

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, October 3, 2023
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: Lillian Haddock, Planner, called the roll and established a quorum.

Commissioners Present: Mayor Mike Palazzolo; Alderman Jon McCreery; Chairman Mike Harless; Vice Chairman Tony Salvaggio; Keith Saunders; and Jennifer Sisson

Absent: Secretary Dike Bacon; David Clark; and Steven Levy

Staff Present: Cameron Ross, Economic and Community Development Director; Sarah Goralewski, Planning Division Manager; Lillian Haddock, Planner; Ethan Skaggs, City Engineer; Loy Leffingwell, Assistant Fire Marshal; and Josh Whitehead, Assistant City Attorney.

3. Approval of the Minutes

Keith Saunders moved to approve the Planning Commission minutes of the September 5, 2023 meeting, seconded by Jennifer Sisson.

ROLL CALL:

Salvaggio – Yes
McCreery – Yes
Saunders – Yes
Sisson - Yes
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-0

4. Citizen Comments: The City of Germantown welcomes public comment. Should you wish to speak on any of the item(s) on this agenda, please raise your hand during the public hearing portion of the agenda item(s). The Chair will open the public hearing portion for each item. Each side (support and opposition) will have a maximum of 15 minutes per agenda item, subject to the discretion of the Chair.

5. Consent Agenda

- A. Case Number & Project Name: (19-946) Evangelical Christian School (ECS)
Location: 1920 Forest Hill-Irene Rd.
Property Owner/Applicant: ECS – Braxton Brady, Head of School
Representative: Allen Hoshall – Marissa Nowlin
Zoning District: “R” Low-Density Single-Family Residential
Area: 8.14 acres
Request: Approval of a Revised Final Site Plan (Gates Addition)

MOTION:

Vice Chairman Tony Salvaggio moved to approve the consent agenda, 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 Jennifer Sisson.

ROLL CALL:

Salvaggio – Yes
McCreery – Yes
Saunders – Yes
Sisson - Yes
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-0

6. Public Hearings

During Executive Session, the item 6B was placed first on public hearing agenda, becoming 6A.

A. Case Number:	(19-936) Amendments to Planning Commission By-Laws
Property Owner/Applicant:	City of Germantown
Representative:	Burch Porter Johnson – Josh Whitehead, Assistant City Attorney
Request:	Approval of Amendments to Planning Commission By-Laws

*Refer to complete application and staff report on file.

Josh Whitehead, Assistant City Attorney, made a staff presentation and answered the Commission's questions.

Chairman Mike Harless opened the public hearing.

Chairman Mike Harless asked if anyone would like to speak in favor of this item and there were none.

Chairman Mike Harless asked if anyone would like to speak in opposition for this item and there were none.

Chairman Mike Harless closed the public hearing.

MOTION:

Mayor Mike Palazzolo made a motion to approve the amendments to the Planning Commission By-laws as outlined in the attached document, with the following three conditions: 1) Should the companion amendment to the Municipal Code not be adopted by April 1, 2024, any amendment proposed to these By-laws that conflicts with the Code in effect on that date shall be null and void; 2) The language of Art. III, Sec. III shall remain as is; and 3) These amendments shall become effective January 1, 2024, subject to the Commission's discussion and staff comments in the staff report, seconded by Alderman Jon McCreery.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes
McCreery – Yes
Saunders – Yes
Sisson – Yes
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-0

B. Case Number: (20-020) Chick-fil-A
Location: 1230 S. Germantown Rd.
Property Owner/Applicant: Chick-fil-A – Chase Shaw, Director of Strategic Reinvestment
Representative: Interplan, LLC – Michelle Kucaba, Agent
Zoning District: “SC-1” Shopping Center
Area: 1.735 acres
Request: Approval of a Revised Final Site Plan (Re-Routed Drive Through)

*Refer to complete application and staff report on file.

Sarah Goralewski, Planning Division Manager, made a staff presentation and answered the Commission’s questions.

Ms. Kendra Lewis (the applicant’s representative with InterPlann, LLC) at 220 East Central Pkwy., Altamonte Springs, FL, 32701, answered the Commission’s questions.

Mr. Anthony House (the franchisee of the location), 962 Wintree Ln., Collierville, TN, 38017, answered the Commission’s questions.

Chairman Mike Harless opened the public hearing.

Chairman Mike Harless asked if anyone would like to speak in favor of this item and there were none.

Chairman Mike Harless asked if anyone would like to speak in opposition for this item and there were none.

Chairman Mike Harless closed the public hearing.

MOTION:

Vice Chairman Tony Salvaggio made a motion to approve a Revised Final Site Plan (Re-Routed Drive Through) for Chick-Fil-A at 1230 S. Germantown Rd., subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Keith Saunders.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes

McCreery – Yes

Saunders – Yes

Sisson – Yes

Harless – Yes

Palazzolo – Yes

MOTION PASSED 6-0-0

7. Commission Liaison Reports

There were no commission liaison reports.

8. Old Business

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

9. New Business

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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 6:35 p.m.

Mr. Mike Harless, Chairman

Planning Commission
