

CITY OF GERMANTOWN
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
Tuesday, October 1, 2019
6:00 p.m.

1. Call to Order: Vice Chairman Bacon called the meeting to order at 6:08 p.m.
2. Roll Call and Establishment of a Quorum: Pam Rush called the roll and established a quorum.

Commissioners Present: Dike Bacon (Vice Chairman), George Hernandez (Secretary), Richard Marsh, Sherrie Hicks, Alderman Forrest Owens, David Clark, and Keith Saunders

Commissioners Absent: Mike Harless (Chairman), and Mayor Mike Palazzolo

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

3. Approval of the Minutes

Ms. Hicks moved to approve the Planning Commission minutes of the September 3, 2019 meeting, seconded by Mr. Saunders.

ROLL CALL:
Clark– Abstain
Hicks – Yes
Owens – Yes
Saunders – Yes
Hernandez– Abstain
Marsh – Yes
Bacon – Yes

MOTION PASSED 5-0-2

- 4.* Consent Agenda:

4A. Case Number & Project Name: (17-746) New GMSD District Office Building & Forest Hill Elementary School

Development Case Number: 17-746
Location: 3350 Forest Hill-Irene Rd. & 3368 Forest Hill-Irene Rd.
Property Owners: Germantown Municipal School District (GMSD) – Jason Manuel, Superintendent
Representative Name: A2H – David Smith
Existing Zoning & Land Use: “RE-1” Residential Estate
Area: 38.17 acres
Request: Approval of a Revised Final Site Plan for an Expanded Office Building

* Refer to complete applications, staff reports and attachments on file.

Ms. Hicks moved to approve the Consent Agenda, seconded by Mr. Hernandez.

ROLL CALL:
Bacon – Yes
Marsh - Yes
Hicks – Yes
Owens – Yes

Saunders – Yes
Harless – Yes
Hernandez - Yes

MOTION PASSED 7-0-0

5.* Public Hearings:

5A. Case Number & Project Name: (19-921) Fulmer Farm Medial Offices

Development Case Number: 19-921
Location: South side of Wolf River Blvd., 324.66' east of the centerline of Mont Blanc Place
Property Owners: Fulmer Partnership – Catherine Fulmer Muscari, Principal
Representative Name: SR Consulting – Cindy Reaves, Agent
Development Name: Ford Jarratt Realty and Development Co. – Price D. Ford Sr., Principal
Existing Zoning & Land Use: “O” Office (Vacant Land)
Area: 15.229 acres
Request: Approval of a Preliminary Site Plan (Medial Office Buildings) including Grading Plan

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

Sheila Pounder made a staff presentation.

The applicant’s representative, Cindy Reaves with SR Consulting 5909 Shelby Oaks Drive, Suite 200 Memphis, TN 38135, made a presentation.

Bob Sweeney, Engineer with SR Consulting 5909 Shelby Oaks Drive, Suite 200 Memphis, TN 38135, addressed the Commission’s questions.

Vice Chairman Bacon requested anyone wishing to speak in favor of this project, to come forward to the podium and state their name and address:

Robert Jurgens, 7295 Oakville Drive

Vice Chairman Bacon requested anyone wishing to speak against this project, to come forward to the podium and state their name and address:

Lucius Caywood, 7307 Oakville Drive
Alvin Kenney, 7302 Oakville Drive
Marisol & Alejandro Natera, 7254 Oakville Drive
Harvey Wiener, 7276 Oakville Drive
William Hogue, 7284 Mont Blanc Drive
Kathy Lovett, 2065 Sonning Drive

Ms. Hicks gave a report from the September 18, 2019 Planning Commission Subcommittee meeting.

MAIN MOTION: Ms. Hicks moved to approve a Preliminary Site Plan (3 phases) including Grading Plan for the Fulmer Farms Medical Offices, subject to the comments and conditions listed above and the plans and documents submitted with the application, seconded by Mr. Clark.

ROLL CALL:

Bacon – Yes
Marsh – Yes
Owens – Yes
Saunders – Yes
Clark – Yes
Hernandez – Yes
Hicks – Yes

MOTION PASSED 7-0-0

5.B. Case Number & Project Name: (19-937) Baptist Specialty Hospital Renovation

Location:	2100 & 2120 Exeter Rd
Property Owners:	Baptist Rehabilitation Services – Gregory M. Duckett, Secretary
Applicant/Agent:	Healthcare Realty – Joe Fogarty, Vice President – Investments
Representative:	A2H – David Smith
Existing Zoning:	“T5” Urban Center Zoning District (Currently Developed Under the Pre-existing “C-2” General Commercial & “SC-1” Shopping Center Zoning Regulations)
Area:	10.96 acres
Request:	Approval of a Revised Final Site Plan for Medical Offices in a Building Previously Used as a Hospital

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

Mr. Hernandez recused himself from this project.

Sarah Goralewski made a staff presentation.

The applicant’s representative, David Smith with A2H, 3009 Davies Plantation Rd., Lakeland, TN 38002, made a presentation.

Vice Chairman Bacon 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.

Vice Chairman Bacon requested anyone wishing to speak against this project, to come forward to the podium and state their name and address.

Susan Carlsson, Dunavent Properties Management for the Office Centre Condos, 7878 Farmington Blvd.
Frank Frisch, 2115 Sonning Drive
Barry Wall, 2075 Sonning Drive
Kathy Lovett, 2065 Sonning Drive
Susan Winn, 2078 Sonning Drive
Cynthia Warren, 2112 Sonning Drive
Brad Stiefvater, 2057 Sonning Drive

ECD staff Sheila Pounder, Sarah Goralewski and Cameron Ross and the applicant addressed the Planning Commission’s questions.

Ms. Hicks gave a report from the September 18, 2019 Planning Commission Subcommittee meeting.

MAIN MOTION: Ms. Hicks moved to approve a revised final site plan for medical offices in a building previously used as a hospital at Baptist Specialty Hospital (2100 & 2120 Exeter Rd.), subject to the comments and conditions listed above and the plans and documents submitted with the application.

The applicant, Joe Fogarty, Vice President with Investments Healthcare Realty, 3310 West End Ave. #700, Nashville, TN, 37203, asked to withdraw the application.

Ms. Hicks withdrew the main motion. (There was no second.)

6. Commission Liaison Reports

Vice Chairman Bacon asks if there were any liaison reports and there were none.

7. Old Business

Vice Chairman Bacon asks if there was any old business and there was none.

8. New Business

Vice Chairman Bacon asks if there was any new business and there was none.

9. Adjournment

There being no further business, comments, or questions by the Commission, Vice Chairman Bacon adjourned the meeting at 8:08 p.m.

Mr. Dike Bacon, Vice Chairman
Planning Commission
