

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, March 1, 2022
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 Tony Salvaggio; Secretary George Hernandez; Alderman Jon McCreery; Keith Saunders; David Clark; and Steven Levy

Commissioners Absent: Jennifer Sisson; Secretary George Hernandez; 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; Regina Gibson, Economic and Community Development Office Manager; Clint Starnes, Assistant Fire Marshal; Andrew Sanders, Assistant City Administrator/City Engineer; Tim Bierdz, Stormwater Manager; and Josh Whitehead, Assistant City Attorney.

3. Approval of the Minutes

David Clark moved to approve the Planning Commission minutes of the February 1, 2022 meeting, seconded by Secretary George Hernandez.

ROLL CALL:

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

MOTION PASSED 7-0-0

4. Consent Agenda

There were no items on the consent agenda.

Chairman Harless moved Agenda Item 5B to Agenda Item 5A.

5. Public Hearings:

- A. Case Number & Project Name: (21-017) Conrad Pearson Clinic – Previously Known as Agenda Item 5B
Location: Western Terminus of Wolf Trail Cove; Approximately 500 feet west of Germantown Parkway
Property Owner/Applicant: Wolf River Realty, Inc.
Existing Zoning: “C2” General Commercial
Area: 6.822 acres
Request: Approval of a Revised Final Plan (New Medical Facility)

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation and answered the Commission’s questions.

Mike Davis, Reaves Firm, 6800 Poplar Ave, Memphis, TN 38138 and John Adams, President, Conrad Pearson Clinic 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:

David Clark moved to approve a revised final site plan for Conrad Pearson Clinic (western terminus of Wolf Trail Cove; approximately 500 feet west of Germantown Parkway), subject to the general requirements and TAC comments listed in the staff report, and the plans and documents submitted with the application, seconded by Alderman Jon McCreery.

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

ROLL CALL:

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

MOTION PASSED 7-0-0

- B. Case Number & Project Name: (22-005) Viridian Planned Development (PD) – Previously Known as Agenda Item No, 5A
Location: 9660 Winchester Rd.
Applicant: Boyle Investment Company – Les Binkley
Existing Zoning: "T4" General Urban
Area: 24.93 acres
Request: Approval of combined Outline and Final Plan - Mixed Use – Retail, Office, and Residential (Rowhouse, Townhouse, Live-Work and Accessory Dwelling Units)

*Refer to complete application and staff report on file.

Cameron Ross made a staff presentation and answered the Commission's questions.

John Willet, attorney with Evans Petrie, 1715 Aaron Brenner Drive, Suite 800, Memphis, TN 38120 representing Boyle Investments Company, Steve Auterman, Urban Design Associates, based in Pittsburgh, PA and Les Binkley with Boyle Investment Company, 5900 Poplar Ave., Suite 100, Memphis, TN 38119 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:

Vice Chairman Tony Salvaggio moved to approve a combined Outline and Final Plan for the Viridian Planned Unit Development subject to the final and outline plan conditions, general requirements and TAC comments listed in the staff report, and the plans and documents submitted with the application, seconded by David Clark.

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

ROLL CALL:

Salvaggio – Yes

Clark – Yes

McCreery – Abstain

Levy – Yes

Hernandez – Yes

Saunders – Yes

Harless – Yes

MOTION PASSED 6-0-1

7. Commission Liaison Reports

Chairman Harless asked if there were any liaison reports. George Hernandez gave a Tree Board liaison report. Tony Salvaggio provided an Economic and Development Commission liaison report.

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 7:17 p.m.

Mike Harless, Chairman
Planning Commission
