



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

**PLANNING COMMISSION
REGULAR MEETING
Monday, February 9, 2026
6:00 P.M.**

Meeting Minutes

I. Call to Order

The meeting was called to order at 6:00 p.m.

II. Pledge of Allegiance

III. Roll Call

Secretary Brian Rettaliata called roll.

Members present:

Justin Bahorik
Tim Mason, Alderman
Brian Rettaliata, Secretary
Peggy Ruth
Jeff Smith

Members Absent:

Shane Gordon, Chairman
Caleb Johnson

Also present:

Vicky Bumgardner, Building Commissioner
Ken Dombroski, Consulting Engineer
Jessica Hill, GNRC Sr. Planning Consultant

IV. Public Forum

V. Approve Minutes from meeting on January 12, 2026

Tim Mason motioned to approve the minutes from January 12, 2026.
Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Mayor Smith	YES
Justin Bahorik	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 in place

VII. New Business

1. RaceTrac - Corner of Hwy 49 W. and Joe Dowlen Road, Map 127, Parcel 055.00, 052.01 and 053.02, Zoned CB, Interchange Commercial

*** Final Site Plan**

Rob Wilson, RaceTrac Engineer, stated they are meeting with TDOT tomorrow regarding the roadway plans and after that meeting the final plans will be submitted to the Town.

Planning Consultant, Jessica Hill, went through Staff’s comments. Members agreed to allow the 100 ft. pole sign. Also, she suggested that for vehicular safety, erect a directional sign at the tractor trailer West entrance. She asked that the plans include the ‘W’ missing in Hwy 49 W. and that the project name read Coopertown, not Pleasant View.

Tim Mason made a motion to approve the Final Site Plan subject to approval of the construction plans. Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Tim Mason	YES
Peggy Ruth	YES
Mayor Smith	YES

The motion passed unanimously.

*** Final Design Plans**

Members added that the Town’s Design Guidelines require the developer to take into consideration the historical aspects of the Town and incorporate those into the plans. Dan Brown with RaceTrac pointed out the barrels shaped garbage containers. Members asked that RaceTrac think about ways they can incorporate the Trail of Tears into the design – possibly using a plaque or map of the trail as it runs through Town. If placed on the outside of the building it would not count toward the maximum sign allowance.

Justin Bahorik made a motion to approve RaceTrac’s design plan. Tim Mason seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Tim Mason	YES
Peggy Ruth	YES
Mayor Smith	YES

The motion passed unanimously.

* **Status of Construction Plans Review** – to be submitted by RaceTrac in the next week.

2. **Harvester, LLC for Derby Meadows Subdivision**

* **Variance request regarding maintenance period surety for Phase 1A and acceptance of public improvements, Resolution 2026-004**

Ken Dombroski explained that the financial burden for the Adenus septic system was frontloaded to Phase 1A of this project. The work has been completed so Harvester, LLC is now requesting to move to a one-year maintenance period. Because construction traffic will be using the Phase 1A roads there needs to be a surety to cover any damage done during the one-year maintenance period. The recommendation is to reduce the surety from \$910,583 (what is required by Subdivision Regulations Section 3-104.5) to \$500,000. Approval of the variance allows for this reduction. If the variance is approved, the Planning Commission then recommends it to the Board of Mayor and Aldermen via Resolution 2026-004. Once the Board approves the one-year clock starts.

Mayor Smith made a motion to approve the variance, set the maintenance surety at \$500,000 and recommend approval to the Board via Resolution 2026-004.

Tim Mason seconded the motion.

Brian Rettaliata called roll:

Justin Bahorik	YES
Tim Mason	YES
Peggy Ruth	YES
Mayor Smith	YES
Brian Rettaliata	YES

The motion passed unanimously.

* **Revise Performance and Maintenance Agreement**

Ken will supply Harvester with a Certificate of Satisfactory Completion for Phase 1A. An amendment will be made to the existing Performance and Maintenance agreement for Phase 1A.

* **Set Performance Surety Amount for Phase 2A Derby Meadows**

Ken Dombroski stated Harvester, LLC requested the Town set the surety for Phase 2A. The recommendation is to set the surety at \$236,770 - the value of the remaining public infrastructure to be completed.

Brian Rettaliata made a motion to approve the surety for Phase 2A to be set at \$236,770.

Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

Justin Bahorik	YES
Tim Mason	YES
Peggy Ruth	YES
Mayor Smith	YES
Brian Rettaliata	YES

The motion passed unanimously.

3. Discuss future residential development vs. commercial/industrial development; require HOA to cover new streets, stormwater, etc.

Members discussed the pros and cons of requiring all new subdivisions maintain their streets rather than the Town being responsible. Mayor Smith made a suggestion that the HOA be responsible. This would allow funding to go toward current roads. Developers could build that cost into the price of the home. Dianne Seeley, a local real estate agent commented that this could result in inconsistent street types – gravel, concrete, chip and seal which changes the look of Coopertown. And there’s a possibility that if an HOA fails or the management doesn’t do their job, it could result in a decrease in property values. Discussion was tabled to give GNRC time to investigate whether any Tennessee jurisdictions currently have such a requirement.

VIII. Old Business

1. Amend Subdivision Regulations Appendix B, diagram ST-8, Section 4.8 Undercutting, Section 4.8.3 Backfill, and Section 4.9.3 Soil Placement, Resolution SR2026-003

Resolution is out for a 30-day public comment and will be on the March 16 meeting agenda.

2. Amend Farmhouse Cluster Language, Zoning Ordinance Section 3.030, E., Ordinance 2025-017

Tim Mason made a motion to accept and recommend to the Board of Mayor and Aldermen. Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Tim Mason	YES
Peggy Ruth	YES
Mayor Smith	YES

The motion passed unanimously.

IX. Comments from Members

X. Adjournment

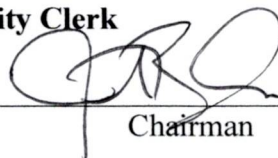
Tim Mason made a motion to adjourn. Brian Rettaliata seconded the motion.

All in favor signified by saying, “Aye”.

The meeting adjourned at 7:08 p.m.

Original notes generated by Kelly Bohn, City Clerk

These minutes are respectfully submitted by:


Chairman

3-16-26
Date