

CITY OF GERMANTOWN
PLANNING COMMISSION
VIDEO CONFERENCE
Tuesday, October 6, 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: Regina Gibson called the roll and established a quorum.

Commissioners Present: Chairman Mike Harless; Vice Chairman Dike Bacon; Secretary Sherrie Hicks; Keith Saunders; George Hernandez; Richard Marsh; and Mayor Mike Palazzolo

Commissioners Absent: David Clark and Alderman Forrest Owens

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; Regina Gibson, Staff Secretary; and David Harris, Assistant City Attorney.

3. Establishment of Necessity to Conduct Planning Commission Meeting Electronically

Cameron Ross made a state regarding the establishment of necessity to conduct the Planning Commission meeting electronically and Chairman Harless called for a vote.

ROLL CALL:

Hicks – Yes
Bacon – Yes
Marsh – Yes
Saunders – Lost Connection
Hernandez – Yes
Harless – Yes
Palazzolo - Yes

MOTION PASSED 6-0-0

4. Acceptance Revised Agenda

(The vote for this item occurred after the approval of the minutes.)

Vice Chairman Bacon moved to approve the Revised Agenda, seconded by Mr. Saunders.

ROLL CALL:

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

MOTION PASSED 7-0-0

5. Approval of the Minutes:

Vice Chairman Bacon moved to approve the Planning Commission minutes for September 1, 2020 meeting, seconded by Secretary Hicks.

ROLL CALL:

Hernandez – Yes
Hicks – Yes
Marsh – Yes
Bacon – Yes
Saunders – Lost Connection
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-0

6. Consent Agenda: There were no items on the consent agenda.

7. Public Hearings:*

A. Case Number & Project Name: (19-907) Skinner Property
Location: Northwest quadrant of Poplar Ave. and Forest-Hill Irene Rd.
Property Owner/Applicant: David A. Skinner, Jr. Revocable Trust – David Skinner
Representative: Solomito Land Planning – Brenda Solomito
Existing Zoning: “AG” Agricultural and “R-E” Residential Estate
Area: 3.38 acres
Request: Approval of a rezoning of three parcels from AG (Agricultural) and R-E (Residential Estate) to O (Office) and C-1 (Neighborhood Commercial)

*Refer to complete application and staff report on file.

This item was withdrawn by the applicant prior to the meeting.

B. Case Number & Project Name: (20-006) Wilder Plan Planned Unit Development (PUD)
Location: East of Forest Hill-Irene Rd., south of Poplar Pike
Property Owners: Taylor Land Investors, GP and Stephen and Stacy Tanner
Applicant/Developer: Wilder Germantown Development, Inc. – John Duke, Agent
Existing Zoning: “R” Low-Density Single-Family Residential
Area: 35.84 acres
Request: Approval of an Outline Plan for a 72-lot PUD

*Refer to complete application and staff report on file.

Cameron Ross made a staff presentation

The applicant’s representative, Steve Hooper, with ETI, 1755 Lynnfield Rd, Memphis, TN and John Duke, Wilder Germantown Development, Inc, 8995 Winston Woods Circle South, Germantown, TN, made a presentation.

The Commission discussed the request with ECD staff and the applicant’s representative.

There were no public comments for or against on this item.

MOTION:

Vice Chairman Bacon moved to approve the 72-lot Outline Plan for the Wilder Plan Planned Unit Development (PUD), located immediately east of Forest Hill-Irene Rd. and south of Poplar Pike, 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

Bacon – Yes, applauded the applicant for the neighborhood, density, smaller lots, the visual barrier between the subdivision and the shopping center, preservation of the trees and the relocation of the water tower.

Marsh – Yes, a lot of effort has gone into making this a really nice development.

Saunders – Yes, as previously stated by the other commissioners.

Hernandez – Yes, as previously stated by the other commissioners.

Harless – Yes, commended the efforts of the developer and his team, Germantown Planning Staff, Economic Development, and the neighbors to make this happen. This development will be a jewel for Germantown.

Palazzolo - Yes

MOTION PASSED 7-0-0

C. Case Number & Project Name:	(20-012) Neshoba Farms Planned Unit Development (PUD)
Location:	7271 & 7279 Neshoba Rd.
Property Owner:	Albertine Company, LLC, Regina Wildun and Christina Heindel
Applicant/Developer:	Albertine Company LLC – Palmer Albertine, Agent
Existing Zoning:	“R” Low-Density Single-Family Residential
Area:	6.51 acres
Request:	Approval of an Outline Plan and a Final Plan for an 18-lot PUD

*Refer to complete application and staff report on file.

Sheila Pounder made a staff presentation

The applicant’s representative, Steve Hooper, with ETI, 1755 Lynnfield Rd, Memphis, TN, and Palmer Albertine, with Albertine Company, LLC, 2176 West St. Germantown, TN, made a presentation.

The Commission discussed the request with ECD staff and the applicant’s representative.

The following public comments were submitted via email and they were read into the record. (Please see the end of the minutes for copies of the letters.):

Letters of Support

Steve Bryson, 1708 Miller Farms Rd., Germantown, TN 38138
Carol Hayden, 7294 Trailwood Ln., Germantown, TN 38138
Lance Hornsby, 7262 Great Oaks Rd., Germantown, TN 38138
David and Cheryl Harber, 1778 Plantation Rd. Germantown, TN 38138

Letters of Concern

Carol Pearson, 7239 Neshoba Rd., Germantown, TN 38138 (2 Received)

(Note: Two letters of opposition were received after the Planning Commission meeting.)

MOTION:

Vice Chairman Bacon moved to approve an Outline and Final Plan for the Neshoba Farms Planned Unit Development (located at 7271 & 7279 Neshoba Rd.), subject to the Outline and Final Plan conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application. Seconded by Mr. Saunders.

ROLL CALL:

Marsh – Yes, great site location and will be an enhancement to the area.

Hernandez – Yes, as previously stated.

Bacon – Yes, as previously stated.

Saunders – Yes, as previously stated.

Hicks – Yes, as previously stated.

Harless – Yes, very encouraged that this is going to be an outstanding development by an outstanding developer.

Palazzolo – Yes

MOTION PASSED 7-0-0

D. Case Number & Project Name:	(20-013) Re-subdivision of Lot 44 – Mimosa Gardens
Subdivision	(SD) – Sec. A
Location:	2505 Howard Rd.
Property Owner/Applicant:	Daniel Jones and Lucia Patterson
Existing Zoning:	“R” Low-Density Single-Family Residential

Area: 1.08 acres
Request: Approval of two lots (Lot 44A and 44B)

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation

The applicant's representative, Doug Baker, with ETI, 1755 Lynnfield Rd, Memphis, TN, and John Duke, 8995 Winston Woods Circle South, Germantown, TN made a presentation.

The Commission discussed the request with ECD staff and the applicant's representative.

The following public comments were submitted via email and read into the record:

Letters of Opposition

Alice McMurray, 2506 Rosehaven, Germantown, TN 38138

MOTION:

Vice Chairman Bacon moved to approve the re-subdivision of Lot 44 - Mimosa Gardens Subdivision (SD) – Sec. A into Lots 44A and 44B, including two waivers from the city's subdivision regulations (parkland dedication as required in Sec. 17-60 and street and sidewalk improvements as required in Sec. 17-91(b)), 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, appreciated the effort of the applicant to address the covenant restriction on the plat and have the amendment recorded with Shelby County. This shows great initiative.

Saunders – Yes, the parkland dedication should have been taken care of in the initial development. Since the existing subdivision does not have sidewalks, then it would not be unwise to require this developer to add a sidewalk. It is the city's responsibility to make sure the drainage is functioning property. The City Engineer should take a look at this with the developer.

Marsh – Yes, as previously stated by other commissioners.

Hernandez - Yes

Bacon – Yes, as previously stated by other commissioners.

Harless – Yes, good use of the land and applaud the developers for going door to door in the neighborhood, explaining the application request.

Palazzolo – Yes. Both waiver requests to the subdivision regulations are reasonable, and the exceptions should be made. Also agrees with Commissioner Saunders that this is a city drainage issue. The City Engineer, along with the city's Storm Water Manager, should visit the property to ensure the drainage is functioning property.

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

Mr. Saunders announced that he would not be re-applying to serve on the Planning Commission.

11. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 7:30 p.m.

Mike Harless, Chairman
Planning Commission
