



Mike Palazzolo, Mayor



Jason Huisman, City Administrator

Planning Commission

Smart Code Review Committee/Subdivision and Site Plan Review Subcommittee

Wednesday, November 16, 2022 – 4:00 p.m.

Great Hall & Conference Center – 1900 S. Germantown Rd.

1. Case Number & Project Name: (18-834A) The Standard Germantown Planned Development (aka Carrefour at the Gateway Planned Development)
Location: Southwest corner of the intersection of Poplar Ave. and Kirby Pkwy.
Property Owners/Applicant: CRE DEVCO Germantown, LLC. – Billy Orgel, Manager
Representative: MJF Consulting – Michael J. Fahy
Existing Zoning: "T5" Urban Center and "T6" Urban Core
Area: 10.11 acres
Request: Approval of an Amended Outline Plan (Master Plan)

2. Case Number & Project Name: (22-029) Poplar Avenue/Johnson Road Commercial Subdivision Lot 5 (PJ's Coffee)
Location: 9435 Poplar Ave. (Poplar Market Place)
Property Owners/Applicant: Keeneland Downs Properties LLC. – Rik Ditter, Manager
Representative: The Reaves Firm – Greg Marcom, Principal
Existing Zoning: "SC-1" Shopping Center
Area: 1.33 acres
Request: Approval of a Revised Final Site Plan (Drive-Thru Addition)

3. Discussion: Payment in Lieu of Tree Mitigation Fee (Cost of New Tree Planting and Maintenance)

The City of Germantown complies with the American with Disabilities Act. Should you need accommodations for this meeting, please call (901) 757-7288 at least 48 hours in advance of the meeting.