

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, June 7, 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; 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; Regina Gibson, Economic and Community Development Office Manager; Clint Starnes, Fire Marshal; Andrew Sanders, Assistant City Administrator/City Engineer; Mac McCarroll, City Attorney and Robert McLean, Assistant City Attorney.

3. Approval of the Minutes

David Clark moved to approve the Planning Commission minutes of the March 1, 2022 meeting; seconded by Keith Saunders.

ROLL CALL:
Salvaggio – Yes
Levy – Yes
Saunders – Yes
Clark – Yes
McCreery – Yes
Harless - Yes

MOTION PASSED 6-0-0

4. Consent Agenda

There were no items on the consent agenda.

5. Public Hearings:

- A. Case Number & Project Name: (18-834) Carrefour at the Gateway (PD), Phase 1A
Location: Southwest Corner of the Intersection of Poplar Ave and Kirby Rd
Property Owner/Applicant: CRE DEVCO Germantown, LLC – Billy Orgel, Manager
Representative: MJF Consulting – Michael Fahy
Zoning District: “T6” Urban Core
Area: 0.43 acres
Request: Approval of a Final Plan – Phase 1A

*Refer to complete application and staff report on file.

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

Mike Fahy, MJF Consulting, 2435 West Summit Parkway, Spokane, WA 99201 introduced himself, and answered the Commission’s questions.

The public hearing was opened. There were no public comments for or against 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 Carrefour PD, Phase 1A Final Plan, subject to the conditions, general requirements and TAC comments listed in the staff report, and the plans and documents submitted with the application with the exclusion of condition B1; seconded by Alderman Jon McCreery.

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

ROLL CALL:

Levy – Recused himself and left the dais

Saunders – Yes

Salvaggio – Yes

Clark – Yes

McCreery – Yes

Harless – Yes

MOTION PASSED 5-0-0

- B. Case Number & Project Name: (22-011) The Congregation
- Location: 3070 Forest Hill-Irene Rd.
- Property Owner/Applicant: Kenneth & Debra Schweighofer
- Representative: Blair Parker Design – Blair Parker
- Zoning District: “C-2” General Commercial
- Area: 1.23 acres
- Request: Approval of a Revised Final Site Plan

*Refer to complete application and staff report on file.

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

Mr. Roy Lamica, P.E, with Allen Hoshall, 1661 International Drive, Ste 100, Memphis, TN 38120 introduced himself, 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 revised final site plan for 3070 Forest Hill-Irene Rd. (Lot 2 of the Crye Leike Subdivision), subject to the conditions, general requirements and TAC comments listed in the staff reports, and the plans and documents submitted with the application; seconded by Keith Saunders.

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

ROLL CALL:

Saunders – Yes, East and West elevations are to be treated the same in regard to how they look.

Levy – Yes

Salvaggio – Yes
Clark – Yes
McCreery – Yes
Harless – Yes

MOTION PASSED 6-0-1

- C. Case Number & Project Name: (22-014) Germantown Heights Subdivision
Location: 7551 & 7557 Willey Rd.
Property Owner/Applicant: Tal McKay & Emily McDonald
Existing Zoning: “R” Low-Density Single-Family Residential
Area: 1.005 acres
Request: Approval of a Minor Subdivision Plat Revision (Change Subdivision Setback Restriction on Lots 82 and 83)

*Refer to complete application and staff report on file.

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

Mr. Charles Waters, owner, 3340 Poplar Ave. Ste 330, Memphis, TN 38138 introduced himself, 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 revised final subdivision plat (Change side yard setback restriction on Lots 82 & 83) at 7551 & 7557 Willey Rd., subject to the conditions, general requirements and TAC comments listed in the staff reports, 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:

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

MOTION PASSED 6-0-0

7. Commission Liaison Reports

Chairman Harless asked if there were any liaison reports and there were none.

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 6:52 p.m.

Mike Harless, Chairman
Planning Commission
