



The Town of Coopertown  
5153 Burgess Gower Rd.  
Coopertown, TN 37172  
(615) 382-4470

**PLANNING COMMISSION  
REGULAR MEETING  
Monday, January 12, 2026  
6:00 P.M.**

### Meeting Minutes

#### I. Call to Order

The meeting was called to order at 6:01 p.m. by Chairman Shane Gordon.

#### II. Pledge of Allegiance

#### III. Roll Call

Secretary Brian Rettaliata called roll.

Members present:

Shane Gordon, Chairman

Tim Mason, Alderman

Brian Rettaliata, Secretary

Peggy Ruth

Jeff Smith- Joined by phone only; unable to attend in-person, unable to vote

Members Absent:

Justin Bahorik

Caleb Johnson

Also present:

Vicky Bumgardner, Building Commissioner

Brian Halma, GNRC Planning Consultant

Ken Dombroski, Consulting Engineer

#### IV. Public Forum – Ms. Kelly Ellis with the Cheatham County Chamber of Commerce spoke in favor of Layton Jones request to operate a primitive rural resort on his property off Frey Ford Road.

#### V. Approve Minutes from meeting on December 15, 2025

Shane Gordon motioned to approve the minutes from December 15, 2025.

Tim Mason seconded the motion.

Brian Rettaliata called roll:

Shane Gordon            YES

Tim Mason                YES

Peggy Ruth               YES

Brian Rettaliata        YES

The motion passed unanimously.

**VI. Status of Letter(s) of Credit/Surety Instruments**  
Derby Meadows Phase 1A and 1B - Sureties in place

**VII. New Business**

**1. Coopertown Middle School, 3820 Hwy 49 W, request to replace existing sign with digital sign**

Brian Halma stated the Board of Zoning Appeals approved the School Board's variance request to install an LED sign at the Middle School.

Tim Mason made a motion to approve the LED sign as presented.  
Peggy Ruth seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Shane Gordon	YES
Tim Mason	YES
Peggy Ruth	YES

The motion passed unanimously.

**2. Janice Stagner-Morgan, 4418 Washington Rd, Final Plat to create 2.61-acre parcel off Bush Farm Rd, part of Map 121, Parcel 200.00, Zoned Rural Residential (RA)**

Tim Mason made a motion to approve the rezone and recommend it to the Board of Mayor and Aldermen.  
Shane Gordon seconded the motion.

Brian Rettaliata called roll:

Shane Gordon	YES
Tim Mason	YES
Peggy Ruth	YES
Brian Rettaliata	YES

The motion passed unanimously.

**3. Harvester, LLC for Derby Meadows Subdivision off Hwy 49 W and York Rd**

- ~~\*Release Phase 1A Performance Surety, set Maintenance Surety amount-~~  
~~-recommend acceptance to Board of mayor and Alderman-~~ Defer to February Meeting
- ~~\*Reduction #1 of Phase 1B Surety~~
- ~~\*Set Original Principal Amount and 1<sup>st</sup> Reduction for Phase 2A-~~ Defer to February Meeting

Ken Dombroski presented figures (handout attached). The value of work remaining stands at approximately \$253,632. The reduction in the surety amount for Phase 1B is recommended to be set at \$433,230. This amount takes into consideration the fact that 52% of the streets will continue to be used for construction access.

Brian Rettaliata made a motion to approve reducing the surety amount to \$433,230.00.  
Tim Mason seconded the motion.

Brian Rettaliata called roll:

Shane Gordon	YES
Brian Rettaliata	YES
Peggy Ruth	YES
Tim Mason	YES

The motion passed unanimously.

#### **4. Appoint New Officers - Chairman, Vice Chairman and Secretary**

Tim Mason made a motion to leave all the officers the same for 2026.  
Shane Gordon seconded the motion.

Brian Rettaliata called roll:

Shane Gordon	YES
Brian Rettaliata	YES
Peggy Ruth	YES
Tim Mason	YES

The motion passed unanimously.

### **VIII. Old Business**

#### **1. Amend Zoning Ordinance Section 8.070, I.1 (f) and Table 5-A to include primitive rural resorts in the Agricultural (A) district.**

Commission discussed. One option would be to amend the Zoning Ordinance by creating conditions and Board of Zoning Appeals approval via Special Exception. Another option would be to amend Illustration 13. Either option would require public comment.

Tim Mason made a motion to table and set up a Special Called meeting to discuss in more depth on January 28th.

Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Tim Mason	YES
Peggy Ruth	YES
Shane Gordon	YES

The motion passed unanimously.

**2. Amend Farmhouse Cluster Language – Ordinance 2025-017**

Members discussed and asked Brian Halma to bring a final copy back for a vote during the Special Called meeting on January 28, 2026.

**IX. Comments from Members**

Mayor Smith stated he would like to add to the February meeting discussion a conversation regarding HOAs being responsible for streets and storm sewers in new subdivisions. The streets would be private; the Town wouldn't be responsible for maintenance. Shane Gordon said he wonders how this might affect development in Town. Will it drive them to surrounding towns? Brian Halma stated if it's part of the HOA contract the fee would be paid by the new homeowner. Chairman Gordon said the subject will be added to the February meeting agenda for further discussion.

**X. Adjournment**

Shane Gordon made a motion to adjourn.  
Brian Rettaliata seconded the motion.

All in favor signified by saying, "Aye".

The meeting adjourned at 7:22 p.m.

**Original notes generated by Kelly Bohn, City Clerk**

These minutes are respectfully submitted by:

  
Chairman

2.9.26  
Date