



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

**PLANNING COMMISSION
REGULAR MEETING
Monday, September 21, 2026
6:00 P.M.**

Meeting Minutes

I. Call to Order

The meeting was called to order at 6:00 p.m. by Chairman Shane Gordon.
New member Joshua Burch was introduced. Joshua takes Caleb Johnson's seat.

II. Pledge of Allegiance

III. Roll Call

Secretary Brian Rettaliata called roll.

Members present:

Justin Bahorik
Shane Gordon, Chairman
Tim Mason, Alderman
Brian Rettaliata, Secretary
Jeff Smith, Mayor
Josh Burch

Members Absent:

Peggy Ruth

Also present:

Vicky Bumgardner, Building Commissioner
Jessica Hill, GNRC, Senior Planning Consultant
Ashana Taylor, GNRC, Planning Consultant

IV. Public Forum - No one signed in to speak.

V. Approve Minutes from July 20, 2026

Tim Mason motioned to approve the minutes from July 20, 2026.
Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

Mayor Smith	YES
Shane Gordon	YES
Justin Bahorik	YES
Tim Mason	YES
Brian Rettaliata	YES
Josh Burch	YES

The motion passed unanimously.

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

Derby Meadows Phase 1A maintenance surety and Phase 1B & 2A LOC's & Phase 2B, Performance Bond, and Race Trac Performance Bond in place.

VII. New Business

1. Harvester, LLC- Variance request to apply final surface coat in Derby meadows Subdivision Phases 2B and 2C

Tim Mason made a motion to approve based on the Town engineer's recommendations. Mayor Smith seconded the motion.

Brian Rettaliata called roll:

Shane Gordon	YES
Justin Bahorik	YES
Tim Mason	YES
Mayor Smith	YES
Josh Burch	ABSTAINED
Brian Rettaliata	YES

The motion passed with 5 Yes votes, 1 Abstention.

2. Millard Tilley – Final Plat for 4421 Washington Rd, Map 121, Parcel 176.00, 4.34 acres zoned Rural Residential (RA) – Applicant requested to remove from agenda until October. Still working on septic permit from TDEC.

3. Discuss adopting language for Data Centers

Commission discussed impacts, areas of Town, noise levels, utilities and the environment. Members want to look at what other jurisdictions adopt before writing language for the Town.

4. Approve 4.00 hours of Sam Edwards planning and zoning training held August 17, attendees: Justin Bahorik, Shane Gordon, Peggy Ruth, Jeff Smith and Brian Rettaliata

Shane Gordon made a motion to approve four hours for those who attended training. Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Shane Gordon	YES
Tim Mason	ABSTAINED, Not present
Josh Burch	YES
Mayor Smith	YES

The motion passed with 5 Yes votes, 1 Abstention.

VIII. Old Business

1. Amend Zoning Ordinance Section 4.080, Standards for Signs, Billboards, and other Ad Structures and Section 4.050 Gasoline Service Station Restrictions

Brian Rettaliata made a motion to approve and recommend to the Board of Mayor and Aldermen. Shane Gordon seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Shane Gordon	YES
Tim Mason	YES
Mayor Smith	YES
Josh Burch	YES

The motion passed unanimously.

2. Amend Zoning Ordinance and Subdivision Regulations Language to accept performance

Vicky gave example of Springfield's language regarding letters of credit, cashier's checks and checks. Brian Rettaliata suggested that we add Springfield's language after section 103.3 and back final drafts in October. Members agreed.

IX. Comments from Members

Members welcomed new member Joshua Burch.

X. Adjournment

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

The meeting adjourned at 6:40 p.m.

Original notes generated by Kelly Bohn, City Clerk

These minutes are respectfully submitted by:


Chairman

10-19-26
Date