



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

**PLANNING COMMISSION
REGULAR MEETING
Monday, May 19, 2025
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, in Shane Gordon's absence.

II. Pledge of Allegiance

III. Roll Call

Brian Rettaliata called roll.

Members present:

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

Also present:

Vicky Bumgardner, Building Commissioner
Brian Halma, Planning Consultant
Noel Amell and Ken Dombroski, Consulting Engineers

IV. Public Forum – Sign-in to speak and limit comments to 3 minutes

Casey Bohn, 1054 Kacie Dr., Oak Pointe Subdivision spoke against the Crawley rezone of 48.5 acres off Hwy 49 W.

V. Approve Minutes from meeting on April 21, 2025

Justin Bahorik motioned to approve the minutes from April 21, 2025.
Tim Mason seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

VI. Status of Letter(s) of Credit/Surety Instruments
Derby Meadows Phase 1A and 1B Sureties – Active

VII. New Business

1. Michael and Candyce Crawley request to rezone 48.5 acres off Hwy 49W, Map 120, Parcel 002.00 from Agricultural (A) to Mixed Use Residential Commercial (MURC)

Justin Bahorik wanted to make it clear that this is not opinion on yes or not if you like it or not, it's about does this meet the criteria.

Mayor went over his thought process for the rezoning a piece of property in Coopertown: be mindful of all the issues, like is it legal, the Town vision, budget, the property owner's rights, and restrictions you put on the property. How will this decision impact the Town.

Brian Halma commented that the owner needs to provide all information including what businesses are proposed, how many homes, townhomes, commercial buildings, where are the sidewalks, location of the septic, etc.

Brian Halma advised members of the 45-day deadline from formal proposal to taking action - either pass onto BOMA for action or deny.

Michael Crawley answered questions from members. He shared he is waiting for word from TDEC and Adenus regarding soils and how much land will be required for the on-site septic. Without knowing where the septic must be placed, and how much land will be used up, the plan can't be completed. And it's going to cost a million dollars to pull all this together yet who knows if the rezone will be approved. Terry Beers confirmed water is available.

Brian Halma explained the Mixed Use Residential Commercial District (MURC) requires submission of a preliminary master development plan. The plan needs to include those conditions as listed in Subdivision Regulations Section 6.030. Based on the submission, there are conditions that have not been addressed. The Planning Commission can take the following action: 1. Deny for lack of information, 2. Approve. 3. Approve with conditions and forward to the Board of Mayor and Aldermen. Once approved by the Board of Mayor and Aldermen, the next step would be to submit a final master development plan to the Planning Commission for review and approval; it would not return to the Board.

Members voiced concern about the cost to develop a full master plan when it's unknown if the rezone will pass the Board.

Tim Mason asked if they need to go back and amend the Ordinance.

Justin Bahorik made a motion to recommend to BOMA this rezone from Agricultural to MURC. Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Justin Bahorik	YES
Tim Mason	YES
Brian Rettaliata	YES
Peggy Ruth	YES
Mayor Smith	NO

The motion passed with 4 Yes votes, 1 No.

2. Ashland City Properties Concept Plan for Townhouses on Map 127, Parcel 031.00 Zoned CA, General Commercial, 15 acres off Hwy 41-A

Brian Halma shared staff comments including concern that there is only one entrance/exit. Applicant addressed all of staff's comments.

Noel Amell advised the applicant that per Subdivision Regulations Section 4-113.203 regarding stormwater management states they need to do a study to ensure there's no downstream affects from concentrated flow coming from the detention pond. The adjacent properties not be affected by the outflow. He did address that but it wasn't shown in the design - the next steps this will need to be addressed.

Brian Halma stated two other items should be discussed. 1. There's only one entrance into the development and 2. in some instances the HOA is responsible for the maintenance of the roads. Mayor Smith asked if we can require that now. Brian Halma said that will come with the preliminary plat and are they shown as public or private on the plan.

Brian stated that if there are more than 50 homes the Planning Commission can request a traffic study.

Mayor Smith asked who would maintain the streets? Phil Casterline, engineer from CSR Engineering, asked where does it say the streets have to be private in your Zoning Ordinance? Brian said I've not seen it stated in the Subdivision Regulations.

Mayor Smith stated it's just part of the comments and negotiation conversation.

Brian Rettaliata made a motion to approve the concept plan for townhomes off Hwy 41-A. Mayor Jeff Smith seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

3. Amend Subdivision Regulations Article VII, Definitions, to include Original Principal Amount

Start 30-day public review period.

Justin Bahorik made a motion to approve
Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

4. Discuss imposing impact Fees on new development

Deferred to June meeting.

5. Discuss creation of a farmhouse cluster zone

Deferred to June meeting.

VIII. Old Business

1. Amend Subdivision Regulations Section 1-112.107 Access to Lots by Public Way or Private Easement, Section 5-103.3 Preliminary Plat Requirements, Resolution 2025-008

Resolution 2025-008 has been open for 30-day public comment.

Brian Rettaliata made a motion to approve Resolution 2025-008.
Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

IX. Comments from Members

Justin Bahorik wanted to say happy birthday to Shane Gordon's wife, the reason for his absence tonight.

X. Adjournment

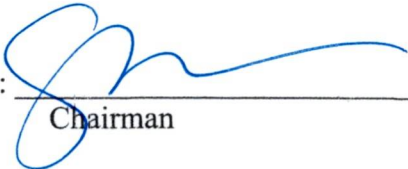
Brian Rettaliata made a motion to adjourn the meeting.
Tim Mason seconded the motion.

All in favor signified by saying, "Aye".

The meeting adjourned at 8:04 p.m.

Original notes generated by Kelly Bohn, City Clerk

These minutes are respectfully submitted by:


Chairman

7-16-25
Date