

CITY OF GERMANTOWN  
PLANNING COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
Tuesday, December 5, 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; Secretary Dike Bacon; David Clark; Keith Saunders; and Jennifer Sisson

Absent: Steven Levy

Staff Present: Cameron Ross, Economic and Community Development Director; Lillian Haddock, Planner; Jennifer Johnson Allen, Assistant Director of Engineering; Clint Starnes, Fire Marshal; and Josh Whitehead, Assistant City Attorney.

3. Special Recognition: The Mayor recognized Chairman Harless and Mr. Keith Saunders for their years of service, as they are now rolling off the Commission.
4. Approval of the Minutes

Mayor Mike Palazzolo moved to approve the Planning Commission minutes of the November 7, 2023 meeting, seconded by Keith Saunders.

ROLL CALL:  
Salvaggio – Yes  
McCreery – Yes  
Saunders – Yes  
Sisson - Yes  
Harless – Yes  
Palazzolo – Yes  
Clark – Yes  
Bacon – Yes

**MOTION PASSED 8-0-0**

5. Citizen Comments: Citizen Comments. The City of Germantown welcomes public comment. Should you wish to speak on any of the item(s) on this agenda, please complete the Citizens to Be Heard form available at the meeting, which is required to address the Commission. During the public hearing portion of the agenda item(s), the Chair will open the public hearing portion for each item and call on those who wish to speak who have completed a form. Each side (support and opposition) shall have a maximum of 15 minutes per agenda item, with no individual speaking longer than 3 minutes, subject to the discretion of the Chair.
6. Consent Agenda

There were no items on the consent agenda

7. Public Hearings

A. Case Number & Project Name: (23-040) Rezoning 9709, 9713 & 9715 Poplar Ave.

Location: 9709, 9713 & 9715 Poplar Ave.  
Property Owners/Applicants: Diane Sumner, William & Alivia Adkins  
Representative: David Clark (9713 & 9715 Poplar Ave.)  
Existing Zoning: "O" Office  
Area: 13.198 acres  
Request: Approval of Rezoning from "O" Office to "RE" Residential Estate

\*Refer to complete application and staff report on file.

David Clark was recused from this item.

Cameron Ross, ECD Director, made a staff presentation and answered the Commission's questions.

The applicant's representative, David Clark, 9358 Williams Glen Cv, Germantown, TN, 38139, 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 Salvaggio made a motion to approve the rezoning from "O" Office to "RE" Residential Estate for 9709, 9713 and 9715 Poplar Ave., subject to the conditions, general requirements, and TAC comments listed above and the plans and documents submitted with the application, seconded by Dike Bacon.

Chairman Mike Harless led the Planning Commission in a discussion.

**ROLL CALL:**

Salvaggio – Yes

McCreery – Yes, application meets basis for rezoning as listed on page 12 of the staff report, with A, B, C in effect for this application

Saunders – Yes, because the neighborhood has changed and parcel should not be "O" Office, but residential

Sisson – Yes, due to reasons stated by fellow commissioners

Harless – Yes, due to the significant change in the neighborhood

Palazzolo – Yes

Clark – Recuse

Bacon – Yes, to match the zoning of other parcels in the area

**MOTION PASSED 7-0-0**

B. Case Number & Project Name: (23-041) Resubdivision of Poplar Pike Wood Subdivision, Lot 1 Section A and Lot 11 Section D

Location: 7305 & 7315 Eastern Ave.  
Property Owner/Applicant: Kevin & Candy DeBord  
Representative: The Bray Firm – David Bray  
Existing Zoning: "R-1" and "R-2" Single-Family Residential

Area: 0.558 acres  
Request: Approval of Resubdivision of Two Lots into Three Lots

\*Refer to complete application and staff report on file.

Cameron Ross, ECD Director, made a staff presentation and answered the Commission's questions.

The applicant's representative, David Bray with the Bray Firm, 2950 Stage Plaza N., Memphis, TN, 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.

Phil Mosley, 7334 Eastern Ave., spoke in opposition.

Chairman Mike Harless closed the public hearing.

MOTION:

Vice Chairman Salvaggio made a motion to approve the Resubdivision of Poplar Pike Wood Subdivision, Lot 1 Section A and Lot 11 Section D of two lots into three lots at 7305 and 7315 Eastern Ave., based on the general requirements, TAC comments listed above, and the plans and documents submitted with the application, seconded by Alderman McCreery.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes, the lot size is allowable and value of neighborhood will be increased overall

McCreery – Yes, while having a wooded lot that residents have grown use to change is difficult, hope that Mr. Mosely will reach out to staff understand that the lot meets bulk and tree ordinances in this application

Saunders – Yes, seconding comments made by Vice Chairman Salvaggio, while infill is inevitable and there is a desire to see more trees, there is hope that the applicant will make the house look like it fits in

Sisson – Yes, agree with previous comments, applicant meets requirements as listed in ordinance

Harless – Yes, while there is concern about drainage on the lot, Engineering has assured that can be taken care of

Palazzolo – Yes

Clark – Yes, based on previous comments

Bacon – Yes, while sympathetic to the loss of trees, infill housing will typically elevate the neighborhood

**MOTION PASSED 8-0-0**

- C. Case Number & Project Name: (23-042) Jabase Subdivision  
Location: 8140 Dogwood Grove Dr.  
Property Owner/Applicant: Zouhair & Ruba Jabase  
Representative: The Reaves Firm – Tim McCaskill  
Existing Zoning: "R" Low-Density Single-Family Residential  
Area: 2.207 acres

Request: Approval of Preliminary and Final Plat for 2 Lot Subdivision

This item was tabled. No presentation was made, no motion was made, no public comment was taken and no discussion was held.

D. Case Number & Project Name: (23-019) 9224 Poplar Pike  
Location: 9224 Poplar Pike  
Property Owner/Applicant: FC Law Firm, LLC – Cary R. Califf, Trustee  
Representative: Rockfield Engineering – Morgan Falls, PE – Principal  
Existing Zoning: “O” Office  
Area: 0.31 acres  
Request: Approval of: 1) Final Plat; and 2) Final Site Plan

\*Refer to complete application and staff report on file.

Alderman McCreery recused himself.

Cameron Ross, ECD Director, made a staff presentation and answered the Commission’s questions.

The applicant’s representative, Morgan Falls, Rockfield Engineering, 1355 Winfield Rd., Memphis, TN 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 Salvaggio made a motion to approve a final plat and a final site plan at 9224 Poplar Pike, based on the general requirements, TAC comments listed above, and the plans and documents submitted with the application, seconded by Mike Saunders.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes, glad to see the road and lot improvements

McCreery – Recuse

Saunders – Yes, the project meets all the requirements of the area’s zone

Sisson – Yes, for reasons previously stated

Harless – Yes, echo comments of fellow commissioners, getting rid bottle neck on Poplar Pike will be good for all

Palazzolo – Yes

Clark – Yes

Bacon – Yes, the road and lot improvement will be a great addition to the city

**MOTION PASSED 7-0-0**

8. Commission Liaison Reports

Ms. Sisson reported on the Tree Board and spoke about the Shelby Canopy project.

9. Old Business

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

10. New Business

Commissioners recognized Chairman Harless and Keith Saunders for their work and dedication to the city.

Keith Saunders spoke about his love for Germantown and how he has enjoyed his time serving.

11. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 6:58 p.m.

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Mr. Mike Harless, Chairman  
Planning Commission

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