

CITY OF GERMANTOWN  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
Tuesday, January 7, 2019  
6:00 p.m.

1. Call to Order: Mayor Mike Palazzolo 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), Dike Bacon (Vice Chairman), Sherrie Hicks (Secretary), Richard Marsh, David Clark, Alderman Forrest Owens, Keith Saunders, and Mayor Mike Palazzolo

Commissioners Absent: George Hernandez

Staff Present: Sheila Pounder, Planning Division Manager; Jody Dwyer, Fire Marshal; Tim Gwaltney, City Engineer; Pam Rush, Senior Administrative Secretary; and David Harris, Assistant City Attorney.

3. Adoption of Revised Agenda:

Mr. Bacon moved to approve the Adoption of the Revised Agenda, seconded by Mr. Saunders.

**ROLL CALL:**

Hicks – Yes  
Owens – Yes  
Saunders – Yes  
Palazzolo – Yes  
Marsh – Yes  
Bacon – Yes  
Harless – Yes  
Clark - Yes

**MOTION PASSED 8-0-0**

4. Election Officers:

Mr. Bacon moved to nominate Mr. Harless for Chairman, seconded by Mr. Saunders.

**ROLL CALL:**

Hicks – Yes  
Owens – Yes  
Saunders – Yes  
Palazzolo – Yes  
Marsh – Yes  
Bacon – Yes  
Clark - Yes

**MOTION PASSED 7-0-0**

Ms. Hicks moved to nominate Mr. Bacon as Vice Chairman, seconded by Mr. Clark.

ROLL CALL:

Hicks – Yes  
Owens – Yes  
Saunders – Yes  
Palazzolo – Yes  
Marsh – Yes  
Harless – Yes  
Clark - Yes

**MOTION PASSED 7-0-0**

Mr. Bacon moved to nominated Ms. Hicks for Secretary, seconded by Mr. Clark.

ROLL CALL:

Owens – Yes  
Saunders – Yes  
Palazzolo – Yes  
Marsh – Yes  
Harless – Yes  
Clark – Yes  
Bacon - Yes

**MOTION PASSED 7-0-0**

5. Approval of the Minutes

Mr. Marsh moved to approve the Planning Commission minutes of the December 3 meeting, seconded by Mayor Mike Palazzolo.

ROLL CALL:

Hicks – Yes  
Owens – Yes  
Saunders – Yes  
Marsh – Yes  
Bacon – Yes  
Harless – Yes  
Clark – Abstain  
Palazzolo - Yes

**MOTION PASSED 7-0-1**

6. Consent Agenda

There were no items on the consent agenda.

7. Public Hearings:

7. A. Case Number & Project Name: (19-947) 9695 Poplar Avenue Rezoning\*  
Property Address/Location: 9695 Poplar Avenue

Property Owner/Applicant: Centennial Homes, LLC – John Porter, President  
Representative Name: The Reaves Firm – Mike Davis  
Existing Zoning & Land Use: “O” Office  
Area: 7.46 acres  
Request: Approval of a rezoning from “O” Office to “RE” Residential Estate

\*Refer to complete application and staff report on file.

Sheila Pounder made a staff presentation.

The applicant’s representative, Mike Davis, with The Reaves Firm, 6800 Poplar Avenue, Suite 101, Memphis, TN 38138, made a presentation.

ECD staff, Sheila Pounder, as well as the applicant’s representative, addressed the Planning Commission’s questions.

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.

MAIN MOTION: Mr. Bacon moved to rezone a 7.46-acre parcel located at 9695 Poplar Ave. from “O” Office to “RE” Residential Estate, subject to the comments and conditions listed above and in the staff report, and the plans and documents submitted with the application, seconded by Mr. Clark.

**ROLL CALL:**

Bacon – Yes; Office rezoning was placed on this property 19 years ago, and it hasn’t had an Office application as of today. Across the street, two single-family residential subdivisions developed over the past 19 years.

Hicks – Yes; for the same reasons stated previously.

Owens – Yes; for the same reasons stated previously.

Saunders – Yes; for the same reasons stated previously.

Marsh – Yes; for the same reasons stated previously.

Harless – Yes; for the fact this property was zoned office and doesn’t have access to cross the railroad track.

Clark – Yes; echoes Mr. Bacon comments.

Palazzolo – Yes

**MOTION PASSED 8-0-0**

7. B. Case Number & Project Name: (19-946) Evangelical Christian School (ECS) Building Expansion\*

Property Address/Location: 1920 Forest Hill-Irene Rd.

Property Owner/Applicant: Evangelical Christian School (ECS) – Braxton Brady, Head of School

Representative Name: Archimania – Todd Steele

Existing Zoning & Land Use: “R” Low-Density Single-Family Residential

Area: 8.141 acres

Request: Approval of a revised final site plan (building expansion)

\*Refer to complete application and staff report on file.

Alderman Owens recused himself from this project.

Sheila Pounder made a staff presentation.

The applicant's representative, Todd Steele, with Archimania, 663 South Cooper, Memphis, TN 38104, and the applicant, Braxton Brady, Head of School Evangelical Christian School (ECS), 1920 Forest Hill Irene Road, Germantown, TN 38139, made presentations.

ECD staff, Sheila Pounder, as well as the applicant's representative, addressed the Planning Commission's questions.

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.

**MAIN MOTION:** Mr. Bacon moved to approve a revised final site plan for an 11,655 square feet building addition for Evangelical Christian School (ECS) at 1920 Forest Hill Irene Rd., subject to the comments and conditions listed above in the staff report and the plans and documents submitted with the application, seconded by Mr. Saunders.

**ROLL CALL:**

Hicks – Yes  
Owens – Recuse  
Saunders – Yes  
Marsh – Yes  
Bacon – Yes  
Harless – Yes  
Clark – Yes  
Palazzolo - Yes

**MOTION PASSED 7-0-1**

8. Commission Liaison Reports

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

9. Old Business

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

10. New Business

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

11. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 6:30 p.m.

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Mr. Mike Harless, Chairman  
Planning Commission

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