

CITY OF GERMANTOWN
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
Tuesday, March 3, 2020
6:00 p.m.

1. Call to Order: Chairman 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), Dike Bacon (Vice Chairman), Sherrie Hicks (Secretary), 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 David Harris, Assistant City Attorney.

3. Approval of the Minutes:

Mayor Palazzolo moved to approve the Planning Commission minutes for February 4 meeting, seconded by Ms. Hicks.

ROLL CALL:

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

MOTION PASSED 8-0-0

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

5. A. Case Number & Project Name: (14-491) Thornwood Mixed Use Planned Development Phase 6

Case Number:	14-491
Property Address/Location:	Northeast corner of Neshoba and Owen Manor Avenue
Property Owners/Applicant:	Thornwood Lot 5 LLC- Spence Ray, Member Neshoba-Exeter Real Estate Partners – Spence Ray, Member
Applicant:	Thornwood Lot 5 LLC- Spence Ray, Member
Existing Zoning & Land Use:	“T5” Urban Center Zoning Districts
Area:	1.227 acres
Description of Request:	Approval of a Final Plan (Hotel)

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 a Final Plan for the Thornwood Mixed Use P.D., Phase 6, subject to the final and 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. Saunders.

ROLL CALL:

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

MOTION PASSED 8-0-0

5. B. Case Number & Project Name: (14-490) Village at Germantown Retirement Community

Case Number:	14-490
Property Address/Location:	7280 Walking Horse Circle
Property Owner/Applicant:	Village at Germantown – Michael Craft, CEO
Representative:	SSR – Brandon Taylor
Zoning District:	“RH” Retirement Housing
Property Area:	27.49 acres
Description of Request:	Approval of a Revised Final Site Plan (parking expansion)

Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation.

The developer’s representative, Michael Craft, CEO, Village at Germantown, 7280 Walking Horse Circle Germantown, TN 38138, and Brandon Taylor, Engineer with SSR, 2650 Thousand Oaks Blvd., Suite 4200, Memphis, TN 38118 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: 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 to allow a parking expansion (67 spaces) at the Village at Germantown (7280 Walking Horse Circle), subject to the comments and conditions listed above and the plans and documents submitted with the application, seconded by Mayor Palazzolo.

ROLL CALL:

Hicks – Yes

Hernandez – Yes

Owens – Yes

Saunders – Yes

Bacon – Yes

Harless – Yes

Clark – Yes

Palazzolo – Yes

MOTION PASSED 8-0-0

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 7:00 p.m.

Mike Harless, Chairman Planning Commission
