



The Town of Coopertown
2525 Burgess Gower Rd.
Springfield, TN 37172
(615) 382-4470

**BOARD OF ZONING
APPEALS MEETING**
Tuesday, October 20, 2025
5:00 P.M.

MEETING MINUTES

I. Call to Order

The meeting was called to order by Chairman Bob Krause at 5:00 p.m.

II. Pledge of Allegiance

III. Roll Call

Cara Lord called roll in Secretary Nile Frase's absence.

Members Present:

Bob Krause, Chairman
Bob Little, Vice Chairman
Cara Lord

Members Absent:

Nile Frase, Secretary
Will Wojcik

Other Attendees:

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

IV. Approve Meeting Minutes from September 15, 2025

Cara Lord motioned to approve the minutes from September 15, 2025.
Bob Krause seconded the motion.

Cara Lord called roll:

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| Cara Lord | YES |
| Bob Krause | YES |
| Bob Little | YES |

The motion passed unanimously

V. Business

1. Harvester, LLC-Variance request for reduced rear setback- 6 lots, Phase 2 Derby Meadows Subdivision

Bill Seeley landowner from Harvester, LLC, Eric Carter, engineer with Scott & Ritter, and Joshua Stokely with GMC Engineering presented their request.

Mr. Stokely showed members the map. They have extended the green space in between. The issue is the building footprint around the cul-de-sac. We want to go from a 20 feet to a 10 feet rear set back. This request is for six parcels around the cul-de-sac. Two lots are adjacent to the detention pond; two are adjacent to the open space. The nearest property line is 30 feet from our property line. The applicant stated that the Coopertown Planning Commission requested the additional green space for the purpose of providing a greater buffer. The back of these buildings will be 60 feet off the nearest property line so this change doesn't affect anybody. Bob Little asked how the current cul-de-sac design affects this request. Mr. Stokely said the current design does not provide an adequate turn radius; it doesn't meet the standard radius for a cul-de-sac.

Bob Krause asked if the front setback remains the same. Mr. Stokely said it remains the same. Bob Little asked Brian Halma about item #3 of the nine criteria in the Zoning Ordinance where the granting of the variance request doesn't confer on the applicant any special privilege that is denied by this ordinance to other land, structures or buildings in the same district.

Brian said that anytime there's a variance granted it should be a one-off. It should be something specific to that piece of land. There's something particular about this piece of property and not a broader issue.

Bob Little asked if this was caused by their giving away the additional space for that corridor? Eric Carter said that had we not done that we would have enough room.

Vicky Bumgardner stated they are ready to plat Phase 2A; it was identified during that review process. Eric Carter stated when we started grading, we found out we have an issue.

Bob Krause asked if there's an HOA, and about fencing. Bill Seeley shared the HOA requirements for fencing.

Eric Carter showed members the red and blue lines on the site plan showing the building envelope. Because of the restrictions of the fence and where the building would be, there's an off-set. What caused it, when you do a setback on a circular, you have one long property line and one short property line. It's the short property line that gets you. If the properties were more square with the cul-de-sac, but you can't do that with the entrances, this wouldn't happen. But we just missed it.

Bob Krause asked what happens if we say no? Bill Seeley said the only thing we could do would be to move those property lines back which would push us back into the open space, the woods. Bob Krause asked if there's a minimum square footage of the house. Eric Carter said Ryan Homes wants to build a little bigger home on these lots. This 10 ft. setback will allow them to build any of the models in there. With out it, two couldn't be built at all; four would be limited to just one model that they could build.

Bob Little stated he's inclined to approve the variance. The issue has been caused by the increased green space. It's not going to impact the neighbors across the 30 ft. green space, except for two lots, the property lines will be closer. But if it's going to be fenced you won't notice it anyway. The others open up to the detention pond and open space.

Cara Lord agreed. There aren't homes behind it.

Bob Little made a motion to approve the variance based on what's been presented and the fact that the additional green space is what caused this issue.

Cara Lord seconded the motion.

Cara Lord called roll:

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| Bob Little | YES |
| Bob Krause | YES |
| Cara Lord | YES |

The motion was passed unanimously.

2. Approve 4 hours of remote training for Nile Frase - watched video of Sam Edwards Planning & Zoning training held at station #5 on 07.21.25

Bob Krause motioned to approve Nile's training hours.
Bob Little seconded the motion.

Cara Lord called roll:

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| Bob Krause | YES |
| Bob Little | YES |
| Cara Lord | YES |

The motion passed unanimously.

VI Comments from members and staff

Starting in 2026, Board of Zoning Appeals members are required to attend training on property and constitutional rights per Tennessee SB365/HB317.

VII. Adjournment

Cara Lord made motion to adjourn
Bob Little seconded the motion.

Meeting adjourned at 5:20 p.m.

Original notes generated by Kelly Bohn, Town Clerk

These minutes are respectfully submitted by: Robert Krause 11-17-2025
Chairman Date