

CITY OF GERMANTOWN
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
Tuesday, February 4, 2020
6:00 p.m.

1. Call to Order: Chairman Harless called the meeting to order at 6:15 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, George Hernandez, 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 Marshal; Pam Rush, Administrative Secretary; and Robert (Bob) McLean, Assistant City Attorney.

3. Approval of the Minutes:

Mr. Marsh moved to approve the Planning Commission minutes for January 7 meeting, seconded by Ms. Hicks.

ROLL CALL:

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

MOTION PASSED 8-0-1

4. Consent Agenda: There were no items on the consent agenda.
5. Public Hearings:

Chairman Harless requested to reverse items 5.B. and 5.D. on the agenda. Items 5.A. and 5.D. on the originally published agenda were postponed.

5. A. Case Number & Project Name: (14-491) Thornwood Mixed Use Planned Development

Case Number:	14-491
Property Address/Location:	Northeast corner of Neshoba and South Germantown Roads
Property Owners/Applicant:	Neshoba-Exeter Real Estate Partners, LLC – Spence Ray, Member Double A Properties LLC – Bob Richards, Member Germantown Neshoba Hotel Partners LLC – Spence Ray, Member Thornwood Multi-Family Partners LLC – Spence Ray, Member Thornwood Mixed Use Partners LLC – Spence Ray, Member Thornwood Lot 5 LLC- Spence Ray, Member
Property Owner/Applicant:	Neshoba-Exeter Real Estate Partners – Spence Ray, Member
Existing Zoning & Land Use:	“T4” General Urban and “T5” Urban Center Zoning Districts
Area:	17 acres
Description of Request:	Approval of an Amended Outline Plan (Add 2 nd Hotel Use)

Refer to complete application and staff report on file.

Cameron Ross made a staff presentation.

The applicant's representative, Spence Ray, with Neshoba Exeter Real Estate Partners 1468 Kimbrough Road, Suite 103, Germantown, TN 38138, made a presentation.

ECD staff and 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 an Amended Outline Plan for the Thornwood Mixed Use P.D., subject to the outline plan conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, subject to the comments and conditions listed above and in the staff report, seconded by Mr. Clark.

ROLL CALL:

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

MOTION PASSED 9-0-0

5. B. Case Number & Project Name: (18-809) Dogwood Elementary School – Cell Tower

Case Number:	18-809
Property Address/Location:	8945 Dogwood Rd.
Property Owner/Applicant:	Germantown Municipal School District (GMSD) – Jason Manuel, Superintendent
Developer/Lessee/Co-Applicant:	TVT 1, LLC – Jay Lindy, Partner
Representative:	Prime Development Group – Michael Fahy, Agent
Zoning District:	“R” Low-Density Single-Family Residential
Property Area:	14.33 acres
Description of Request:	Approval of a Revised Preliminary and Final Site Plan (140 ft. tall cell tower)

Refer to complete application and staff report on file.

Alderman Owens, Mr. Marsh, and Secretary Hicks recused themselves from this project.

Cameron Ross made a staff presentation.

The developer's representative, Michael Fahy, President with Prime Development Group, Inc. 7520 Capital Drive, Suite 200 Germantown, TN 38138, and the landscape architect for the developer, Brandon Doss with Blair Parker Design, LLC 5159 Wheelis Drive, Suite 107, Memphis, TN 38117 made presentations.

ECD staff and 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:

Henry Davis, 8125 Meadow Glen Drive
Greg Blumenthal, 1860 Brierbrook Road
Rick Towne, 1953 Arden Landing Cove South
John Ueleke, 1792 Wellsley Drive
Tom Clayton, 7936 Thornbrook Cove

Residents in attendance who favored the project:

Denise Anderson, 8981 Acorn Landing Drive
David Bryan Darr, 2308 Turpins Glen Drive
Michael & Lisa Blake, 8993 Acorn Landing Drive
Bernie & Nancy Fechter, 9004 Arden Meadows Drive
Tom & Ayle Price, 8985 Acorn Landing Drive
Kathy Veazey, 1969 Arden Landing Circle S
Ed Jacobs, 2262 Kilbirne Drive
Chuck Kantor, 9353 Groveway Cove
Jerry Tyer, 2297 Coathbridge Drive
Jan Davis, 8125 Meadow Glen Drive
Dorothy Clayton, 7936 Thornbrook Cove
Margaret Ueleke, 1792 Wellsley Drive
Mike Craft, 7820 Walking Horse Circle

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

Jay Dawson, 2388 Willinghurst Drive
Jennifer Bell, 2111 Prestwick Drive
Chris & Carrie Alley, 2553 Rooksworth Cove
Dr. Nora Daher, 2136 Exeter Road, Suite 103

Residents in attendance who opposed the project:

Travis & Katherine Flee, 2657 Sweet Maple Cove
Matt & Stacy High, 8864 Cairn Ridge Drive
Tom, Carey & Noah Paudler, 2138 E. Glenalden Drive
Pat Reed, 8991 Dogwood Road
Chris & Nickas Hicks, 9001 Dogwood Road
Bess & Kelli Warren, 2489 Netherhall Drive
Kathryn Hickey, 8812 Rock Maple Cove
John O'Guinn, 8873 Farmoor Road
Ava Ciaramitaro, 8749 Pier Point Cove
Toni Nygren, 1824 Johnson Road
Vipul, Darshan & Dev Bhanderi, 2271 W. Glenalden Drive
Jeff Moyer, 2560 Horsham Drive
Renee Lynn, 8987 Ashmere Drive
Jesse Moore, 2651 Holly Springs Drive
Cory Carter, 2683 Brachton Avenue

Crystal Hardin, 2442 Willinghurst Drive
Casey Carillo, 8986 Ashmere Drive
Ryan & Rachel Scoggin, 9516 Doe Meadow Drive
John & Jamie Carpenter, 9456 Johnson Road
Kristen Waddell, 8345 Glen Meadow Lane
Scott & Patricia Robertson, 8933 Farmoor Road
Brad & Lindsey Harmon, 2501 Cedar Dale Drive
Jeff & Debbie Brown, 1765 Enclave Green Cove
Pete & Pete Viotti, 2205 Duntreath Valley Drive
Patricia & Lauren Jordan, 1615 Dogwood Creek Road
James & Katie Laird, 8955 Grove Lawn Cove W.
Maria Miller, 8815 Aldershot Drive
Lauren Pardue, 9600 Spring Meade Lane
Hayley & Charles & Keith White, 2554 Hollyhock Cove
Christy & David Boggan, 380 Dirks Cairn Drive, Cordova, TN – (Kids on transfer to Dogwood)
Cheri Tuncay, 8375 Farmington Road
Paul & Michelle Reuer, 2168 Glenalden Drive
Deborah & Umberto Meduri, 2867 Belfort Drive
Michael & Meredith Novarese, 9540 Gwynnbrook Cove
Lee & Gayle Hidinger 8990 Grove Forest Cove
Bennett & Mindy Lebowitz, 2542 Horsham Drive
Tim & Laura Turner, 8944 Winding Way
Steve & Jeff Moyer, 2560 Horsham Drive
Edward & Lauren Wildrick, 8988 Winding Way
Brooke Henderson, 2004 Alderbranch Lane
Nabiha & Furqan Huda, 2526 Calkins Road
Clyde Johnson, 8480 Hunters Forest Cove
Dean Toni & Sean & Noah Nygren, 1824 Johnson Road
Hasmith Brajunt & Hasmukh Prajapati, 9460 Johnson Road
David & Brandy Rose, 8734 Dumfries Cove
Carol Wingfield, 8439 BriarCreek Cove
Glenda Reed, 8991 Dogwood Road
Brooke Kelley, 2385 Oak Trail Drive
Lynn & Randy Slager, 9083 Dogwood Road
Richard Wendell, 8480 Hunters Forest Cove
Annabella Brandon, 8655 Grove Row Drive
Joel & Ann Parker, 8388 Dell Oak Cove
Robbie Davis, 2830 Waterleaf Drive
Mona Sandusky, 2698 Johnson Road
Valeria Vasquez & Julio Cordero-Morales, 9312 Hawthorn Hill Drive
Lex & Kimberly Hester, 9309 Wheatland Drive
Christopher Schmidt, 6925 Redfield Drive
Kristin & Christian Hildebrand, 8846 Grove Spring Drive
David Miller, 2089 E. Glenalden Drive
Karen Rehkopf Miller, 2155 W. Glenalden Drive
Phyllis & Charles Pintner, 239 Willinghurst Drive
Shelly Gaul, 2466 Redbud Trail Drive
Vaibhav Garde, 8967 Ashmere Drive
Ivy Holley, 9385 Old Plantation Cove
Ben Guthrie, 2504 Netherhall Drive
Meredith Goranson, 2147 Cumbernald Circle W

MAIN MOTION: Mr. Bacon moved to approve a revised preliminary and final site plan for a 140ft. tall wireless transmission facility (cell tower) at Dogwood Elementary School (8945 Dogwood Rd.), subject to the comments and conditions listed above and the plans and documents submitted with the application, seconded by Mr. Saunders.

ROLL CALL:

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

MOTION PASSED 6-0-0

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 8:45 p.m.

Mike Harless, Chairman Planning Commission
