

CITY OF GERMANTOWN  
PLANNING COMMISSION  
COUNCIL CHAMBERS  
Tuesday, October 5, 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; Secretary George Hernandez; Alderman Jon McCreery; Mayor Mike Palazzolo; Tony Salvaggio and David Clark.

Commissioners Absent: Vice Chairman Dike Bacon; Jennifer Sisson; and Steven Levy.

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 Charles (Chas) Higgins, Assistant City Attorney.

3. Approval of the Minutes

Mayor Palazzolo moved to approve the Planning Commission minutes of the September 7, 2021, meeting, seconded by Secretary George Hernandez.

ROLL CALL:

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

**MOTION PASSED 4-0-2**

4. Consent Agenda:

No items were placed on the Consent Agenda.

5. Public Hearings:

- A. Case Number & Project Name: (21-017) Conrad Pearson Clinic  
Location: Western terminus of Wolf Trail Cv.; Approximately 500 feet west of Germantown Road.  
Property Owner/Applicant: Wolf River Realty, Inc.  
Representative: The Reaves Firm – Mike Davis, Agent  
Existing Zoning: “C-2” General Commercial  
Area: 6.822 acres  
Request: Approval of a Final Site Plan

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

Sarah Goralewski made a staff presentation.

The applicant's representative, Mike Davis, The Reaves Firm, 6800 Poplar Ave, Ste 101, Memphis, TN 38138 made a presentation and answered the Commission's questions.

The public hearing was opened.

No one spoke in support of or against this item.

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

**MOTION:**

David Clark moved to approve a Final Site Plan for the Conrad Pearson Clinic (at the western terminus of Wolf Trail Cove, approximately 500 feet west of Germantown Rd.), subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Mayor Mike Palazzolo.

Chairman Harless lead the Commission in a discussion of the item and afterward called for a vote.

**ROLL CALL:**

Salvaggio – Yes

Clark – Yes

McCreery – Yes

Hernandez – Yes

Harless – Yes

Palazzolo - Yes

**MOTION PASSED 6-0-0**

B. Case Number & Project Name: (21-027) Radford PUD  
Location: 7861 Dogwood Rd.  
Property Owners/Applicant: Sunil & Tanuja Jha  
Representative: W.H. Porter Consulting, PLLC – Henry Porter, Agent  
Existing Zoning: "R" Low- Density Single-Family Residential  
Area: 0.79 acres  
Request: Approval of an Amendment to a Final Plan (Setback Reduction for Lot 8)

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

Sarah Goralewski made a staff presentation.

The applicant's representative, Henry Porter, W.H. Porter Consultants, PLLC, 6055 Primacy Parkway, Ste 115, Memphis, TN 38119, made a presentation and answered the Commission's questions.

The public hearing was opened.

No one spoke in support of or against this item.

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

**MOTION:**

David Clark moved to approve of an Amendment to the Final Plan to reduce the front yard setback from 75' to 40' for Lot 8 in the Radford PUD (at 7861 Dogwood Rd.), subject to the conditions, general requirements and

TAC comments listed above and the plans and documents submitted with the application, seconded by Mayor Mike Palazzolo.

Chairman Harless lead the Commission in a discussion of the item.

Alderman Jon McCreery requested to modify the motion as to approve an amendment to the Final Plan to reduce the front yard setback from 75' to 40' for Lot 8 in the Radford PUD (at 7861 Dogwood Rd.), with only surface parking and the driveway in the area between 40' and 75' from the property line, subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Mayor Mike Palazzolo.

Chairman Harless called for a vote on the amendment.

**ROLL CALL:**

Salvaggio – Recused himself

Clark - Yes

Hernandez – Yes

McCreery – Yes

Harless – Yes

Palazzolo - Yes

**MOTION PASSED 5-0-0**

David Clark moved to approve the Final Plan as amended to reduce the front yard setback from 75' to 40' for Lot 8 in the Radford PUD (at 7861 Dogwood Rd.), with only surface parking and the driveway in the area between 40' and 75' from the property line, subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Mayor Mike Palazzolo.

Chairman Harless called for a vote.

**ROLL CALL:**

Salvaggio – Recused himself

McCreery – Yes

Hernandez – Yes

Clark - Yes

Harless – Yes

Palazzolo - Yes

**MOTION PASSED 5-0-0**

6. Commission Liaison Reports

Chairman Harless asked if there was any Commission Liaison reports and there was 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 6:29 p.m.

Mr. Mike Harless, Chairman  
Planning Commission

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