

**PLANNING COMMISSION MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, March 1, 2016**

1. The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of the City Hall on March 1, 2016. Regular meetings of the Planning Commission are broadcast and recorded electronically. Minutes reflect a summary of the proceedings and actions taken.

Chairman Harless welcomed everyone and asked the Commission members as well as the audience to please speak into the microphone so they could be heard. Chairman Harless called the meeting to order at 6:05 p.m. requesting the roll call.

2. Ms. Pam Rush called the roll of the Commission and established a quorum.

Commissioners Present: Mike Harless, Susan Burrow, Alderman Forrest Owens, Dike Bacon, David Clark, Mayor Mike Palazzolo, and Hale Barclay

Commissioners Absent: George Hernandez, and Rick Bennett

Staff Present: David Harris, Tim Gwaltney, Sheila Pounder, Wade Morgan, Cameron Ross, and Pam Rush

3. Approval of Minutes for February 2, 2015:

Chairman Harless 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 the February 2, 2015 meeting. If there are no additions, corrections or deletions to the minutes of the February 2, 2015, meeting of the Planning Commission, he would entertain a motion for approval.

Mr. Bacon moved to approve the Planning Commission minutes of February 2, 2015, seconded by Mr. Barclay.

Chairman Harless asked for a roll call.

Roll Call: Barclay – yes; Burrow – yes; Hernandez – absent; Bacon – yes; Harless – yes; Owens – yes; Clark – yes; Bennett – absent; Palazzolo- yes. **The motion was passed**

4. Consent Agenda:

There were no consent items.

5. Forest Hill Heights Small Area Plan – Request Approval of the Plan

INTRODUCTION:

Location:	South side of Winchester Road, between the east City Limit and Forest Hill-Irene Road
Owner Name/Applicant Name:	City of Germantown
Representative Name:	Steve Auterman, w/LRK – City Consultant
Zoning District:	O-51 – Office; O-Office; C-2-Commerercial; C-1-Neighborhood Commercial; R-T-Residential Townhomes
Area:	303 Acres

Request: Approval of Forest Hill Heights Small Area Plan

DISCUSSION: LRK and its team (Fisher Arnold – Transportation and Infrastructure analysis and RCLCO – Economic Impact analysis) recently completed the draft future land use plan for the Forest Hill Heights area of the City. The plan recommends various public improvements, urban design plans, transportation and infrastructure impact analysis, regulatory changes, economic impact analysis, and implementation strategies.

STAFF RECOMMENDATION: Approval

Steve Auterman with Looney Ricks Kiss (LRK), 175 Toyota Plaza, Suite 600, Memphis, TN 38103 made the presentation. He stated that LRK was asked to look at the Forest Hill Heights study area in terms of whether there would be market demands for development in that area, and to see what the impacts of that development might be in terms of infrastructure and traffic concerns. LRK led a three day design charrette workshop and held public meetings with the community members in the study area. The study area is 303 acres and is located on the southeast corner of Winchester Road and Forest Hill Irene Road. The plan recommends various public improvements, urban design plans, transportation and infrastructure impact analysis, regulatory changes, economic impact analysis, and implementation strategies.

David Baker with Fisher Arnold, 9180 Crestwyn Hills Drive, made a presentation about the number and locations of the access points (curb cuts or private drives) onto Winchester Road.

Mr. Bacon asked what is the tipping point for the public investment? He noted Forest Hill Heights property owners seem to have been really engaged in supporting the progress of the small area plan.

Mr. Auterman answered that the plan creates the recipe and it upholds those expectations and standards for existing and future private investments.

Mr. Harless asked how long have you worked on this project? How many meetings have you had and how many people attended the public meetings? Do I understand it could take up to 20 or 25 years to build out this land area?

Mr. Auterman stated that the team started work in August with the City and design team meetings and a public meeting. We had stakeholder meetings and a second public meeting in November, a two and a half day design charrette workshop with two public meetings in December, and the final public meeting was in January. We had a total of 5 public meetings. We had about 40-45 people at each meeting. We also met with property owners, stakeholders, interested developers that are operating in the area, and with city staff. Another component for community feedback was a design survey where we asked people opinions and reaction about different principles. They wanted green space, public space, recreation, and neighborhood green space and also things that set Germantown apart from some of its neighboring areas. We want it to be set up as a multi-use neighborhood.

Mr. Ross stated the full build out model presented is on a 25 year plus timeline, however the market could respond in a way that completes the build out sooner. Mr. Ross also noted the City's goal is to mitigate risk to the development community as well as residents in order to give assurance to all parties concern.

Opposition:

Edgar Babian noted we don't want any apartments in this area. If you look along Winchester Road and in Collierville all the apartments are behind gated areas. Also, if you would limit, the curb cuts to 5 on

Winchester Road east of Forest Hill-Irene Road. Please turn the new buildings away from the residential area. That would help from them looking in their backyards.

Planning Commission Discussion:

Mayor Palazzolo stated, on the standard sewer study analysis; please elaborate.

Mr. Gwaltney stated the sanitary sewer infrastructure is available in the area, serving existing commercial users and residences to the north of the study area. The existing sewer system mainly serves commercial development near Crestwyn Hills Drive. It also serves nearly 150 homes north of Winchester Road as well as the shopping center at Winchester and Houston Levee. Much of the existing sewer system consists of 8" sewer lines, which flows to a 36" sewer interceptor that runs to and alongside Nonconnah Creek and crosses Forest Hill Irene Road. Since much of the area has not been developed to final conditions, high peak flows are not expected in the pipes serving the study area.

TRANSPORTATION AND LONG RANGE SUBCOMMITTEE REPORT:

The subcommittee met on February 17, 2016 and withheld a recommendation.

PROPOSED MOTION: To recommend approval of the Forest Hill Heights Small Area Plan.

Mr. Bacon moved to recommend approval of the Forest Hill Heights Small Area Plan, seconded by Mr. Clark.

Chairman Harless asked for a roll call.

Roll Call: Barclay – yes; Burrow – yes; Hernandez –absent; Bacon – yes; Harless – yes; Owens – yes; Clark – yes; Bennett – absent; Palazzolo - yes. **The motion was passed.**

Mr. Bacon voted yes; I applaud the process. It's been a very well managed and engaged comprehensive process. I like the plan. It has a lot of opportunity to set Germantown apart, in this area of Winchester. This plan will create a place where developers want to invest.

Mr. Barclay voted yes; on what Mr. Bacon said also.

Mr. Clark voted yes; I want to applaud LRK for the timeframe to put this thing together. This is what we need in that area.

Alderman Owens voted yes; I applaud Mr. Baker's team with Fisher Arnold. It was very inclusive and like Mr. Bacon said, it's very comprehensive. I like our staff to be rigorous in moving forward with the recommendations of the plan.

Chairman Harless voted yes; our community is known as one of the best in the south. A place where everybody wants to live and part of that is because we work hard at having projects that make sense.

Mayor Palazzolo voted yes; I believe we missed recognizing Andy Pouncey, our former Planning Director. Mr. Pouncey had a lot to do with this type of planning getting started in Germantown. When we started executing certain kind of styles and look for this focus area they were all under Mr. Pouncey's watch, including the median, sidewalks, and decorative light post that run from Germantown into Collierville,. I think this plan continues that look of extension in that area. I would like this presentation made at these commissions: Economic Development, Parks and Recreation, and Financial Advisory Commissions. As we would like the green space and perhaps that trail head connection with the current trail system that runs along Nonconnah, those conditions would be key in having to affirm this plan. I

also, would like to thank property owners in the Forest Hill Heights area for partnering, in conjunction with EDGE and the Germantown Chamber Commerce, and the neighbors in the community in large.

6. Chairman Harless asked if there was any old business to come before the Commission. There were none.
7. Chairman Harless asked if there was any new business to come before the Commission. He stated that Mr. Wade Morgan who is our Chief Planner will be leaving the employment of City on March 28 after 15 years. His work has been invaluable to our organizational and the commission, we applaud him for all the hard work and effort he has put in to help Germantown come to what it is today. We wish you the very best.
8. Chairman Harless asked if there were any liaison reports. Ms. Burrow stated the Economic Development Commission met on February 4th, to report Stoney River Restaurant opened on January 25, 2016. Saddle Creek north is getting Grimaldi's Brick Coal Fired Pizza and a new ladies' shop on the south side called Lily Rain along with Vom Fass, and Sleep Number, Paper Source which is a craft and stationery store. Saddle Creek will have opening dates in early spring. Rockin' Dough Pizza is going next door to Panera Bread. The winners will be announced next Tuesday for Memphis Business Journal Building Memphis Awards. We had two buildings here in Germantown that were finalists. West Cancer Center's expansion was a finalist for best private project. It was more than \$10 million investment and Whole Foods was also a best private project for less than \$10 million.
9. **ADJOURNMENT:** The meeting adjourned at 6:55 p.m.