

**MUNICIPALITY OF GERMANTOWN PLANNING COMMISSION  
MINUTES OF MEETING HELD SEPTEMBER 4, 2014**

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The Municipality of Germantown Planning Commission met in regular session on September 4, 2014 at 6:18 p.m. in the Municipal Building Council Chambers.

**MEMBERS PRESENT:**

The following members were present at the Call to Order: Scott Johnson, Jeff Jones, and Andrew Rohrbach.

**MEMBERS ABSENT:**

Matt Lang was absent.

**ALSO PRESENT:**

Also present were Anna Sizemore, Municipal Manager; Chip Wirrig, Municipal Engineer; Kelli Novak, Clerk of Council and two visitors.

**EXCUSE ABSENT MEMBERS:**

Mr. Johnson motioned to excuse Matt Lang.

ROLL CALL: Mr. Jones, yes; Mr. Rohrbach, yes; Mr. Johnson, yes. 3-yes, 0-no. MOTION CARRIED.

**APPROVAL OF MINUTES:**

Mr. Johnson moved to approve the July 22, 2014 meeting minutes as submitted.

ROLL CALL: Mr. Johnson, yes; Mr. Jones, yes Mr. Rohrbach, yes. 3-yes, 0-no. MOTION CARRIED.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Final Plot Plan for Gold Star Chili & Hickory Point Store & Lock Phase 1**

Mr. Jones stated that these two facilities are already in operation but have never had a final plot plan approval from the Planning Commission.

Roger Doolin, 12218 Big Twin Terrace, with Associate Construction, stated that when designing the Gold Star Chili they wanted to make it special and you will not find another building as unique as this one.

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Chip Wirrig, Municipal Engineer, stated that they have reviewed the plans for each facility and approved them at the time of construction.

Mr. Johnson moved to recommend to approve the final plot plan for Gold Star Chili and Hickory Pointe Store & Lock Phase 1.

ROLL CALL: Mr. Johnson, yes; Mr. Jones, yes Mr. Rohrbach, yes. 3-yes, 0-no. MOTION CARRIED.

**Final Plot Plan Hickory Point Store & Lock Phase 2**

Mr. Doolin passed out a color diagram of the proposed improvements to the property. Phase 1 has gone very well and we are now looking to start on Phase 2. This would give the facility a total of 35,000 square feet and a total of 160 storage units. The additional four buildings will look like the original buildings with the same brick and stone. We have intentions of installing nice landscape at the corner of Beechwood Drive and Butter Street.

Chip Wirrig stated they have reviewed the plans and have approved them. They did receive one comment from the Fire Chief and Associate Construction has complied with the Chief's request of adding an additional gate for access to hydrants.

Mr. Jones stated that he had concerns regarding the fact that there was no sign package, buffering/fencing, and parking plans included with this submittal.

Mr. Doolin stated that the plans that were submitted do comply with the Zoning Code.

Mr. Johnson moved to recommend to approve the final plot plan for Hickory Pointe Store & Lock Phase 2 with the conditions that signage, landscaping, parking, buffering/fencing and any and all Zoning regulations are in compliance and approved.

ROLL CALL: Mr. Johnson, yes; Mr. Jones, yes Mr. Rohrbach, yes. 3-yes, 0-no. MOTION CARRIED.

**Discussion of Preliminary Proposed Business**

Steve Tipton, representative for CVS Pharmacy, passed out a preliminary plot plan of the proposed CVS store. The current CVS Pharmacy is looking at relocating from its current location to the corner of Butter Street and Beechwood Drive. This plan will require a few minor variances that would include the driveways, parking spaces and possibly others.

The Planning Commission members discussed the proposed plot plan for the CVS store.

Mrs. Sizemore stated that the Law Director is still working on the accessory structure issue but should have something for the Commission soon.

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**ADJOURNMENT:**

There being no further business to come before the Committee, Mr. Rohrbach moved to adjourn the meeting.

The meeting adjourned at 6:54 p.m.

Respectfully Submitted,

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Kelli R. Sanders-Novak  
Clerk of Council