

**PLANNING COMMISSION MEETING  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, October 4, 2016**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of City Hall on October 4, 2016. Regular meetings of the Planning Commission are broadcast and recorded electronically. Minutes reflect a summary of the proceedings and actions taken.

1. 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 6:04 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, Dike Bacon, David Clark, George Hernandez, Rick Bennett, and Mayor Mike Palazzolo

**Commissioners Absent:** Hale Barclay and Alderman Forrest Owens

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

**3. Approval of Minutes for September 6, 2016:**

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 September 6, 2016 meeting. If there are no additions, corrections or deletions to the minutes of the September 6, 2016, meeting of the Planning Commission, he would entertain a motion for approval.

Mayor Mike Palazzolo moved to approve the Planning Commission minutes of September 6, 2016, seconded by Mr. Clark.

Chairman Harless asked for a roll call.

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

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**4.a. TraVure PUD, Phase 4 has been withdrawn at the request of the applicant.**

**4.b. Various Amendments to the Zoning and Subdivision Regulations**

Mr. Ross made a presentation of the application to the Planning Commission.

**INTRODUCTION:**

Development Case Number	16-644
Case Name:	2016 Zoning and Subdivision Amendments
Applicant Name:	City of Germantown

**BACKGROUND:**

The zoning regulations were initially adopted to address community values about the use of land and buildings, and have been amended over the years to adapt to new building issues, changing technology, and changing desires of residents. As the regulations are applied to real-life conditions, situations that were not originally envisioned become apparent and over-sights are discovered.

**DISCUSSION:** The proposed amendments (~~strike through~~ and underlined) address various situations that need clarification. (Attached is a separate document)

**Support:** None

**Opposition:** None

**Board Discussion:**

Mr. Bennett stated in regards to page 48 of the proposed amendment materials; on the rear yards for the R-E district in 3.a. which that's "There shall be a required rear yard of not less than 50 feet excluding accessory structures as permitted in 23-187". Is that language clear enough? He thinks it would be clearer if it said, "There shall be a required rear yard of not less than 50 feet provided, however, accessory structures shall be permitted consistent with 23-187".

Mr. Harris answered I think what we intended to do was put the words (excluding accessory structures as permitted in 23-187) in parenthesis. So it separates it from the 50 feet measurement. That should make it clear to the reader. The revision will be made prior to this item being presented to the BMA.

**ZONING SUBCOMMITTEE: (SUSAN BURROW, CHAIRMAN):** The committee met on September 28, 2016, and recommended approval as presented by staff subject to the subcommittee's requested revisions.

**PROPOSED MOTION:** To approve the amendments to Chapter 23, Zoning, and Chapter 17, Subdivisions, of the Code of Ordinances, subject to the Board's discussion and staff comments.

Ms. Burrow moved to approve the amendments to Chapter 23, Zoning, and Chapter 17, Subdivisions, of the Code of Ordinances, subject to the Board's discussion and staff comments, and the plans filed with the application. It was seconded by Mr. Bacon.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes; he applauded the City's staff, and council for going through line by line; it's very healthy for us to do. As things change, we learn over the course of time the modifications we need to make.

Mr. Bennett voted yes; he echo's Mr. Bacon comments about the staff and the way they handled it. We do appreciate the way staff made sure we were well informed on the changes.

Chairman Harless voted yes; he also echoed all the comments about the staff and what they have done. This is a difficult task, but for the sake of the citizens and the benefit of the City, it makes it clearer for those commissioners coming behind us.

Mayor Palazzolo voted yes; he stated on behave of the staff, I say thank you for the comments.

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Chairman Harless asked if there was any old business to come before the Commission. There were none.

Chairman Harless asked if there was any new business to come before the Commission. Ms. Burrow noted the third annual Germantown Business and Industry Summit was held this morning at the Great Hall. There were 90 people in attendance and the keynote speaker was Steven Bares, Ph.D. with Memphis Bioworks Foundation.

Chairman Harless asked if there were any liaison reports. There were none.

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**ADJOURNMENT:** The meeting adjourned at 6:18 p.m.