

CITY OF GERMANTOWN
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
Tuesday, June 4, 2019
6:00 p.m.

1. Call to Order: Chairman Mike Harless called the meeting to order at 6:00 p.m.
2. Roll Call and Establishment of a Quorum: Pam Rush called the roll and established a quorum.

Commissioners Present: Mike Harless (Chairman), George Hernandez (Secretary), David Clark, Sherrie Hicks, Alderman Forrest Owens, Mayor Mike Palazzolo, and Keith Saunders

Commissioners Absent: Dike Bacon (Vice Chairman), Richard Marsh

Staff Present: Cameron Ross, Economic and Community Development Director; Tim Gwaltney, City Engineer; Sheila Pounder, Planning Division Manager, Sarah Goralewski, Senior Planner; Pam Rush, Administrative Secretary; David Harris, Assistant City Attorney.

3. Approval of the Minutes

Mr. Saunders moved to approve the Planning Commission minutes of the May 7, 2019 meeting, seconded by Mr. Hernandez.

ROLL CALL:

Clark – Abstain
Hernandez – Yes
Hicks – Yes
Owens – Yes
Saunders – Yes
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-1

4. Consent Agenda
There were no items on the consent agenda.

5. * Public Hearings:

5A. Case Number & Project Name: (18-809) Dogwood Elementary School

Location: 8945 Dogwood Rd.
Property Owner/Applicant: Germantown Municipal School District (GMSD) – Jason Manuel, Superintendent
Developer's Representative: Prime Development Group – Michael Fahy, Agent
Existing Zoning: "R" Low-Density Residential
Area: 14.33 acres
Request: Approval of a 140 ft. tall wireless transmission facility (revised cell tower location)

*Refer to complete application, staff report, and letters of concern on file.

This item was withdrawn and was not heard.

5B. Case Number & Project Name: (18-833) Thornwood Mixed Use PD, Phase 5- Market Row

Location: 1730 S. Germantown Rd.
Property Owner/Applicant: Thornwood Mixed Use Partners, LLC – Spence Ray

Tenant: Moondance Restaurant – Stewart T. Peters
Existing Zoning: “T5” General Urban
Area: 0.1 acres
Request: Approval of a revised site plan for a building addition
*Refer to complete application, plans, and staff report on file.

Sheila Pounder made a staff presentation.

The applicant, Spence Ray, Thornwood Mixed Use LLC, 1468 Kimbrough Rd., Ste. 103, Germantown TN, made a presentation to the Commission.

Chairman Harless requested anyone wishing to speak in favor of this project, to come forward to the podium and state their name and address. There were none.

Chairman Harless requested anyone wishing to speak against this project, to come forward to the podium and state their name and address. There were none.

Mr. Saunders reported that the Smart Code Review Committee met on May 22, 2019 to review the project. The Design Review Commission and the Economic Development Commission submitted letters of support.

MAIN MOTION: Mr. Saunders moved to approve the revised Final Site Plan for Thornwood Mixed Use Planned Development, Phase 5 – Market Row, to allow a building addition for Moondance Restaurant, subject to the Commission’s discussion, staff comments and conditions in the staff report, and the plans and documents filed with the application, seconded by Mr. Palazzolo.

ROLL CALL:

Clark – Yes, as the warrant does not change the intent of the Smart Code
Hernandez – Yes, as the originally approved plan included a patio and this request is essentially to enclose it
Hicks – Yes, for the reasons previously stated
Owens – Yes, as it makes sense from a site planning and architectural perspective, and it completes the whole package of live-work-play
Saunders – Yes, based on the comments previously made regarding the site plan and architecture
Harless – Yes, for the reasons previously stated
Palazzolo – Yes

MOTION PASSED 7-0-0

WARRANT #1 MOTION: Mr. Saunders moved to approve a warrant from to Sec. 23-770(A)(1) – T-5: Principal Building; 20 ft minimum or 5 stories maximum height by right and 6 stories maximum height by Warrant. The applicant is requesting approval of a one-story building addition with a maximum building height of 12’10” to the finished floor and 10’10” to grade, seconded by Mr. Palazzolo.

ROLL CALL:

Clark – Yes, for reasons previously stated
Hernandez – Yes
Hicks – Yes
Owens – Yes, for reasons previously stated
Saunders – Yes, for reasons previously stated
Harless – Yes

Palazzolo – Yes

MOTION PASSED 7-0-0

6. Commission Liaison Reports

Chairman Harless presented a report on the business of the Industrial Development Board (IDB).
Mr. Saunders presented a report on the business of the Economic Development Commission.

6. Old Business

Chairman Harless asks if there was any old business and there was none.

7. New Business

Chairman Harless asks if there was any new business and there was none.

8. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 6:15 p.m.

Mr. Mike Harless, Chairman
Planning Commission
