

CITY OF GERMANTOWN  
PLANNING COMMISSION  
VIDEO CONFERENCE  
Tuesday, May 5, 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, Keith Saunders, Richard Marsh 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 March 3, 2020 meeting, seconded by Mr. Saunders.

**ROLL CALL:**

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

**MOTION PASSED 7-0-0**

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

5. A. Case Number & Project Name: (20-006) Wilder Plan Rezoning

Case Number:	20-006
Property Address/Location:	Immediately east of Forest Hill Elementary School, approximately 1,390 feet off of Forest Hill-Irene Rd.
Property Owners/Applicant:	Germantown Municipal School District (GMSD) – Jason Manuel, Superintendent
Applicant:	Taylor Land Investors, GP - John Duke, Developer
Zoning District:	“RE-1” Residential Estate
Area:	3 acres
Description of Request:	Approval of a rezoning of a 3-acre parcel from “RE-1” Residential Estate to “R” Low-Density Single-Family Residential

Refer to complete application and staff report on file.

Cameron Ross made a staff presentation.

The applicant and developer, John Duke (with Taylor Land Investors, GP) and the applicant's representatives, Steve Hooper and Anita Archambeau (with ETI Corporation) made a presentation.

ECD staff and the applicant's representative addressed the Planning Commission's questions.

**MAIN MOTION:** Mr. Bacon moved to approve a rezoning of a 3-acre parcel ("Wilder Plan Rezoning"), located immediately east of Forest Hill Elementary School, approximately 1,390 feet off of Forest Hill-Irene Road, from "RE-1" Residential Estate to "R" Single-Family Residential, 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. Saunders.

**ROLL CALL:**

Hicks – Yes; with the change in the neighborhood and new elementary school coming in with the zoning would make it consist with the property to the north.

Saunders – Yes; echo the same comments as fellow commissioners.

Bacon – Yes; it follows very good zoning practice with the growth trend and the new elementary school, along with improvements to Forest Hill-Irene Road and the subdivision to the west.

Harless – Yes; would like to thank the developer for including a park and for reaching out to the residents and getting their support and agreement. Change in the neighborhood and the population justify rezoning.

Clark – Yes; echo the same comments as fellow commissioners.

Marsh – Yes; growth trend in the neighborhood surrounding this area with the new elementary school, and the traffic flow with the widening of Forest Hill-Irene Road supports the rezoning.

Palazzolo – Yes; echo the same comments as fellow commissioners.

**MOTION PASSED 7-0-0**

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 6:30 p.m.

Mike Harless, Chairman Planning Commission

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