

City of Franklin
Community Development Authority
Special Meeting Minutes
April 13, 2023

Approved 2/22/2024

I. Call to Order and Roll Call

The Thursday, April 13, 2023, Community Development Authority special meeting was called to order at 6:00 PM by Mayor Olson in the Common Council Chambers at Franklin City Hall. Present were Mayor Olson and Members Alderman Holpfer, Cool and Burckhardt. Also present was Executive Director Wesolowski.

II. Citizen Comment Period

Mayor Olson opened the Citizen Comment period at 6:01 PM. No citizens came forward. Mayor Olson closed the Citizen Comment period at 6:01 PM.

III. Approval of Meeting Minutes

Meeting Minutes from May 19, 2022

Member Alderman Holpfer moved and Member Burckhardt seconded a motion to approve the May 19, 2022 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 an approximately 14,076 square foot (footprint) 2-story building addition (28,152 square feet of new floor area) onto the Zilber Industrial 1 Building, for Pretzilla, LLC, producer of fresh/frozen Bavarian style pretzel bites and buns for retail and institutional customers, operating 7 days per week, with inbound and outbound freight, first floor of this building addition containing a vestibule, reception, storage, breakroom, locker, maintenance room and restrooms, second floor containing offices, conference rooms and restrooms (applicant is also proposing roof mounted mechanical equipment, a ground mounted tank, trash compactors and ground mounted process chillers), by Pretzilla, LLC (Miller Baking Company, Benestar Brands), applicant, TI Investors of Franklin II LLC, property owner, for the property located at 4620 West Oakwood Park Drive, (Tax Key Number 930-0005-001), zoned Planned Development District Number 18, in the Franklin Business Park [Site and Building Plan Amendments subject to approval by the Business Park Association’s Review Board and the Community Development Authority].

Associate Planner Regulo Martinez-Montilva presented the item to the Authority. Member Cool moved and Member Alderman Holpfer seconded a motion to adopt A Resolution Approving the Site and Building Plans, Specifically, Amending the Site Plan for the Zilber Industrial 1 Building 2-Story Addition Construction (4620 West Oakwood Park Drive) (Pretzilla, LLC (Miller Baking Company, Benestar Brands), applicant). Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).

V. Vouchers

None Presented.

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VI. Next meeting date (May 18, 2023 or at the call of the Chairman)

No action needed; none taken.

VII. Adjournment

Member Alderman Holpfer moved and Member Burckhardt seconded a motion to adjourn the Thursday, April 13, 2023 special meeting of the Community Development Authority at approximately 6:12 PM. Upon voice vote, all voted “aye”. Motion carried: 4-0 (with Chairman voting).