



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

**PLANNING COMMISSION
REGULAR MEETING
Monday, October 20, 2025
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.

II. Pledge of Allegiance

III. Roll Call

Brian Rettaliata called roll.

Members present:

Justin Bahorik, Vice Chairman
Shane Gordon, Chairman
Tim Mason, Alderman
Brian Rettaliata, Secretary
Peggy Ruth
Jeff Smith, Mayor

Members Absent:

Caleb Johnson

Also present:

Vicky Bumgardner, Building Commissioner
Brian Halma, GNRC Planning Consultant
Ken Dombroski, Consulting Engineer
Tessa O'Hollaran, Consulting Engineer

IV. Public Forum – Sign-in to speak and limit comments to 3 minutes - None

V. Approve Minutes from meeting on September 15, 2025

Shane Gordon motioned to approve the minutes from September 15, 2025.
Tim Mason seconded the motion.

Brian Rettaliata called roll:

Mayor Smith	YES
Shane Gordon	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 and 1B- Sureties in place

VII. New Business

1. Noah Jones Final Plat to consolidate two Parcels - Tax Map 111, Parcels 128.00 and 125.01, 3672 Old Coopertown Road, zoned Rural Residential (RA)

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

Brian Rettaliata called roll:

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

The motion passed unanimously.

2. Harvester, LLC- Derby Meadows Subdivision Re-Plat application for Phase 1A, to make 13.33 acres off Kacie Drive a buildable lot, Map 119, Parcel 048.05

Commission members asked if this home is to be a part of the Derby Meadows HOA. Bill Seeley stated it would not, but that an amendment to the HOA document has already been completed. Staff comments also noted the applicant needs to follow the Town's driveway regulations when installing the driveway access to this house. Emergency vehicle turnaround ability should be factored into the design of the ingress/egress.

Justin Bahorik made a motion to approve with the conditions that the HOA document be amended and that the driveway be installed per Coopertown's driveway regulations.
Tim Mason seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

3. Amend Subdivision Regulations, Resolution SR2025-013
***Chapter 5- Pavement Design**
***Chapter 9- TV Inspection requirements for Sewers**

Tessa O'Hollaran, Consulting Civil Engineer, shared the new language to be added to Chapter 5:

- 1- Establish conditions for arterial roads
- 2- Establish conditions for driveways and walkways.
- 3- Establish conditions for paving roads including testing standards.

Changes to Chapter 9 include:

- 1- Define requirements and inspection methods - either camera, laser or mandrill inspection.
- 2- Laying asphalt, then an inspection 30 days after burying pipes
- 3- Add reporting and documentation to be supplied to the Town, with pipeline video deflection reports

Members deferred a vote to November to give time to better clarify some of the language.

4. Amend Subdivision Regulations Section 4-110.0, add maximum lot width: depth ratio, Resolution SR2025-014

Justin Bahorik made a motion to approve and put out for the 30-day public comment period.
Peggy Ruth seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

5. Amend Ordinance 2015-006, Shooting Range, Indoor to add Outdoor - Zoning Ordinance, Articles 2.020, 5.051, Table 5-A, 8.030 and 8.070, Ordinance 2025-020

Tim Mason made a motion to send to the Board of Mayor and Aldermen with the amendment to increase the berm height from 20 to 30 feet, and to add the 1,000 feet distance from the back of the berm to the rear property line.

Mayor Smith seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

6. Amend Zoning Ordinance Section 8.070, I.1. (f) and Table 5-A to include Campgrounds in the Agricultural (a) District

Layton Jones, owner of the Jones Farm located at 1855 New Hope Road spoke to members regarding his 73 acre Coopertown parcel off Frey Ford Road and his desire to add cabins and possible tent areas. He currently has 7 cabins, an event venue, and a barn across Sycamore Creek on the Cheatham County side. Mr. Jones stated he'd like to place 50 cabins on Coopertown side, maybe more if the soils will allow. There would be no RV's or campers allowed, only cabins and tent camping for youth groups/boy scouts.

Commission members asked questions about vehicle access including emergency vehicles. Mr. Jones stated he has acres on the Cheatham County side that can be used for parking. Frey Ford may be an option for some access as well. But it needs to be cleared.

Members voiced concerns about calling it a "campground" based on Mr. Jones plans. Maybe a rural resort would be a better term. Members agreed the Zoning Ordinance would need to be amended and language written to allow for what Mr. Jones proposes. No further discussion occurred.

VIII. Old Business

1. Amend Subdivision Regulations Appendix B - Construction, Roadway and Drainage Technical Standards, Drawings ST-1 and ST-2, Resolution SR2025-011

The 30-day public comment period has ended. Vicky Bumgardner stated there has been no public comment made.

Brian Rettaliata made a motion to approve Resolution SR2025-011.
Mayor Smith seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

2. Amend Subdivision Regulations Section 3-103 Surety Standards and Requirements decrease surety reduction amount from 30% of original principal amount to 25%, Resolution SR2025-012

The 30-day public comment period has ended. Vicky Bumgardner stated there has been no public comment made.

Brian Rettaliata made a motion to approve Resolution SR2025-012.
Tim Mason seconded the motion.

Brian Rettaliata called roll:

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

The motion passed unanimously.

3. Review for possible Amendments to Mixed Use Zone application requirements
Due to the Workshop being cancelled, this item is deferred to the November 17 meeting.

IX. Comments from Members

X. Adjournment

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

All in favor signified by saying, "Aye".

The meeting adjourned at 7:32 p.m.

Original notes generated by Kelly Bohn, City Clerk

These minutes are respectfully submitted by:



Chairman

11/17/25

Date