



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

**PLANNING COMMISSION  
REGULAR MEETING  
Monday, March 16, 2026  
6:00 P.M.**

## Meeting Minutes

### **I. Call to Order**

The meeting was called to order at 6:00 p.m. by Vice Chair Justin Bahorik.

### **II. Pledge of Allegiance**

### **III. Roll Call**

Secretary Brian Rettaliata called roll.

Members present:

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

Members Absent:

Shane Gordon, Chairman  
Caleb Johnson  
Peggy Ruth

Also present:

Vicky Bumgardner, Building Commissioner  
Brian Halma, Planning Consultant  
Noel Amell, Consulting Engineer

### **IV. Public Forum**

- Raphaela Keohane, 2053 Huntington Ln., Coopertown, spoke about her concerns for rezoning Layton Jones property and concerns about access to the property in the event of a flood or health emergency.
- Layton Jones, 802 Lynn Dr., Goodlettsville, owner of The Jones Farm in Cheatham County, and Coopertown property owner, spoke about the benefits to the Town if his plan for a primitive rural resort. He stated the County's roads list showed Frey Ford Road starting at Martins Chapel Road and ending at the creek.

### **V. Approve Minutes from meeting on February 9, 2026 and Special Called meeting February 10, 2026**

Tim Mason motioned to approve both the minutes from February 9 and the special called meeting on February 10, 2026.

Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

**VI. Status of Letter(s) of Credit/Surety Instruments**

Derby Meadows Phase 1A maintenance surety & Phase 1B surety in place. Awaiting Phase 2A.

**VII. New Business**

**1. Jeff and Pamela Chandler, 3421 Cooper Nicholson Rd- Final Plat amendment for Battle Creek Subdivision, Lots 16, 17 & 18, Map 128, Parcel 033.00, 034.00 & 035.00, zoned Rural Residential (RA)**

Brian Halma shared staff comments. Lots 16 and 18 will share a driveway so there will need to be a maintenance agreement. Mr. Chandler has requested the house positioning on Lot 18 face Cooper Nicholson Road. However, Lot 18 doesn't meet the 150 feet width requirement; he would have to set the house facing the neighbors to the East. Are members okay with the minimum building setback line being moved back to accommodate the road-facing positioning of the house? If so, a variance could be granted for Lot 18.

Brian Rettaliata made a motion to approve a variance to the minimum width setback line for Lot 18 subject to a shared driveway maintenance agreement and plat signatures.

Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

**2. Daniel Williams with Premier Building Group – Variance request to waive the maintenance bond requirement for Woods Reserve Subdivision**

Noel Amell shared justification for recommending approval of a variance. The developer has agreed to obtain the Town's choice of culverts and install them; the Town would reimburse them for the culverts but not the labor costs. Accordingly, W&M's request for a variance to waive the one-year maintenance surety is reasonable for the following reasons:

1. Public Health, Safety, and Welfare - The variance is not detrimental to public safety, health, and welfare of the Town, nor is it injurious to adjacent properties to Woods Reserve. The variance will not adversely affect residents of the neighboring parcels.
2. Project Specific Considerations – The removal of the one-year maintenance surety is specific to this development and is not intended to apply to, nor establish precedent for, future developments.
3. Hardship to the Developer - A one-year maintenance surety would impose an unexpected hardship on the Developer because the required improvements are limited in scope, fully constructed by the Developer, and continuously observed by Town-provided inspection, leaving no remaining infrastructure risk to warrant extended financial security.
4. Consistency with Town Regulations and Plans - Approval of the variance would not amend or undermine the Coopertown Zoning Ordinance, Subdivision Regulations, or the Town’s adopted master planning documents.
5. No Self-Created Hardship - The hardship was not self-created by W&M. Prior to the Woods Reserve development, the two culverts adjacent to the site were already undersized for existing conditions and had been identified on the Town’s priority list for future upgrades.

Brian Rettaliata made a motion to grant the variance and not require a maintenance bond. Mayor Smith seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

- 3. Discuss amendment to Subdivision Regulations Section 2-109.8 Completion and Maintenance of Improvements, Section 3-103.1 General, 3-103.2 Amount of Surety, and 3-104.5 Maintenance of improvements** *TABLED UNTIL APRIL 20 MEETING*
- 4. Amend Zoning Ordinance, Section 3.123 Stormwater and Drainage Design to include high density polyethylene pipe (HDPE) culverts, Ordinance 2026-002**

Vicky Bumgardner stated the use of HDPE was adopted by ordinance and stated in another section of the Zoning Ordinance but we missed updating Section 3.123.

Tim Mason made a motion to recommend the amendment to the Board of Mayor and Aldermen. Mayor Smith seconded the motion.

Brian Rettaliata called roll:

Mayor Smith	YES
Tim Mason	YES
Justin Bahorik	YES

Brian Rettaliata YES

The motion passed unanimously.

**5. Amend Zoning Ordinance Section 5.052, #8, b) Signs in the Interstate Commercial (CB) district to increase pole signs to maximum 100 ft height, Ordinance 2026-003**

Brian Halma stated the Town passed an ordinance allowing 100 feet, but it was stated as 75 feet in a section that was overlooked. Now we have updated the Zoning Ordinance so that this standard is only in one place, the Sign Ordinance.

Tim Mason made a motion to approve the amendments.

Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

**6. Discuss amendments to Zoning Ordinance, Section 4.080, Standards for Signs, Billboards and Other Advertising Structures.**

Justin Bahorik asked that members look over the sign ordinance and come back to the April meeting ready to discuss. Mayor Smith followed by saying there's a need to review the current sign regulations so that we clarify language, drill down from 20 pages to less and consider allowing home-based business owners to post a sign in their yard.

No action taken.

**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**

Justin Bahorik stated this amendment has been out for a 30-day public comment period.

No comments received.

Brian Rettaliata made a motion to approve the amendments to the Subdivision Regulations.

Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

**2. Layton Jones, owner of Jones Farm at 1855 New Hope Road, proposal to operate a primitive rural resort on 73 acres, Coopertown Tax Map 137, Parcel 029.00 zoned Agricultural (A); discuss options to amend Zoning Ordinance**

Justin Bahorik clarified what the Planning Commission is tasked with in regard to Mr. Jones. Primitive Resorts is not a Use currently in Coopertown’s Zoning Ordinance. The question is, do we add new language to the Zoning Ordinance or do we amend Illustration 13. Justin made a motion to not provide a zone for this nor amend Illustration 13 to allow for this right now. Brian Rettaliata asked if we must first have an application. Justin stated there is no place in our zoning so there’s no way to even apply. Do we want to make that place right now? Mayor Smith stated there is technically nothing to vote on to approve or disapprove so the matter is do we want to create language or change Illustration 13 to allow for an application?

Tim Mason seconded the issue saying there are three issues:

- 1. the community that this affects showed up and voiced their opposition, 2. emergency services access and, 3. impact to infrastructure, particularly roads

Mayor Smith stated infrastructure is an issue, financial impact to the town is up in the air, this is a commercial operation, Illustration 13 was just recently approved, citizens are not in favor.

Tim Mason stated the Town’s attorney warned that rezoning that parcel is spot zoning which is against the law.

Brian Rettalata stated we have a motion to not amend Illustration 13 or the Zoning Ordinance by Justin. Do we have a second?

Tim Mason seconded the motion.

Brian Rettaliata called roll:

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

The motion to end discussions passed unanimously.

**IX. Comments from Members**

Mayor Smith provided an update on water saying he met with American Water and Springfield Water Department on Friday. Springfield Water is compiling information on the number of customers and water meter locations in Coopertown.

Alderman Mason thanked the community for their comments and coming out to the meetings. By attending they know what’s going on before they post inaccurate information on social media.

**X. Adjournment**

Tim Mason made a motion to adjourn.  
Mayor Smith seconded the motion.

All in favor signified by saying, “Aye”.

The meeting adjourned at 6:35 p.m.

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

These minutes are respectfully submitted by:



Chairman

4/29/26  
Date