

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

1. Call to Order: Chairman Mike 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 George Hernandez; Alderman Jon McCreery; David Clark, and Jennifer Sisson

Commissioners Absent: Steven Levy; Tony Salvaggio; 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; 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.

Secretary George Hernandez made a motion to approve the Necessity to Conduct Planning Commission Meeting Electronically, seconded by Vice Chairman Dike Bacon.

ROLL CALL:

Sisson – Yes
Bacon – Yes
Clark – Yes
McCreery – Yes
Hernandez – Yes
Harless - Yes

MOTION PASSED 6-0-0

4. Approval of the Minutes

Alderman Jon McCreery moved to approve the Planning Commission minutes of the February 2, 2021 meeting, seconded by David Clark.

ROLL CALL:

Clark – Yes
Bacon – Yes
Sisson – Yes
Hernandez – Yes
McCreery – Yes
Harless – Yes

MOTION PASSED 6-0-0

5. Public Hearings:

- A. Case Number & Project Name: (18-845) Houston High School
Location: 9755 Wolf River Blvd.
Property Owner/Applicant: Germantown Municipal School District (GMSD) – Jason Manuel, Superintendent
Request: Approval of a Revised Final Site Plan (Softball Field Renovation)

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation.

The applicant's representative, Josh Cathey, Germantown Municipal School District, 3350 Forest Hill- Irene Road, Germantown, TN 38138 made a presentation.

The Commission asked staff and the applicant 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 of a revised final site plan for a renovated softball field for Houston High School, located at 9755 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:

Clark – Yes

Sisson – Yes

Bacon – Yes

Hernandez – Yes

McCreery – Yes

Harless - Yes

MOTION PASSED 6-0-0

- B. Case Number & Project Name: (20-006) Wilder Planned Unit Development (PUD) –
Final Plan Phase 1
Location: East of Forest Hill-Irene Rd., north of Forest Hill Elementary School
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: 27.04 acres
Request: Approval of a Revised Final Site Plan – Phase 1 (50 lots)

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation.

The applicant's representative, John Duke, Agent, Wilder Germantown Development, 985 Reddoch Cove, Memphis TN 38119 made the presentation.

The Commission asked staff and the applicant 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 public hearing and called for a motion.

MOTION

Vice Chairman Dike Bacon moved to approve a Final Plan – Phase 1 (50 lots) for the Wilder PUD, located 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 Jennifer Sisson.

ROLL CALL:

Clark – Yes
Sisson – Yes
McCreery – Yes
Hernandez – Yes
Bacon – Yes
Harless - Yes

MOTION PASSED 6-0-0

- C. Case Number & Project Name: (20-006) Wilder Planned Unit Development (PUD) –
Final Plan Phase 2
- | | |
|----------------------|---|
| Location: | East of Forest Hill-Irene Rd., north of Forest Hill Elementary School |
| Property Owners | Taylor Land Investors, GP |
| Applicant/Developer: | Wilder Germantown Development, Inc. – John Duke, Agent |
| Existing Zoning: | “R” Low-Density Single-Family Residential |
| Area: | 11.61 acres |
| Request: | Approval of a Revised Final Site Plan – Phase 2 (23 lots) |

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation.

The applicant's representative, John Duke, Agent, Wilder Germantown Development, 985 Reddoch Cove, Memphis TN 38119 made the presentation.

The Commission asked staff and the applicant 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 public hearing and called for a motion.

MOTION:

Vice Chairman Dike Bacon moved to approve a Final Plan – Phase 2 (23 lots) for the Wilder PUD, located 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 Jennifer Sisson.

ROLL CALL:

Sisson – Yes

Bacon – Yes

Hernandez – Yes

Clark – Yes

McCreery – Yes

Harless - Yes

MOTION PASSED 6-0-0

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

Chairman Harless asked if there was any 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 6:32 p.m.

Mr. Mike Harless, Chairman
Planning Commission
