



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

**BOARD OF ZONING  
APPEALS MEETING  
Monday, November 17, 2025  
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

Cara Lord called roll in Nile Frase's absence.

Members Present:

Bob Krause, Chairman  
Bob Little, Vice Chairman  
Cara Lord

Member(s) Absent:

Will Wojcik  
Nile Frase, Secretary

Other Attendees:

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

### IV. Approve Meeting Minutes from October 20, 2025

Cara Lord motioned to approve the minutes from October 20, 2025.

Bob Krause seconded the motion.

Cara Lord called roll:

Cara Lord	YES
Bob Krause	YES
Bob Little	YES

The motion passed unanimously.

### V. Business

**1. Peggy Holt - application for an accessory apartment at 3613 Cooper Nicholson Rd., Map 128, Parcel 011.00, 5.19 acres zoned Agricultural (A)**

Brian Halma shared staff comments and found no issues with the application. Cara Lord asked if a manufactured home could be used as an accessory apartment. Vicky Bumgardner stated State law deems a manufactured home to be equivalent to a stick-built home. So, yes; it would be allowed.

The applicant was reminded that a separate 911 address would be required. Ms. Holt stated she's working on the TDEC permit now. Because TDOT has no record of the current septic system, a new system will need to be installed for the apartment. She explained that her daughter and family will move into her house; she'll move into the accessory apartment.

Bob Little made a motion to approve pending TDEC approval of the septic system. Bob Krause seconded the motion.

Cara Lord called roll:

Bob Little	YES
Bob Krause	YES
Cara Lord	YES

The motion passed unanimously.

**VI. Comments from Members and Staff**

None.

**VII. Adjournment**

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

The meeting adjourned at 5:12 p.m.

**Original notes generated by Kelly Bohn, Town Clerk**

These minutes are respectfully submitted by: Robert Krause JAN 12, 2025  
Chairman Date