

CITY OF GERMANTOWN  
PLANNING COMMISSION  
VIDEO CONFERENCE  
Tuesday, November 10, 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; Keith Saunders; George Hernandez; Alderman Forrest Owens; David Clark; and Mayor Mike Palazzolo

Commissioners Absent: Secretary Sherrie Hicks and Richard Marsh

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Planning Division Manager; Sarah Goralewski, Senior Planner; 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 statement regarding the establishment of the necessity to conduct the Planning Commission meeting electronically. Chairman Harless called for a motion.

Keith Saunders made a motion to approve the Necessity to Conduct Planning Commission Meeting Electronically, seconded by Mayor Palazzolo.

**ROLL CALL:**

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

**MOTION PASSED 7-0-0**

4. Approval of the Minutes:

Vice Chairman Dike Bacon moved to approve the Planning Commission minutes for October 6, 2020 meeting, seconded by George Hernandez

**ROLL CALL:**

Owens – Yes  
Hernandez – Yes  
Bacon – Yes  
Clark – Yes

Saunders – Yes  
Harless – Yes  
Palazzolo - Yes

**MOTION PASSED 7-0-0**

5. Consent Agenda: There were no items on the consent agenda.  
6. Public Hearings:\*

A. Case Number & Project Name: (19-907) Skinner Property – WITHDRAWN BY APPLICANT  
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This item was withdrawn by the applicant prior to the meeting.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: (20-016) Tanner Property Rezoning  
Location: East of Forest Hill-Irene Rd.; immediately north of Forest Hill Elementary School  
Property Owners: Stephen and Stacy Tanner  
Applicant/Developer: Wilder Germantown Development, Inc. – John Duke, Agent  
Existing Zoning: “RE-1” Residential Estate  
Area: 2.807 acres  
Request: Approval of a rezoning of a portion of a 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’s representative, Anita Archambeau, with ETI, 1755 Lynnfield Rd, Ste 100, Memphis, 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 Dike Bacon moved to approve the rezoning of a 2.807-acre portion of a parcel located east of

Forest Hill-Irene Rd. and immediately north of Forest Hill Elementary School from “RE-1” Residential Estate to “R” Low-Density 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 Keith Saunders.

**ROLL CALL:**

Clark – Yes, with the new school and the widening of Forest Hill-Irene Rd., the rezoning of this property is consistent with the changes in the neighborhood.

Saunders – Yes, the rezoning blends in very well with the prior subdivision approval [Wilder PUD].

Bacon – Yes, the rezoning is consistent with what has already been approved [in the area].

Owens – Yes, no harm to the neighbors, and this request complies with the surrounding zoning.

Hernandez – Yes, the rezoning is consistent with the local zoning.

Harless – Yes, as previously state by other commissioners.

Palazzolo – Yes, as previously stated by other 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.