

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, February 1, 2022
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: Sarah Goralewski called the roll and established a quorum.

Commissioners Present: Mike Harless; Keith Saunders; 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, Assistant Economic and Community Director; Sarah Goralewski, Planning Division Manager; Clint Starnes, Assistant Fire Marshal; Ethan Skaggs, Assistant City Engineer; Tim Bierdz, Stormwater Manager; and Josh Whitehead, Assistant City Attorney.

3. Election Officers:

Mayor Mike Palazzolo called for nominations for PC Chairman.

Alderman McCreery moved to nominate Mike Harless for Chairman, seconded by George Hernandez.

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

ROLL CALL:

Saunders – Yes
Levy – Yes
Sisson – Yes
Salvaggio – Yes
Clark – Yes
McCreery – Yes
Hernandez – Yes
Harless – Abstain
Palazzolo - Yes

MOTION PASSED 8-0-1

Chairman Mike Harless called for nominations for PC Vice Chairman.

Mayor Palazzolo moved to nominate Tony Salvaggio as Vice Chairman, seconded by Alderman McCreery.

No additional nominations were made; Chairman Mike Harless asked the secretary to call the roll for a vote.

ROLL CALL:

Sisson – Yes
Levy – Yes
Saunders – Yes
Salvaggio – Abstain
Clark – Yes
McCreery – Yes
Hernandez – Yes
Harless – Yes
Palazzolo - Yes

MOTION PASSED 8-0-1

Chairman Mike Harless called for nominations for PC Secretary.

Keith Saunders moved to nominate George Hernandez for Secretary, seconded by Mayor Palazzolo.

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

ROLL CALL:

Salvaggio – Yes

McCreery – Yes

Levy – Yes

Saunders - Yes

Clark – Yes

Sisson – Yes

Hernandez – Abstain

Harless – Yes

Palazzolo - Yes

MOTION PASSED 8-0-1

4. Approval of the Minutes

David Clark moved to approve the Planning Commission minutes of the December 7, 2021 meeting, seconded by Tony Salvaggio.

ROLL CALL:

Salvaggio – Yes

Clark – Yes

Saunders – Abstain

Levy – Yes

Sisson – Yes

Hernandez – Yes

McCreery – Yes

Harless – Yes

Palazzolo - Yes

MOTION PASSED 8-0-1

5. Consent Agenda

There were no items on the consent agenda.

6. Public Hearings:

A. Case Number & Project Name: (14-499) Crestwyn Behavioral Health Hospital Patient Unit Addition

Location: 9485 Crestwyn Hills Dr.

Property Owner/Developer/

Applicant:

Representative:

Existing Zoning:

Acadia Healthcare – Chris Howard, VP & Secretary

Crunk Engineering – Adam Crunk

“T5” Urban Center (Utilizing the Underlying “O-51” Office zoning designation)

Area: 33.861 acres
Request: Approval of a Revised Final Plan – Phase 9A, Part of Phase 9 Revised of the Forest Hill Heights Amended P.D.

This item was tabled for 30 days at the Planning Commission Subcommittee meeting on January 19, 2022.

B. Case Number & Project Name: (21-010) Glasgow Conservation Area
Location: 1780 Kimbrough Rd.
Property Owners/Developer/
Applicant: Farmington Kimbrough Land Co., LLC – Spence Ray
Representative: The Reaves Firm, Lee Davidson
Existing Zoning: “AG” Agricultural
Area: 28.31 acres
Request: Approval of a Preliminary and Final Site Plan

*Refer to complete application and staff report on file.

Sheila Pounder made a staff presentation and answered the Commission’s questions.

The applicant, Spence Ray of Farmington Kimbrough Land Co, LLC (1468 Kimbrough Rd., Germantown, TN 38138) and the applicant’s engineering representative, Trent Harrell with the Reaves Firm (6800 Poplar Ave., Ste. 101, Memphis, TN, 38138) introduced themselves, and answered the Commission’s 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:

Keith Saunders moved to approve a preliminary and final site plan for the Glasgow Conservation Area (1780 Kimbrough Rd.), subject to the conditions, general requirements and TAC comments listed in the staff report, and the plans and documents submitted with the application, seconded by Steven Levy.

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

ROLL CALL:

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

MOTION PASSED 9-0-0

7. Commission Liaison Reports

Chairman Harless asked if there were any liaison reports. Geroge Hernandez gave a Tree Board liaison report. Tony Salvaggio stated that the Economic and Development Commission did not meet in December. Chairman Harless stated that commission liaison appointments would be announced to Commissioners via email.

8. Old Business

Chairman Harless asked if there was any old business and there was none.

9. New Business

Chairman Harless asked if there was any new business and there was none.

10. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 6:28 p.m.

Mr. Mike Harless, Chairman
Planning Commission
