

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS
Tuesday, August 3, 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; Tony Salvaggio; Jennifer Sisson; and Steven Levy.

Commissioners Absent: Mayor Mike Palazzolo

Staff Present: Cameron Ross, Economic and Community Development (ECD) Director; Sheila Pounder, ECD Assistant Director; Sarah Goralewski, (ECD) Planning Division Manager; Andy Sanders, City Engineer; Jody Dwyer, Fire Marshal; Regina Gibson, (ECD) Office Manager; and David Harris, Assistant City Attorney.

3. Approval of the Minutes

Vice Chairman Dike Bacon moved to approve the Planning Commission minutes of the July 6, 2021, meeting, seconded by Jennifer Sisson.

ROLL CALL:

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

MOTION PASSED 7-0-1

4. Consent Agenda:

No items were placed on the Consent Agenda.

5. Public Hearings:

- A. Case Number & Project Name: (21-022) Resubdivision of Lot 3 – Village Shops of Forest Hill PD, Phase I
Location: 3075 Village Shops Dr. & 3100 Forest Hill-Irene Rd.
Property Owner/Applicant: EPIC Real Estate Partners (EREP) – D. Holland
Representative: Fisher Arnold – David Baker
Existing Zoning: “SC-1” Shopping Center
Area: 15.952 acres
Request: Approval of the Resubdivision of Lot 3 (2 Lots)

*Refer to complete application and staff report on file.

Sarah Goralewski (Planning Division Manager) made a staff presentation.

The applicant's representative, David Baker with Fisher Arnold, 9180 Crestwyn Hills Dr., Memphis, TN made a presentation and answered the Commission's questions.

The public hearing was opened. There were no public comments in support of or against this item. The public hearing was closed.

MOTION:

Vice Chairman Dike Bacon moved to approve the Resubdivision of Lot 3 of the Village Shops of Forest Hill PD, Phase 1 (located at 3075 Village Shops Dr. & 3100 Forest Hill-Irene Rd.), 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
Levy – Yes
Salvaggio – Yes
Clark – Yes
McCreery – Yes
Hernandez – Yes
Harless - Yes

MOTION PASSED 8-0-0

- B. Case Number & Project Name: (14-491) Thornwood Planned Development – Phase 7
Location: Northwest corner of Neshoba Rd. & Exeter Rd.
Property Owner/Applicant: Thornwood Lot 5 LLC – Spence Ray
Existing Zoning: "T5" Urban Center
Area: 1.243 acres
Request: Approval of the Final Plan – Phase 7 (Mixed Use – Retail and Multi-Family Residential (54 Units))

*Refer to complete application and staff report on file.

Sarah Goralewski (Planning Division Manager) made a staff presentation.

The applicant, M. Spence Ray with McNeill, 1468 Kimbrough #103, Germantown, TN made a presentation and answered the Commission's questions.

The public hearing was opened. There were no public comments in support of this item.

The following individuals spoke against this item:

- Tom Jensen, 7836 Sophie Lane, Germantown, TN

The public hearing was closed.

MOTION:

Vice Chairman Dike Bacon moved to approve the Final Plan for the Thornwood Mixed Use P.D., Phase 7, subject to the final and outline plan conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Stephen Levy.

ROLL CALL:

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

MOTION PASSED 8-0-0

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 7:16 p.m.

Mr. Mike Harless, Chairman
Planning Commission
