

CITY OF GERMANTOWN
DESIGN REVIEW COMMISSION
VIDEO CONFERENCE
Tuesday, September 22, 2020
6:00 p.m.

1. Call to Order: Chairman Paul Bruns called the meeting to order at 6:00 p.m.
2. Roll Call and Establishment of a Quorum: Regina Gibson called the roll and established a quorum.

Members Present: Chairman Paul Bruns; Vice Chairman Christopher Schmidt; Secretary Robert Sloan; Alderman Forrest Owens (joined at 6:05pm); Brian Carney; Brian White; Tim Gibson; and Patricia Sherman.

Members Absent: Neeraj Kumar

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Planning Division Manager; Sarah Goralewski, Senior Planner; Regina Gibson, Staff Secretary and Robert McLean, Assistant City Attorney.

3. Approval of the Minutes

Vice Chairman Christopher Schmidt moved to approve the Design Review Commission minutes of August 25, 2020, seconded by Secretary Robert Sloan.

ROLL CALL:

Sherman – Yes

Schmidt – Yes

Gibson – Yes

White – Yes

Sloan – Yes

Carney - Yes

Bruns - Yes

MOTION PASSED 7-0-0

4. Consent Agenda*

A. Case Number & Project Name: (20-014) City Hall Wayfinding Signs

Location: 1930 S. Germantown Rd.

Property Owner/Applicant: City of Germantown

Representative: Reynold Douglas – General Services Manager

Request: Approval of a Sign Package

B. Case Number & Project Name: (17-760) Design Review Commission By-Laws Amendments

Applicant: City of Germantown

Representative: Cameron Ross – Economic and Community
Development Director

Request: Approval to Modify and Amend Design Review Commission
By-Laws

* Refer to complete applications, staff reports and attachments on file.

During executive session, these items were placed on the consent agenda.

No public comments were submitted on these agenda items.

Alderman Forrest Owens joined the meeting.

MOTION:

Secretary Robert Sloan moved to approve the Consent Agenda, seconded by Ms. Patricia Sherman.

ROLL CALL:

Schmidt – Yes
White – Yes
Carney – Yes
Sloan – Yes
Gibson – Yes
Owens - Yes
Sherman - Yes
Bruns – Yes

MOTION PASSED 8-0-0

5. Regular Agenda:

- A. Case Number & Project Name: (20-015) Circle K
Location: 1351 S. Germantown Rd.
Property Owner: Mac's Convenience Stores LLC, dba Circle K – Morten
Jensen, Authorized Representative
Applicant: Scott Services
Request: Approval of a Revised Sign Package

* Refer to complete applications, staff reports and attachments on file.

No public comments were submitted on this agenda item.

Sheila Pounder made a staff presentation.

The applicant's representative Greg Allen (Scott Services, 5636 Clifford Circle, Birmingham, Alabama 35210) addressed the Commission.

The Commission discussed the request with the applicant and staff.

WITHDRAWN BY APPLICANT

B. Case Number & Project Name: (20-007) Lot 2, River Village Subdivision – Section C – New Cell Tower

Location:	1275 S. Germantown Rd. (Office Depot)
Property Owner/Applicant:	Wolf River, LLC – Walker Huey
Developer/Lessee:	TVT I, LLC – Jay Lindy, Partner
Representative:	Prime Development Group – Michael Fahy, Agent
Request:	Approval of a revised preliminary and final site plan (new 140 ft. tall cell tower)

* Refer to complete applications, staff reports and attachments on file.

No public comments were submitted on this agenda item.

Sarah Goralewski made a staff presentation.

The developer's representatives, Michael Fahy (Prime Development Group, 7520 Capital Drive, Ste 200, Germantown, TN 38138) and Brandon Doss (Blair Parker Design, 5100 Wheelis Dr Suite 100, Memphis, TN 38117) addressed the Commission.

The Commission discussed the request with the applicant and staff.

MOTION:

Secretary Robert Sloan moved to approve a revised preliminary and final site plan for a new 140 ft. high wireless transmission facility (cell tower), including exceptions to the landscape screening and equipment enclosure materials requirements per Sec. 23-86(i)(1), at Office Depot – Lot 2 of the River Village SD – Sec. C (1275 S. Germantown Rd.), subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application, seconded by Ms. Patricia Sherman.

ROLL CALL:

Schmidt – No, for the following reasons: the landscape buffer in the code is in place for situations like this, to allow for a farther setback between two commercial buildings and to screen the tower and equipment; would like to see a shorter tower; just because the code allows for 140 ft. tall does not mean that it should be approved at this height; and would like to see the area coverage for shorter towers. The ordinance is in place to enforce screening requirements.

Sloan – Yes, this is the location that the residents were requesting at the previous cell tower requests, in a commercial area. Would prefer to see a flush mounted pole, but heard applicant's comment on this issue. Do not want to see more cell tower applications. Like that the location is on the outside of town. Not sure the applicant can do better with the landscaping buffer requirement, given the mature trees on the front of the property. While the request is not ideal in some circumstances, we need to be careful about what we wish for.

White – Yes, agree with the safety issues mentioned by Alderman Owens during the discussion. With the lack of opposition from citizens and the landscaping as shown, this request and location seem to be the best fit.

Sherman – Yes, was initially shocked by the visual impact of the proposed tower but after driving by, it is a good location. Agrees with what has previously been stated.

Carney – Yes, as previously stated. Initially intended to vote no, but there were very effective presentations.

Gibson – Yes, for public safety reasons. Not attractive, but a necessary evil.

Owens – Yes, as previously stated during discussion and at the Planning Commission meeting.

Bruns – Yes, as previously stated. It meets the greater need of the citizens of Germantown. Will make it look as good as possible in the given location.

MOTION PASSED 7-1-0

6. Old Business:

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

7. New Business:

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

8. Adjournment:

There being no further business, comments, or questions by the Commission, Chairman Bruns announced the meeting was adjourned at 7:27 p.m.

Paul Bruns, Chairman
Design Review Commission
