

**PLANNING COMMISSION MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, October 6, 2009**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of the Municipal Center on October 6, 2009. Chairman 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 Klevan then called the meeting to order at 6:00 p.m., asking the secretary for the roll.

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

Commissioners Present: Rick Bennett, Alderman John Drinnon, Forrest Owens, Susan Burrow, David Klevan, Lisa Parker and Dike Bacon.

Commissioner Absent: Mike Harless.

Staff Present: David Harris, Jerry Cook, Wade Morgan, Josh Whitehead, Katie Graffam, and Pam Rush.

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

1. Approval of Minutes for September 1, 2009

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 1, 2009. If there were no additions, corrections or deletions to the minutes of the September 1, 2009, meeting of the Planning Commission, he would entertain a motion for approval.

Ms. Burrow moved to approve the Planning Commission minutes of September 1, 2009, as submitted, seconded by Mr. Owens.

Chairman Klevan asked for a roll call.

Roll Call: Bennett – yes; Burrow – yes; Drinnon – yes; Parker – yes; Bacon – yes; Harless –absent; Owens - yes; Klevan – abstain. **The motion passed.**

2. Forestbrook Subdivision – West side of Forest Hill-Irene Road at Fern Brook Drive – Request an Amendment to the Final Plat to Remove the Requirement for Sidewalks from the Subdivision.

BACKGROUND: On June 6, 2000, the Board of Mayor and Aldermen (BMA) approved on the third reading the annexation of 1,450 acres of land from unincorporated Shelby County into the City of Germantown. The proposed project is in the annexation area. Formerly The Preserve of Germantown, the Planning Commission (PC) granted final plat approval on December 7, 2004. On January 10, 2005, the BMA approved subdivision development contract no. 462 for the Preserve of Germantown Subdivision, a 24-lot development with a total of 29.84 acres. The PC granted approval to convert the subdivision's internal streets from public to private ownership, as well as approval for the installation of subdivision gates on August 5, 2008. To date, the subdivision entrance gates have not been installed.

DISCUSSION: The specific request by the applicant is to remove the requirement for sidewalks from the subdivision plat. Currently, there are four (4) lots with sidewalks. With the re-recording of the plat, the streets in the subdivision will become private. The remaining sidewalk along Forest Hill-Irene Road will feature ramps along the turning radii of Forest Hill-Irene Road and Fern Brook Drive.

STAFF COMMENTS:

1. If approved, the existing sidewalks will be removed from the four (4) aforementioned lots with the property owner's permission.
2. If approved, the applicant shall re-record the final plat to reflect the following: privatization of internal streets, installation of subdivision gates and the removal of the sidewalk requirement.
3. Prior to the re-recording of the plat, the applicant shall contact MLGW to remove the streetlights from the City's grid, and pay MLGW for said streetlights.

Staff Recommendation: Approval, subject to staff comments.

Jay Easter with Dalhoff Thomas Daws and David Gribble with Clark and Clark stated they were available for any questions.

PROPOSED MOTION: To grant approval for the removal of the sidewalk requirement from the final plat for Forestbrook Subdivision, subject to staff comments.

Mr. Owens moved to approve the removal of the sidewalk requirement from the final plat for Forestbrook Subdivision, subject to staff comments, seconded by Ms. Burrow.

Chairman Klevan asked for a roll call.

Roll Call: Bennett – yes; Burrow – yes; Drinnon – no; Parker – yes; Bacon – yes; Harless –absent; Owens - yes; Klevan – no. **The motion passed.**

4. Chairman Klevan asked if there was any old business or new business to come before the Commission. Mr. Whitehead stated the park on Poplar Pike has been named. It will be called the Germantown Civic Club Complex and the Ocean View property will be named Robert Lanier Park.

5. Chairman Klevan asked if there were any liaison reports. Ms. Burrow stated the Economic Development Commission recommend to shop and dine in Germantown.

6. The meeting adjourned at 6:10 P.M.