

CITY OF GERMANTOWN  
PLANNING COMMISSION  
VIDEO CONFERENCE  
Tuesday, February 2, 2021  
6:00 p.m.

1. Call to Order: Mayor Mike Palazzolo 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: Mike Harless; Dike Bacon; Alderman Jon McCreery; David Clark, Tony Salvaggio; George Hernandez; Steven Levy; Jennifer Sisson; and Mayor Mike Palazzolo

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Planning Division Manager; Sarah Goralewski, Senior Planner; Jody Dwyer, Fire Marshal; Tim Gwaltney, City Engineer; 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.

George Hernandez made a motion to approve the Necessity to Conduct Planning Commission Meeting Electronically, seconded by Alderman Jon McCreery.

ROLL CALL:

Sisson – Yes  
Bacon – Yes  
Levy – Yes  
Salvaggio – Yes  
Clark – Yes  
McCreery – Yes  
Hernandez - Yes  
Harless – Yes  
Palazzolo - Yes

**MOTION PASSED 9-0-0**

4. Election Officers:

Mayor Mike Palazzolo called for nominations for PC Chairman.

George Hernandez moved to nominate Mike Harless for Chairman, seconded by Steven Levy.

No additional nominations were made; Mayor Palazzolo asked the secretary to call the roll for a vote.

ROLL CALL:

Bacon – Yes  
Levy – Yes  
Sisson – Yes  
Salvaggio – Yes  
Clark – Yes  
McCreery – Yes  
Hernandez – Yes

Harless – Recused himself  
Palazzolo - Yes

**MOTION PASSED 8-0-1**

Mayor Mike Palazzolo called for nominations for PC Vice Chairman.

George Hernandez moved to nominate Dike Bacon as Vice Chairman, seconded by David Clark.

No additional nominations were made; Mayor Palazzolo asked the secretary to call the roll for a vote.

**ROLL CALL:**

Sisson – Yes  
Levy – Yes  
Bacon – Recused himself  
Salvaggio – Yes  
Clark – Yes  
McCreery – Yes  
Hernandez – Yes  
Harless – Yes  
Palazzolo - Yes

**MOTION PASSED 8-0-1**

Mayor Mike Palazzolo called for nominations for PC Secretary.

Vice Chairman Dike Bacon moved to nominate George Hernandez for Secretary, seconded by David Clark.

No additional nominations were made; Mayor Palazzolo asked the secretary to call the roll for a vote.

**ROLL CALL:**

Salvaggio – Yes  
McCreery – Yes  
Levy – Yes  
Bacon – Yes  
Clark – Yes  
Sisson – Yes  
Hernandez – Recused himself  
Harless – Yes  
Palazzolo - Yes

**MOTION PASSED 8-0-0**

5. Approval of the Minutes

Mayor Mike Palazzolo moved to approve the Planning Commission minutes of the December 1, 2020 meeting, seconded by Alderman Jon McCreery.

**ROLL CALL:**

Salvaggio – Abstained  
Clark – Yes  
Bacon – Yes

Levy – Abstained  
Sisson – Abstained  
Hernandez – Yes  
McCreery – Abstained  
Harless – Yes  
Palazzolo - Yes

**MOTION PASSED 5-0-4**

6. Consent Agenda

During Executive Session, the following items were placed on the consent agenda.

- A. Case Number & Project Name: (20-006) Wilder Planned Unit Development (PUD)  
Location: East of Forest Hill-Irene Rd. and 9190 Winding Oak Way  
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: 38.65 acres  
Request: Approval of a Revised Outline Plan for a 73-lot PUD
  
- B. Case Number & Project Name: (20-019) Germantown Hardware  
Location: 2083 S. Germantown Rd.  
Property Owner: Germantown Car Wash, Inc. - John Wagner  
Applicant: CNRG - John Sieggreen, President  
Representative: ETI – Anita Archambeau, Agent  
Existing Zoning: T5 Urban Center Zoning District (Utilizing the Pre-existing “C-2” General Commercial Zoning Regulations)  
Area: 3.66 acres  
Request: Approval of a Revised Final Site Plan
  
- C. Case Number & Project Name: (20-021) Forest Bend Acres Subdivision  
Location: Forest Bend Ct. and Forest Hill-Irene Rd. Intersection  
Property Owner/Applicant: Forest Bend Properties, LLC – Cheryl Followell, President  
Representative: Cory Brady  
Existing Zoning: “RE-1” Residential Estate  
Area: 0.5 acres  
Request: Approval of a Subdivision Entrance Feature

\*Refer to complete applications and staff reports on file.

Chairman Harless asked if there was anyone that would like to have these items removed from the Consent Agenda. There were none.

MOTION:

Vice Chairman Dike Bacon moved to approve the consent agenda, seconded by David Clark.

ROLL CALL:

Sisson – Yes  
Bacon – Yes

Levy – Yes  
Hernandez – Yes  
Salvaggio – Yes  
Clark – Yes  
McCreery – Yes  
Harless – Yes  
Palazzolo - Yes

**MOTION PASSED 9-0-0**

7. Public Hearings:

- A. Case Number & Project Name: (21-004) Amendments to Chapter 23, Zoning  
Location: City-Wide  
Applicant: City of Germantown  
Request: Text Amendment to Section 23-2, Section 23-3(d) and Various Sections of Article III of the Zoning Ordinance

\*Refer to complete application and staff report on file.

Sheila Pounder made a staff presentation.

The Commission asked ECD staff questions.

The public hearing was opened. There were no public comments for or against on this item. The public hearing was closed.

Chairman Harless closed the floor and called for a motion.

MOTION:

Vice Chairman Dike Bacon moved to approve the Amendments to Article I, In General (Section 23-2, Section 23-3(d)) and to Article III, Districts (Varies Sections) of Zoning Ordinance, seconded by David Clark.

ROLL CALL:

Levy – Yes  
Bacon – Yes  
Sisson – Yes  
Clark – Yes  
Salvaggio – Yes  
Hernandez – Yes  
McCreery – Yes  
Harless – Yes  
Palazzolo - Yes

**MOTION PASSED 9-0-0**

- B. Case Number & Project Name: (20-018) Houston Middle School  
Location: 9400 Wolf River Blvd.  
Property Owner/Applicant: Germantown Municipal School District (GMSD) – Jason Manuel, Superintendent

Representative:	A2H – David Smith, Agent
Existing Zoning:	“R” Low-Density Single-Family Residential
Area:	17.88 acres
Request:	Approval of a Revised Final Site Plan

\*Refer to complete application and staff report on file.

Jennifer Sisson recused herself from this item.

Sarah Goralewski made a staff presentation.

The applicant’s representative, David Smith, with A2H, 1316 River Wind Cv, Germantown, TN 38138, and Jason Manual, Superintendent of Germantown Municipal School District, made a presentation.

The Commission asked staff and the applicant questions.

The public hearing was opened. The following emails/letters of concern submitted by residents were read into the record:

- Grove Park neighborhood residents signed by Chuck Kantor (HOA President), Steve Chandler, Barak Babcock, Ron Schultz, John Selberg, Michelle Taylor, Kevin Reed, Shannon Reed, Ben Fisher, Chris Thompson, Sandy Hathaway, Mike Pietrangelo

\*\*All emails/letters are public record and are included in the official case file.

Chairman Harless closed the public hearing and called for a motion.

**MOTION**

Vice Chairman Dike Bacon moved to approve a revised final site plan to include a 44,430 s.f. building addition for Houston Middle School, located at 9400 Wolf River Blvd., subject to the comments and conditions listed above and in the staff report, and the plans and documents submitted with the application, seconded by Secretary George Hernandez.

**ROLL CALL:**

Hernandez – Yes  
Salvaggio – Yes  
Clark – Yes  
Bacon – Yes  
Levy – Yes  
McCreery – Yes  
Harless – Yes  
Palazzolo – Yes

**MOTION PASSED 8-0-0**

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. Alderman Jon McCreery offered condolences to the family of Chris Bartels (Executive Director of Germantown Legends and Happy Feet) and Chairman Harless offered condolences to the family of John Wagner (owner of Germantown Hardware).

11. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 7:15 p.m.

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Mr. Mike Harless, Chairman  
Planning Commission

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