

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, February 7, 2023
6:00 p.m.

1. Call to Order: Alderman Jon McCreery called the meeting to order at 6:05 p.m.
2. Roll Call and Establishment of a Quorum: Sarah Goralewski called the roll and established a quorum.

Commissioners Present: Alderman Jon McCreery; Mike Harless; Keith Saunders; Tony Salvaggio; Steven Levy; and Dike Bacon

Absent: Mayor Palazzolo, David Clark, Jennifer Sisson

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; and Josh Whitehead, Assistant City Attorney.

3. Election Officers:

Alderman Jon McCreery called for nominations for PC Chairman.

Dike Bacon moved to nominate Mike Harless for Chairman, seconded by Keith Saunders.

No additional nominations were made; Alderman McCreery called for a motion to close nominations. Keith Saunders moved, seconded by Dike Bacon.

Alderman McCreery asked the secretary to call the roll for a vote.

ROLL CALL:

Saunders – Yes
Levy – Yes
Salvaggio – Yes
McCreery – Yes
Bacon – Yes

MOTION PASSED 5-0-0

Alderman McCreery turned the meeting over to the newly elected Chairman; Chairman Mike Harless called for nominations for PC Vice Chairman.

Dike Bacon moved to nominate Tony Salvaggio as Vice Chairman, seconded by Keith Saunders.

No additional nominations were made; Chairman Harless called for a motion to close nominations. Keith Saunders moved, seconded by Alderman McCreery.

Chairman Mike Harless asked the secretary to call the roll for a vote.

ROLL CALL:

Saunders – Yes
Levy – Yes
McCreery – Yes
Bacon – Yes
Harless – Yes

MOTION PASSED 5-0-0

Chairman Mike Harless called for nominations for PC Secretary.

Keith Saunders moved to nominate Dike Bacon for Secretary, seconded by Alderman McCreery.

No additional nominations were made; Chairman Harless called for a motion to close nominations. Alderman McCreery moved, seconded by Keith Saunders.

Chairman Harless asked the secretary to call the roll for a vote.

ROLL CALL:

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

MOTION PASSED 5-0-0

4. Approval of the Minutes

Keith Saunders moved to approve the Planning Commission minutes of the December 6, 2022 meeting, seconded by Alderman McCreery.

ROLL CALL:

Saunders – Yes
Levy – Abstain
Salvaggio – Yes
McCreery – Yes
Bacon – Yes
Harless – Abstain

MOTION PASSED 4-0-2

5. Consent Agenda

During Executive Session, items 6A and 6B on the regular agenda were placed on the consent agenda.

- A. Case Number & Project Name: (15-503) Stansell Square
 - Location: 2064 West St.
 - Property Owners/Applicant: Stephen Stansell
 - Representative: Reaves Firm – Jim Schumpert
 - Existing Zoning: “T5” Urban Center (Utilizing the Underlying Zoning Designation “SC-1” Shopping Center)
 - Area: 1.6 acres
 - Request: Approval of a Revised Final Site Plan (Parking Lot Reconfiguration)

- B. Case Number & Project Name: (20-012) Neshoba Farms Planned Unit Development
 - Location: South side of Neshoba Rd., 850 ft. east of Riverdale Rd.
 - Property Owners: Ray & Debbie Greer, Alan & Nancy Carey, Bluff City Builders, LLC, Albertine Company, LLC
 - Applicant: Bluff City Builders, LLC – Brian Lurie

Existing Zoning: "R" Low-Density Single-Family Residential
Area: 6.6018 acres
Request: Approval of an Amended Outline/Final Plan (Lot 10 & 11)

*Refer to complete application and staff report on file.

MOTION:

Vice Chairman Tony Salvaggio moved to approve the consent agenda, subject to the conditions, general requirements and TAC comments listed in the staff reports, and the plans and documents submitted with the applications, seconded by Secretary Dike Bacon.

ROLL CALL:

Saunders – Yes

Levy – Yes

Salvaggio – Yes

McCreery – Yes

Bacon – Yes

Harless – Yes

MOTION PASSED 6-0-0

6. Public Hearings

There were none.

7. Commission Liaison Reports

Chairman Harless asked for a nomination for the Parks and Recreation Commission. Secretary Dike Bacon agreed to fill this position.

8. Old Business

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

9. New Business

Keith Saunders commended on the article in Germantown Magazine about Asst. ECD Director Sheila Pounder.

10. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 6:18 p.m.

Mr. Mike Harless, Chairman
Planning Commission
