

CITY OF GERMANTOWN  
DESIGN REVIEW COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
Tuesday, November 28, 2023  
6:00 p.m.

1. Call to Order: Chairman Paul Bruns called the meeting to order at 6:04 p.m.
2. Roll Call and Establishment of a Quorum: Lillian Haddock, Planner, called the roll and established a quorum.

Members Present: Chairman Paul Bruns; Vice Chairman Christopher Schmidt; Heather Lewis; David Nischwitz; Laura Meanwell, Brian White, and Alderman Sherrie Hicks.

Members Absent: Secretary Robert Sloan, Brian Carney

Staff Present: Cameron Ross, ECD Director; Sarah Goralewski, Planning Division Manager; Lillian Haddock, Planner; and Robert McLean, Assistant City Attorney.

3. Approval of the Minutes  
David Nischwitz moved to approve the Design Review Commission minutes of October 24, 2023, seconded by Brian White.

**ROLL CALL:**

Meanwell – Yes  
White - Yes  
Schmidt – Yes  
Nischwitz – Yes  
Lewis – Yes  
Hicks – Yes  
Bruns - Yes

**MOTION PASSED 7-0-0**

4. Citizen Comments  
Members of the public may speak to items on the agenda during the public hearing portion of each agenda item. Chairman Bruns asked if there were any members of the public who would like to speak, and there were none.

5. Consent Agenda

- A. Case Number & Project Name: (17-705 ) Avenida Watermarq  
Location: 7900 Wolf River Blvd.  
Applicant: Benson Signs - Jamie Chason  
Tenant/Property Management: Avenida Watermarq at Germantown – Ryan Sullivan, Sr.  
Regional Property Manager  
Property Owner: PC/APDG Germantown LLC. – Robert May, Managing Partner  
Request: Approval of a Re-faced Ground-Mounted Sign
- B. Case Number & Project Name: (23 -039) Better Business Bureau (BBB)  
Location: 3693 Tyndale Rd.  
Applicant: Danny Buford, Director of Operations  
Property Owner: Better Business Bureau of the Mid-South, Inc. – Randall Hutchison,  
President/CEO  
Request: Approval of Revised Landscape Plan

Vice Chairman Schmidt moved to approve Consent Agenda Items No. 5A-5B subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application, seconded by Laura Meanwell.

ROLL CALL:

Meanwell – Yes  
White - Yes  
Schmidt – Yes  
Nischwitz – Yes  
Lewis – Yes  
Hicks – Yes  
Bruns - Yes

**MOTION PASSED 7-0-0**

6. Regular Agenda

- A. Case Number & Project Name: (23-037) Germantown Aesthetics  
Location: 7475 & 7485 Poplar Pike  
Applicant/Property Owner: Dr. Gregory Laurence  
Request: Approval of Two Ground-Mounted Signs

This item was held from the agenda by the applicant.

- B. Case Number & Project Name: (23-038) Baptist Urgent Care  
Location: 7860 Wolf River Blvd.  
Applicant: Dynamark Graphic Group – Robert Kohls  
Tenant: Urgent Team – Steven Nix, VP Finance & Development  
Property Owner: SML, LLC - Scott Lane  
Request: Approval of a Sign Package (Wall and Ground-Mounted)

Lillian Haddock, Planner, made a staff presentation.

The applicant's representative, Rob Kohls, with Dynamark Graphic Group, 1422 Lebanon Pike, Nashville, TN 37210, answered the Commission's questions.

Chairman Paul Bruns opened the public hearing.

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

Chairman Paul Bruns asked if anyone would like to speak against this item and there were none.

Chairman Paul Bruns closed the floor and called for a motion.

Vice Chairman Christopher Schmidt motioned to approve a sign package (wall and ground-mounted sign) for Baptist Urgent Care, located at 7860 Wolf River Blvd., subject to the Commission's discussion, staff comments in the staff report, and the documents and plans submitted with the application, seconded by Brian White, with the following condition of approval: 1) the landscaping around the ground-mounted sign and on the property shall be replanted to be in compliance with the originally approved landscape plan for this property, seconded by Brian White.

Chairman Paul Bruns led the Commission in a discussion.

ROLL CALL:

Meanwell – Yes  
White - Yes  
Schmidt – Yes  
Nischwitz – Yes  
Lewis – Yes  
Hicks – Yes  
Bruns - Yes

**MOTION PASSED 7-0-0**

C. Case Number & Project Name: (20 -020) Chick-Fil-A  
Location: 1230 S. Germantown Rd.  
Applicant: Interplan – Michelle Kucaba, Permit Lead  
Property Owner: Chick-fil-A – Chase Shaw, Director  
Request: Approval of Revised Final Site Plan and Parking Lot Signage

Sarah Goralewski, Planning Division Manager, made a staff presentation.

The applicant’s representative, Richard Scott (Civil Engineer) with InterPlan, 220 E. Central Pkwy., #4000, Altamonte, FL, 32701, and staff answered the commissioners’ questions.

Chairman Paul Bruns opened the public hearing.

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

Chairman Paul Bruns asked if anyone would like to speak against this item and there were none.

Chairman Paul Bruns closed the floor and called for a motion.

Vice Chairman Christopher Schmidt motioned to approve a revised final site plan (re-routed drive thru) and traffic directional signage for Chick-Fil-A, located at 1230 S. Germantown Rd., subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application, seconded by Brian White, with the following conditions of approval: 1) the bollards shall be painted dark bronze; 2) the delineators shall be white (not yellow); 3) all pavement painting on ground shall be white with black accents (no yellow); and 4) the Chick-Fil-A logo shall be removed from all traffic directional signage, seconded by Brian White

Chairman Paul Bruns led the Commission in a discussion.

ROLL CALL:

Meanwell – Yes  
White - Yes  
Schmidt – Yes  
Nischwitz – Yes  
Lewis – Yes  
Hicks – Yes  
Bruns - No

**MOTION PASSED 6-1-0**

D. Case Number & Project Name: (23 -044) Sign Ordinance Amendments  
Location: City-Wide

Applicant: City of Germantown  
Request: Approval of Amendments to Chapter 14 of the Municipal Code  
(Sign Ordinance) – Parking Lot Signage

Cameron Ross, ECD Director, made a staff presentation.

Chairman Paul Bruns opened the public hearing.

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

Chairman Paul Bruns asked if anyone would like to speak against this item and there were none.

Chairman Paul Bruns closed the floor and called for a motion.

Vice Chairman Christopher Schmidt motioned to approve Amendments to Chapter 14 of the Municipal Code (Sign Ordinance) – Parking Lot Signage, subject to the Commission’s discussion, staff comments in the staff report, and the documents and plans submitted with the application, seconded by Alderman Sherrie Hicks.

Chairman Paul Bruns led the Commission in a discussion.

**ROLL CALL:**

Meanwell – Yes  
White - Yes  
Schmidt – Yes  
Nischwitz – Yes  
Lewis – Yes  
Hicks – Yes  
Bruns - Yes

**MOTION PASSED 7-0-0**

**7. Commission Liaison Reports**

Alderman Hicks thanked all Commissioners for their service this year. Vice Chairman Christopher Schmidt gave a report from the Public Art Commission and about the recent public art installation, Shelby Canopy.

**8. Old Business:**

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

**9. New Business:**

Chairman Bruns 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 Bruns announced the meeting was adjourned at 7:22pm.

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Paul Bruns, Chairman  
Design Review Commission

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