



The Town of Cooperstown
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

Chairman

JAN 12, 2015

Date