

CITY OF GERMANTOWN  
PLANNING COMMISSION  
COUNCIL CHAMBERS – CITY HALL  
Tuesday, April 2, 2024  
6:00 p.m.

1. Call to Order: Chairman Dike Bacon called the meeting to order at 6:01 p.m.
2. Roll Call and Establishment of a Quorum: Lillian Haddock called the roll and established a quorum.

Commissioners Present: Chairman Dike Bacon; Vice Chairman Tony Salvaggio; Secretary Jennifer Sisson; Steven Levy; Jim Jacobs; David Clark; Robert Sloan; Alderman Jon McCreery; Mayor Mike Palazzolo

Absent: None

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Assistant Economic and Community Director; Sarah Goralewski, Planning Division Manager; Lillian Haddock, Planner; Natalie Ruffin, Park and Recreation Director; Jared Woodruff, Natural Resources Manager; Ethan Skaggs, City Engineer; Jennifer Allen, Assistant City Engineer; Clint Starnes, City Fire Marshal, and Josh Whitehead, Assistant City Attorney.

3. Citizen Comments: Citizen comments are welcome during each of public hearings held on the matters listed below.

4. Approval of the Minutes

Mayor Mike Palazzolo moved to approve the Planning Commission minutes of the March 5, 2024 meeting, seconded by Secretary Jennifer Sisson.

Chairman Dike Bacon asked staff to call the roll for a vote.

ROLL CALL:

Sloan – Yes  
Salvaggio - Yes  
Clark – Yes  
Levy – Yes  
Jacobs – Yes  
Sisson – Yes  
McCreery – Yes  
Bacon – Abstain  
Palazzolo - Yes

**MOTION PASSED 8-0-1**

5. Consent Agenda - Previously known as Agenda Items 6A & 6C

During Executive Session, items 6A and 6C were placed on the consent agenda, becoming items 5A and 5B.

- |    |                             |   |
|----|-----------------------------|---|
| A. | Case Number & Project Name: | (21-010) Glasgow Planned Unit Development (PUD)         |
|    | Location:                   | North of Farmington between Kimbrough and Allenby Roads |
|    | Property Owner/Developer/   |   |

Applicant: Farmington Kimbrough Land Co., LLC – Spence Ray,  
Managing Member  
Existing Zoning: “R” Low-Density Single-Family Residential & “R-  
T” Residential Townhome  
Area: 145.42 acres  
Request: Approval of a Revised Amended Outline Plan and  
Final Plans – Phases 1, 2 & 3 (Revised Setbacks on  
Various Corner Lots and Alley Length Adjustments)

B. Case Number & Project Name: (24-004) City Tree Plan  
Location: City-Wide  
Applicant: City of Germantown – Parks & Recreation Department  
Representative: Jared Woodruff, Natural Resources Manager  
Request: Adoption of the City Tree Plan

David Clark moved to approve the Consent Agenda, seconded by Vice Chairman Tony Salvaggio.

Chairman Dike Bacon asked staff to call the roll for a vote.

**ROLL CALL:**

Sloan – Yes  
Salvaggio - Yes  
Clark – Yes  
Levy – Yes  
Jacobs – Yes  
Sisson – Abstain  
McCreery – Yes  
Bacon – Yes  
Palazzolo - Yes

**MOTION PASSED 8-0-1**

6. Regular Agenda

A. Case Number & Project Name: (23-028) Viridian Place Planned Unit  
Development (PUD)  
Location: North side of Winchester Rd., immediately west and  
adjacent to Germantown/Collierville city limits  
Property Owner/Applicant: Boyle Investment Company – Gary Thompson, Vice  
President  
Existing Zoning: “T4” General Urban  
Area: 24.928 acres  
Request: Approval of an Amended Outline Plan and Final  
Plans – Phases 1 & 2

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

The applicant, Gary Thompson, VP with Boyle Investment Company, 5900 Poplar Ave., Memphis, TN 38119, made a presentation and answered the Commission’s questions.

Chairman Dike Bacon opened the public hearing.

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

Chairman Dike Bacon asked if anyone would like to speak in opposition to this item and there were none.

Chairman Dike Bacon closed the public hearing and called for a motion.

MOTION 1:

Vice Chairman Tony Salvaggio moved to approve an Amended Outline Plan (Gated Single-Family Development) for the Viridian Place Planned Unit Development (PUD) at the north side of Winchester Rd., immediately west and adjacent to Germantown/Collierville city limits subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by David Clark.

Chairman Dike Bacon led the Commission in a discussion and called for a vote.

ROLL CALL:

Salvaggio - Yes

Clark - Yes

Levy - Yes

Jacobs - Yes

Sission - Yes

Sloan - Yes

McCreery - Yes

Bacon - Yes

Palazzolo - Yes

**MOTION PASSED 9-0-0**

Chairman Dike Bacon called for the next motion.

MOTION 2:

Vice Chairman Tony Salvaggio moved to approve a Final Plan – Phase 1 for the Viridian Place Planned Unit Development (PUD) at the north side of Winchester Rd., immediately west and adjacent to Germantown/Collierville city limits subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application and as discussed and amended by the Board, seconded by Jennifer Sisson.

Chairman Dike Bacon led the Commission in a discussion. Alderman Jon McCreery requested an amended motion, before voting.

AMENDED MOTION:

Alderman Jon McCreery moved to amend the main motion to include that the private street lights cost is included in the development contract and the security procedures as a part of the Planning Commission's approval, seconded by Mayor Palazzolo.

Chairman Bacon asked if there were any objections to the amendment, hearing none, the amendment was made part of the main motion.

Chairman Dike Bacon called for a vote.

**ROLL CALL:**

Salvaggio - Yes  
Clark - Yes  
Levy - Yes  
Jacobs - Yes  
Sisson - Yes  
Sloan - Yes  
McCreery - Yes  
Bacon - Yes  
Palazzolo - Yes

**MOTION PASSED 9-0-0**

Chairman Dike Bacon called for the next motion.

**MOTION 3:**

Vice Chairman Tony Salvaggio moved to approve a Final Plan – Phase 2 for the Viridian Place Planned Unit Development (PUD) at the north side of Winchester Rd., immediately west and adjacent to Germantown/Collierville city limits subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, and as discussed and amended by the board, seconded by Secretary Jennifer Sisson.

Chairman Dike Bacon led the Commission in a discussion. Alderman Jon McCreery requested an amended motion, before voting.

**AMENDED MOTION:**

Alderman Jon McCreery moved to amend the main motion to include that the private street lights cost is included in the development contract and the security procedures as a part of the Planning Commission's approval, seconded by David Clark.

Chairman Bacon asked if there were any objections to the amendment, hearing none, the amendment was made part of the main motion.

Chairman Dike Bacon called for a vote.

**ROLL CALL:**

Salvaggio - Yes  
Clark - Yes  
Levy - Yes  
Jacobs - Yes  
Sission - Yes  
Sloan - Yes  
McCreery - Yes  
Bacon - Yes  
Palazzolo - Yes

**MOTION PASSED 9-0-0**

B.	Case Number & Project Name:	(24-005) Major Road Plan Update
	Location:	City-Wide
	Applicant:	City of Germantown – Engineering Department
	Representative:	Ethan Skaggs, City Engineer/Director of Engineering
	Request:	Approval of the Major Road Plan Update

Ethan Skaggs, City Engineer, made a staff presentation and answered the Commission's questions, along with other city staff.

Chairman Dike Bacon opened the public hearing.

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

Chairman Dike Bacon asked if anyone would like to speak in opposition to this item and there were none.

Chairman Dike Bacon closed the public hearing

MOTION:

Vice Chairman Tony Salvaggio moved to approve the Major Road Plan Update, as outlined in the document, subject to the Commission's discussion and staff comments in the staff report, seconded by Secretary Jennifer Sisson.

Chairman Dike Bacon led the Commission in a discussion and called for a vote.

ROLL CALL:

Salvaggio - Yes  
Clark – Yes  
Levy – Yes  
Sission – Yes  
Jacobs – Yes  
Sloan – Yes  
McCreery – Yes  
Bacon – Yes  
Palazzolo - Yes

**MOTION PASSED 9-0-0**

7. Old Business

Chairman Dike Bacon asked if there was any old business. There was none.

8. New Business

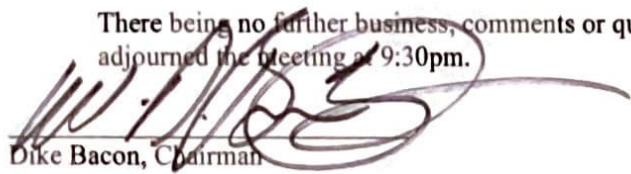
During Executive Session, the Commission recommended that city staff research approval processes for special uses. Chairman Dike Bacon asked if there was any additional new business. There was none.

9. Commission Liaison Reports

Chairman Dike Bacon asked if there was any report. There was none.

10. Adjournment

There being no further business, comments or questions by the Commission, Chairman Dike Bacon adjourned the meeting at 9:30pm.



Dike Bacon, Chairman  
Planning Commission

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