

CITY OF GERMANTOWN
PLANNING COMMISSION
VIRTUAL MEETING
Tuesday, July 7, 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, Richard Marsh, George Hernandez, Alderman Forrest Owens, 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:

Mr. Bacon moved to approve the Planning Commission minutes for May 5, 2020 meeting, seconded by Mr. Marsh.

ROLL CALL:

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

MOTION PASSED 6-0-1

Mayor Palazzolo joined the meeting.

4. Consent Agenda: There were no items on the consent agenda.
5. Public Hearings:
5. A. Case Number & Project Name: (20-008) 7708 Poplar Pike Rezoning*

Case Number:	20-008
Property Address/Location:	7708 Poplar Pike
Property Owners/Applicant:	Abhay and Mamta Bhargava
Zoning District:	“R-3” Two-Family Residential
Area:	0.33 acres
Description of Request:	Approval of a rezoning from “R-3” Two-Family Residential to “OG” Old Germantown

* Refer to complete application and staff report on file.

Sheila Pounder made a staff presentation.

Mayor Palazzolo recused himself from this item.

The applicant Abhay Bhargava (1883 Newton Nook, Collierville, TN) addressed the Commission.

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

The following residents submitted public comments via email:

Sue Kelley, 2528 Moore Rd.

Chairman Harless closed the floor and called for a motion.

MAIN MOTION: Mr. Bacon moved to approve to rezone a 0.33-acre parcel located at 7708 Poplar Pike from "R-3" Two-Family Residential to "OG" Old Germantown, 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. Marsh.

ROLL CALL:

Hicks – Yes; the neighborhood has certainly changed and this rezoning is consistent with what's happening beside it.

Bacon – Yes; the rezoning is in the direct keeping with the existing character of the neighborhood in the area. And giving the east, west, and south, those areas are currently zoned "OG."

Harless – Yes; for the same reasons stated. Again this was the one property that wasn't originally rezoned to "OG" with all the other surrounding properties. It will now be consistent with the other 19 surrounding properties.

Clark – Yes; due to the surrounding areas currently being zoned "OG" on three sides.

Marsh – Yes; for the same reasons stated, due to the character and nature of that area all along Poplar Pike, this has changed to more business-oriented uses.

Hernandez – Yes; the 1990 rezoning map of the 19 other surrounding properties makes this very clear that the character of the nearby community neighborhood has changed. This request fits very well with that.

Owens – Yes; based on the reasons previously stated.

Palazzolo – Recuse

MOTION PASSED 7-0-0

6. **Commission Liaison Reports**

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

7. **Old Business**

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

8. **New Business**

A. Discussion Item: Zoning Ordinance Text Amendment – Corner Lots and Residential Side Yard Setbacks

This item was discussed during executive session.

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

9. **Adjournment**

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 6:23 p.m.

Mike Harless, Chairman
Planning Commission
