

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, May 7, 2024
6:00 p.m.

1. Call to Order: Chairman Dike Bacon called the meeting to order at 6:00 p.m.
2. Roll Call and Establishment of a Quorum: Lillian Haddock called the roll and established a quorum.

Commissioners Present: Chairman Dike Bacon; Secretary Jennifer Sisson; Steven Levy; Jim Jacobs; Alderman Jon McCreery

Absent: Robert Sloan; David Clark; Tony Salvaggio; Mayor Palazzolo

Staff Present: Sheila Pounder, Assistant Economic and Community Director; Lillian Haddock, Planner; Ethan Skaggs, City Engineer; Jennifer Allen, Assistant City Engineer; 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

The Chairman asked if anyone had corrections, revisions, or additions to the minutes. There were none.

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

ROLL CALL:

Sisson – Yes

Jacobs – Yes

Levy – Yes

McCreery – Yes

Bacon – Yes

MOTION PASSED 5-0-0

5. Consent Agenda: There were none.
6. Regular Agenda

A. Case Number & Project Name:	(20-012) Neshoba Farms Planned Unit Development (PUD)
Location:	South side of Neshoba Rd., 850 ft. east of Riverdale Rd.
Property Owners:	Bluff City Builders, LLC – Brian Lurie, Brian & Melissa Lurie, Mark & Ellen Grisham, Leonard & Jennifer Strasberg, Jeremy & Leigh Less
Applicant/Developer:	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 (Easements Modifications - Lots 4, 5, 6, 10, 11, 12, 14, 16, 18)

Sheila Pounder, Assistant Economic and Community Development Director, made a staff presentation and answered the Commission’s questions, along with other city staff.

The applicant, Brian Lurie, 1682 Neshoba Oak Ln. E., Lot 11, 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.

Secretary Jennifer Sisson moved to approve an Amended Outline/Final Plan (Easements Modifications - Lots 4, 5, 6, 10, 11, 12, 14, 16, 18) for Neshoba Farms Planned Unit Development, 2nd Amendment on the south side of Neshoba Rd., 850 ft. east of Riverdale Rd., subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application and all previous approvals for the PUD, seconded by Jim Jacobs.

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

ROLL CALL:

Levy – No, builder knew in advance what they were trying to do was not in compliance and proceeded at their own risk

Jacobs – No, construction could be have been done in compliance of original plat

Sisson – No, agree with comments of other members and what was said during discussion

McCreery – No, one builder built homes as required and the applicant knew there was an issue but continued building

Bacon – No, echo previous comments, there were rules in place for a reason and one builder followed them and one did not

MOTION FAILED 0-5-0

7. Old Business

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

8. New Business

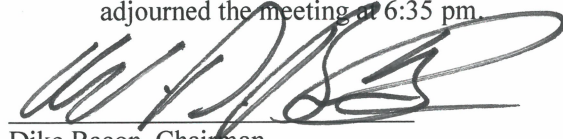
Chairman Dike Bacon asked if there was any additional new business. There was none.

9. Commission Liaison Reports

Jim Jacobs gave a report on the most recent and upcoming Board of Zoning Appeals meeting.

10. Adjournment

There being no further business, comments or questions by the Commission, Chairman Dike Bacon adjourned the meeting at 6:35 pm.



Dike Bacon, Chairman
Planning Commission
