



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

**BOARD OF ZONING
APPEALS MEETING
Monday, June 15, 2026
5:00 P.M.**

MEETING MINUTES

I. Call to Order

The meeting was called to order by Chairman Bob Krause at 5:01 p.m.

II. Pledge of Allegiance

III. Roll Call

Secretary Cara Lord called roll:

Members Present:

Bob Krause
Nile Frase
Cara Lord

Member(s) Absent:

Bob Little
Will Wojcik

Other Attendees:

Vicky Bumgardner, Building Commissioner
Brian Halma, GNRC Sr. Planning Consultant

IV. Approve Meeting Minutes from May 18, 2026

Cara Lord motioned to approve the minutes from May 18, 2026.

Bob Krause seconded the motion.

Cara Lord called roll:

Nile Frase	YES
Cara Lord	YES
Bob Krause	YES

The motion passed unanimously.

V. Business

1. Brittany Gaal of 6041 Henry Gower Rd, requests Special Exception for dog kennel, Map 110, Parcel 045.00, zoned Rural Residential (RA) with 5.72 acres

Members discussed the kennel location. Applicant shared an email from the neighbor closest to the kennel; the email supported Ms. Gaal's business plan. It was noted that the kennel is approximately 255 feet away from that home, which is the closest to the kennel. Concern was voiced about how noise abatement is going to be handled. Ms. Gaal said the room is insulated. There will be both indoor and outdoor areas. The run is enclosed with a six (6) foot fence. Ms. Gaal said she will take in four dogs but if one of the dog owners has two small dogs it could be up to five dogs at one time.

Cara Lord made a motion to approve the application with three conditions: no more than five dogs will be kenneled at one time, if two complaints are called in about barking, by two separate neighbors, then Ms. Gaal will need to return to the Board for another review, and the kennel is approved at 255 feet from the closest neighbor. Nile Frase seconded the motion.

Cara Lord called roll:

Nile Frase	YES
Bob Krause	YES
Cara Lord	YES

The motion passed unanimously.

VI. Comments from Members and Staff

Sam Edwards will be returning to conduct planning and zoning training for the Planning Commission and Board of Zoning Appeals on Monday, August 17th at 6:00 p.m.

VII. Adjournment

Bob Krause made a motion to adjourn the meeting.
Nile Frase seconded the motion.

The meeting adjourned at 5:19 p.m.

Original notes generated by Kelly Bohn, Town Clerk

These minutes are respectfully submitted by:

Robert Krause
Chairman

9-30-2026
Date