced Healthcare and Aurora Women’s Pavilion medical offices within the existing building, by Brian D. Zeller of Midwest Design & Development Corporation (Ryan Road Enterprises LLC, Owner), for the property located at approximately 4202 West Oakwood Park Court, (Tax Key Number 901-0001-005), zoned Planned Development District Number 18, in the Franklin Business Park.

**City Planner Nick Fuchs presented the matter and informed the Authority that the Department of City Development recommended approval. Member Holpfer moved and Member Bartels seconded a motion to adopt A Resolution Amending the Site Plan for the property located at 4202 West Oakwood Park Court (Brian D. Zellner of Midwest Design & Development Corporation) (Ryan Road Enterprises LLC, Owner). Upon voice vote, all voted “aye”. Motion carried: 5-0.**

- V. Vouchers

**None.**

- VI. Next meeting date (November 18, 2010 and/or at the call of the Chairman)

**The Chairman mentioned the November 18, 2010 meeting date. No action needed; none taken.**

- VII. Adjournment

**Member Alderman Taylor moved and Member Mullarkey seconded a motion to adjourn the Thursday, October 21, 2010 meeting of the Community Development Authority at 6:26 PM. Upon voice vote, all voted “aye”. Motion carried: 5-0.**