

**PLANNING COMMISSION MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, December 4, 2012**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of the Municipal Center on December 4, 2012. Chairman David Klevan welcomed everyone and asked the Commission members as well as the audience to please speak into the microphone so they could be heard. Chairman David Klevan then called the meeting to order at 6:00 p.m. asking the secretary for the roll.

Mrs. Rush called the roll of the Board to establish a quorum:

Commissioners Present: Mike Harless, Forrest Owens, David Klevan, Susan Burrow, and Steve Wilensky.

Commissioners Absent: Hale Barclay, Dike Bacon, and Alderman John Drinnon

Staff Present: David Harris, Pam Rush, Andy Pouncey, and Wade Morgan.

A quorum for tonight's Planning Commission meeting was established.

1. Approval of Minutes for September 4, 2012

Chairman Klevan stated for those people who just arrived, tonight's agenda is on the front table. The first order of business is the approval of the minutes for September 4, 2012. If there were no additions, corrections or deletions to the minutes of the September 4, 2012, meeting of the Planning Commission, he would entertain a motion for approval.

Mr. Harless moved to approve the Planning Commission minutes of September 4, 2012, as submitted, seconded by Ms. Burrow.

Chairman Klevan asked for a roll call.

Roll Call: Barclay – absent; Burrow – yes; Drinnon – absent; Wilensky – yes; Bacon –absent; Harless –yes; Owens - yes; Klevan – yes. **The motion was passed**

2. Consent Agenda There was none.

3. Re-subdivision of Lot 24, Apple Valley Subdivision, Section A

BACKGROUND: The Shelby County Planning Commission approved the Apple Valley subdivision in 1969. A dwelling was built on lot 23 in 1970. The Germantown Planning Commission approved the re-subdivision of Lots 23 and 24, to merge the lots into one, in 1997. A gazebo was built on what was formerly lot 23 in 1997.

DISCUSSION: Lot 24 was created by the combining of lots 23 and 24 with the Re-subdivision of Lots 23 and 24, Apple Valley Subdivision in 1997. The owners subsequently expanded their house into the former lot. The owner now proposes to re-create 2 lots, with lot 23 enlarged to accommodate the existing dwelling. Proposed lot 24 complies with the minimum lot size and building setback requirements of the underlying R-1 zoning district.

The Technical Advisory Committee reviewed the proposal on November 14, and had the following comments:

COMMENTS:

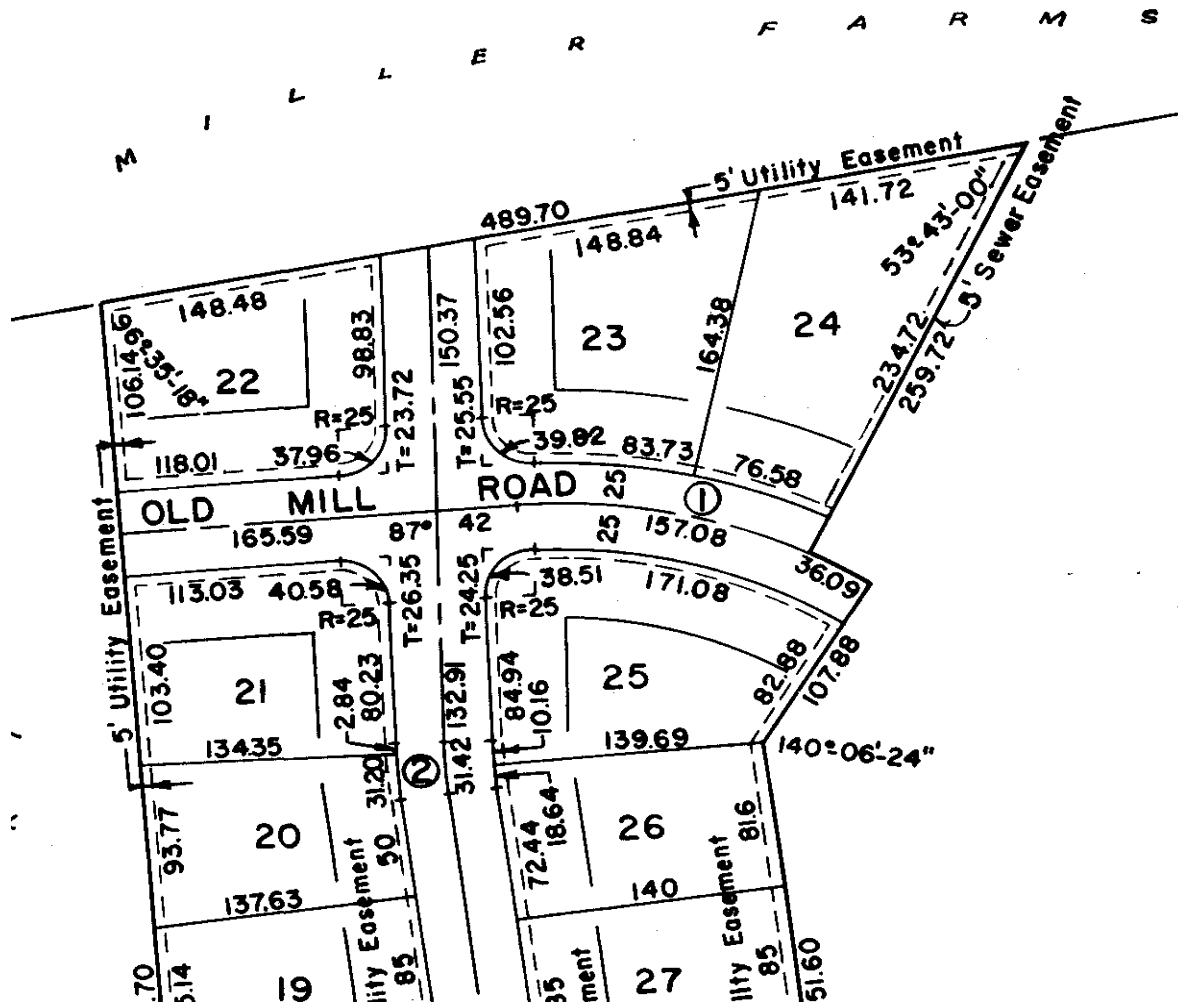
PRIOR TO RECORDING OF THE PLAT

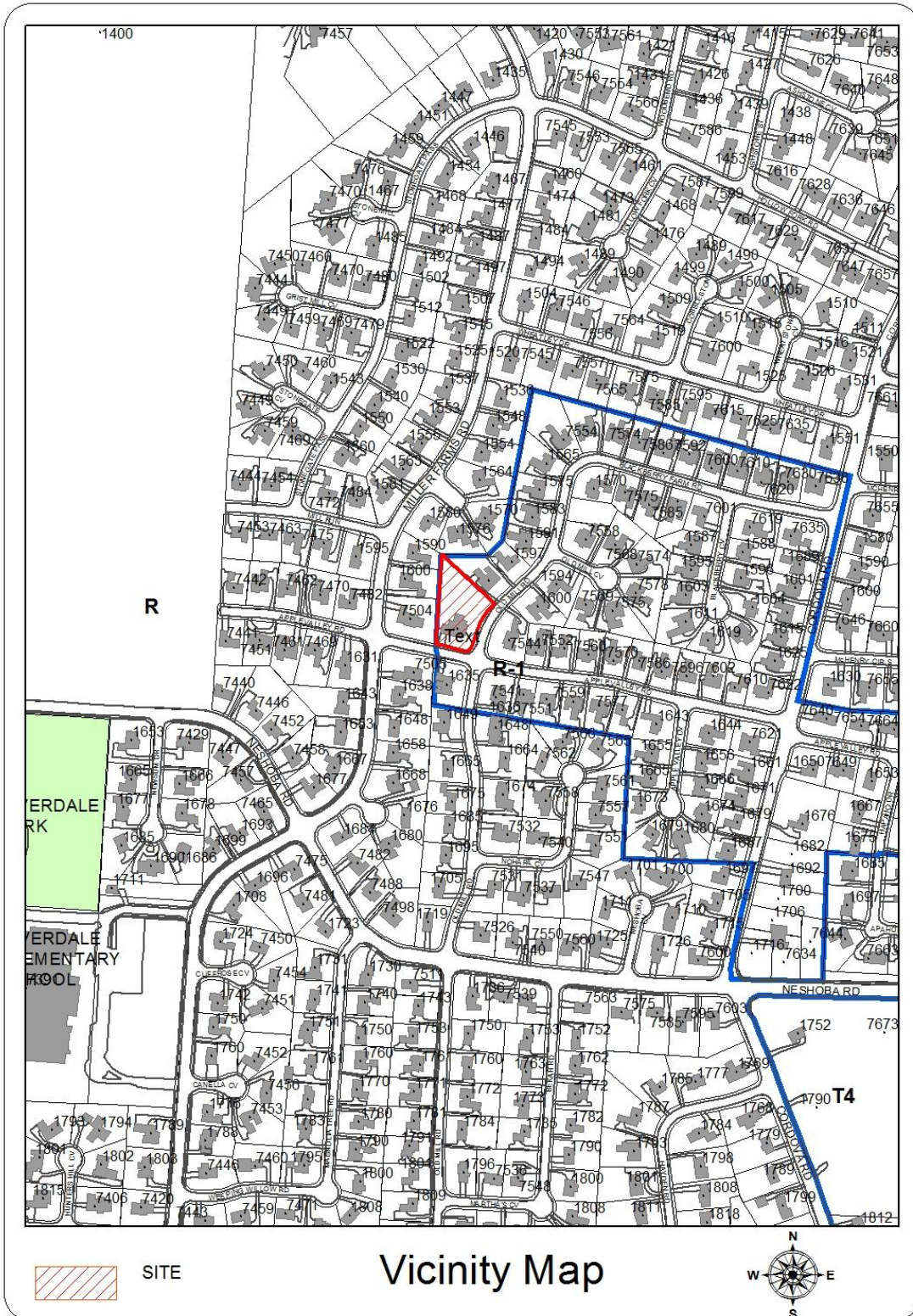
1. Correct the utility plan to indicate that the water main on Old Mill Rd. is located in the street, not to the east of the street.
2. Correct Note #2 on the Grading and Drainage Plan to indicate the City of Germantown, not Memphis.
3. The existing gazebo shall be removed prior to the recording of the subdivision plat.

STAFF RECOMMENDATION: APPROVAL

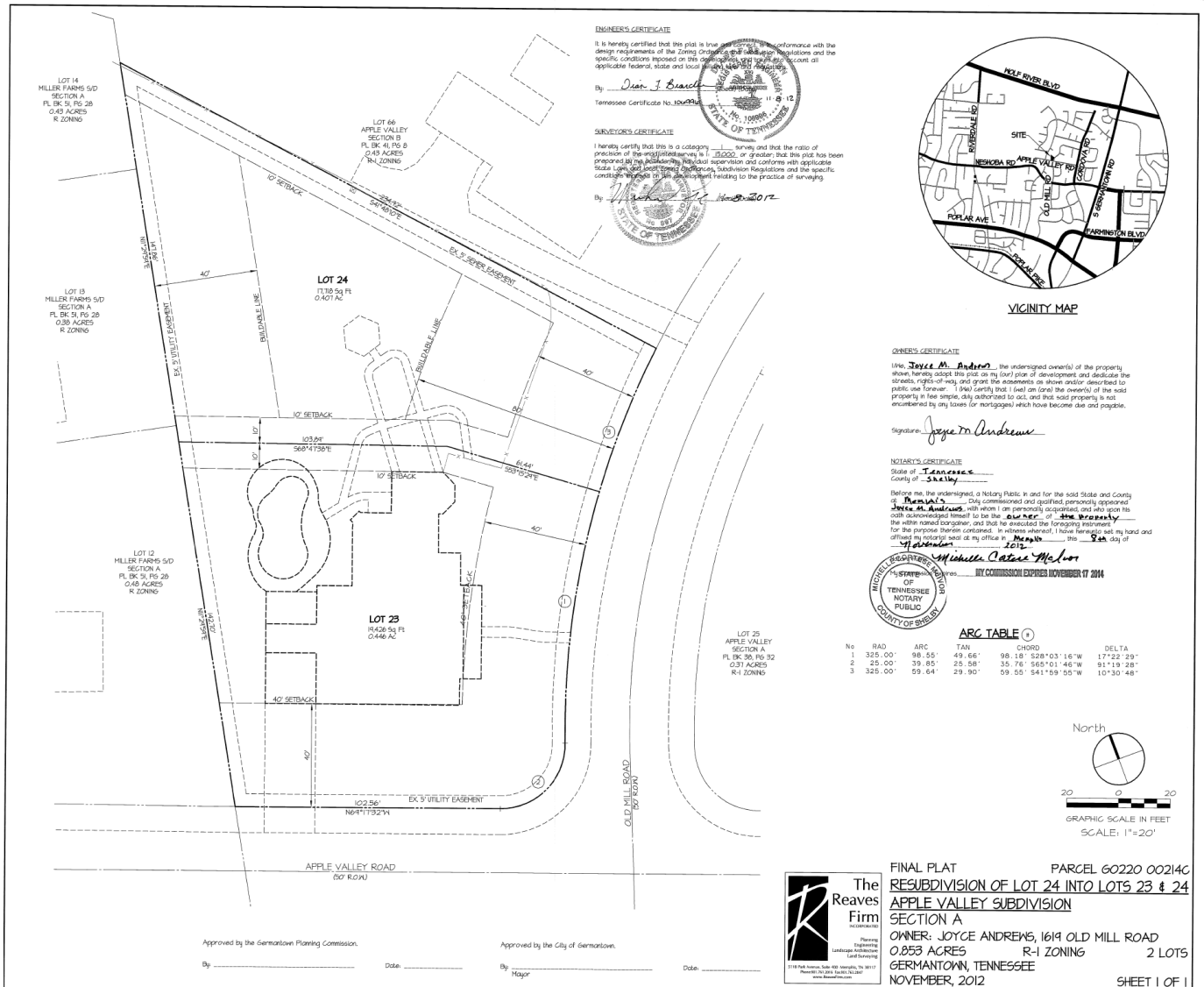
SUBDIVISION AND SITE PLAN SUBCOMMITTEE REPORT: (FORREST OWENS, CHAIRMAN) The Subdivision and Site Plan subcommittee did not meet in November.

MOTION: To approve the re-subdivision Of Lot 24, Apple Valley Subdivision, Section A.

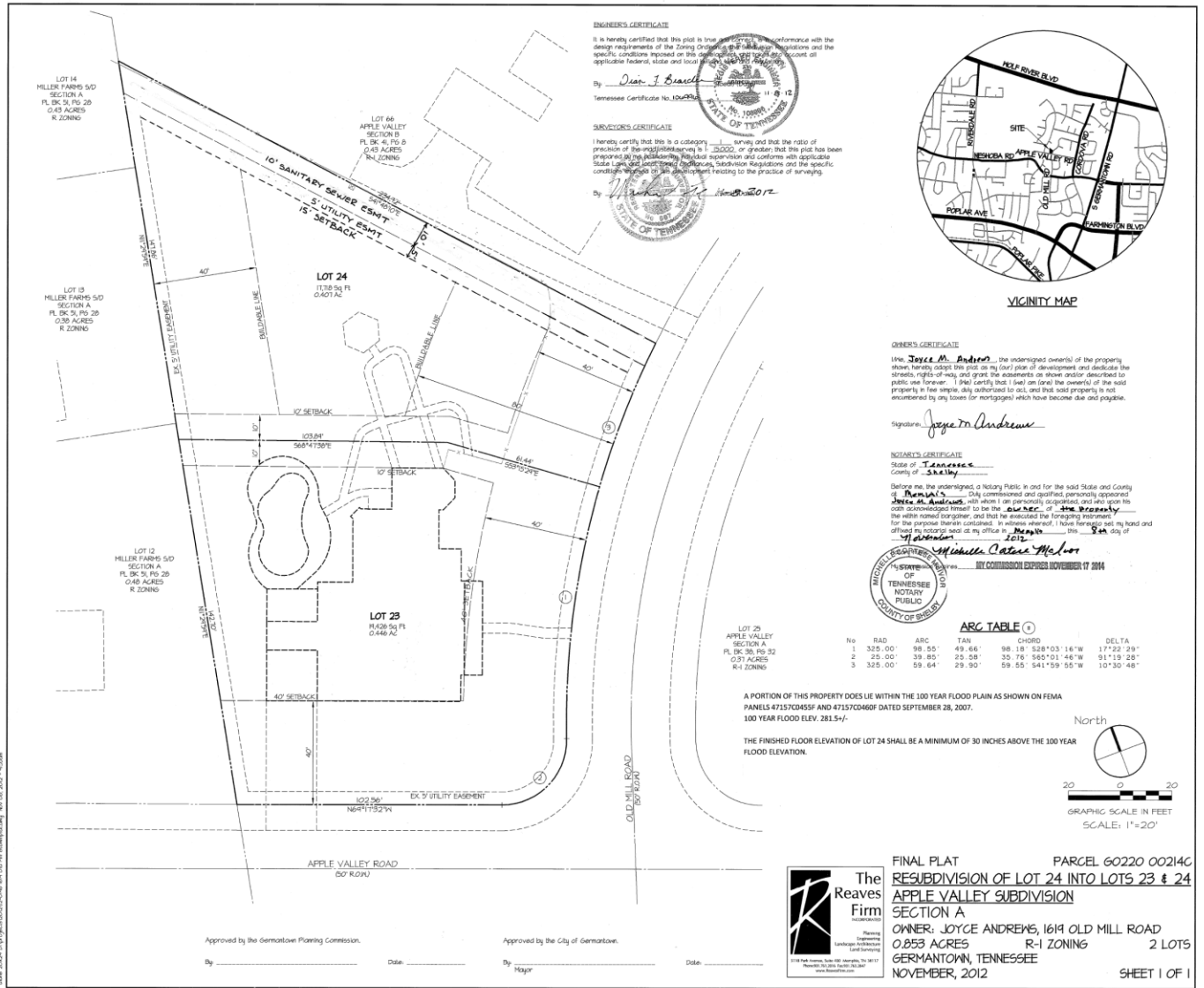








Original submittal



REVISED PLAT

Harvey Marcom from the Reaves Firm, 5880 Ridge Bend Road, Memphis, TN 38120 stated he made the revision for staff on the utility plan to indicate that the water main on Old Mill Rd. is located in the street, not to the east of the street. Also, on the Grading and Drainage Plan to indicate the City of Germantown, not Memphis. The existing gazebo shall be removed prior to the recording of the subdivision plat.

Mr. Harless brought up the email letter from Melba Fristick, 1618 Old Mill Road, and that was included in the staff report.

Chairman Klevan noted staff did receive a letter from a homeowner and it was included in the staff report.

Mr. Owens moved to approve the re-subdivision Of Lot 24, Apple Valley Subdivision, Section A, subject to staff comments, seconded by Ms. Burrow.

Chairman Klevan asked for a roll call.

Roll Call: Barclay – absent; Burrow – yes; Drinnon – absent; Wilensky – yes; Bacon –absent; Harless –yes; Owens - yes; Klevan – yes. **The motion was passed**

4. Chairman Klevan asked if there was any old business to come before the Commission. There was none.
5. Chairman Klevan asked if there was any new business to come before the Commission. There was none.
6. Chairman Klevan asked if there were any liaison reports. There were none.

Chairman Klevan stated he would like to thank all the fellow commission members for another year of service. We have not had our plate as full this year, but I hope that we will have more activity next year. Mr. Klevan wanted to wish everyone a happy holiday season. I hope to see everyone next year.

ADJOURNMENT: The meeting adjourned at 6:15 p.m.