

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

August 25, 2022

A meeting of the Land Development and Transportation Committee was held at 1:00 p.m. on Thursday, August 25, 2022 at the Old Jail Building, 514 West Liberty Street, Louisville, KY 40202 and via Webex Teleconferencing.

Committee Members present were:

Te'Andre Sistrunk, Chair
Jim Mims, Vice Chair (arrived at 1:42 pm)
Rich Carlson
Jeff Brown
Ruth Daniels

Committee Members absent were:

No one

Staff Members present were:

Joe Reverman, Assistant Director, Planning & Design Services
Brian Davis, Planning Manager
Julia Williams, Planning Supervisor
Dante St. Germain, Planner II
Jay Lockett, Planner II
Laura Ferguson, Legal Counsel

Others Present:

Beth Stuber, Transportation Planning

The following matters were considered:

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Approval of Minutes

Approval of the minutes of the August 11, 2022 Land Development and Transportation Committee meeting.

00:04:23 On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on August 11, 2022.

The vote was as follows:

YES: Commissioners Carlson, Danies, Brown and Sistrunk.

ABSENT: Commissioner Mims.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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NEW BUSINESS

Case No. 22-RSUB-0005

Request:	Revised Major Preliminary Subdivision Plan
Project Name:	Roseborough Lots
Location:	7203 E. Manslick Road
Owner:	RLM Properties Inc.
Applicant:	RLM Properties Inc.
Representative:	Land Design & Development, Inc.
Jurisdiction:	Louisville Metro
Council District:	23 – James Peden
Case Manager:	Molly Clark, Planner I

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:05:15 Julia Williams presented on behalf of Molly Clark. This case was continued from the August 11, 2022 meeting. The waiver notices were not sent out in time for this meeting. They are requesting a continuation to the September 8, 2022 LD&T meeting.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:06:00 On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** the preliminary major subdivision to the September 8, 2022 Land Development & Transportation Committee meeting.

The vote was as follows:

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NEW BUSINESS

Case No. 22-RSUB-0005

YES: Commissioners Daniels, Carlson, Brown, and Sistrunk.
ABSENT: Commissioner Mims

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Case No. 22-ZONE-0068

Request:	Change in Zoning from R-5 to C-1 with Detailed District Development Plan and Binding Elements, Waivers and Variance
Project Name:	Southside Drive Rezoning
Location:	7332 Southside Drive
Owner:	Golden Wash LLC
Applicant:	Golden Wash LLC
Representative:	Bardenwerper Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	25 – Amy Holton Steward
Case Manager:	Dante St. Germain, AICP, Planner II

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:06:50 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation). The applicant is requesting a change in zoning from R-5 to C-1 along with four waivers, a variance and the proposed development plan for a new structure.

The following spoke in support of the request:

Paul Whitty, Bardenwerper Talbott & Roberts, 1000 N. Hurstbourne Parkway, Louisville, KY

Summary of testimony of those in support:

00:12:00 Paul Whitty presented the applicant's case and showed a PowerPoint presentation (see recording for detailed presentation). The applicant has been working to secure a crossover parking agreement with the adjoining funeral home. Whitty believes the waivers and zoning request are justified and the plan is ready for a public hearing.

The following spoke as opposition:

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Maureen Welch, 7101 Venetian Way, Louisville, KY 40214

Ann Ramser, 307 E. Kenwood Drive, Louisville, KY 40214

Summary of testimony of those in opposition:

00:21:10 Maureen Welch spoke in opposition to the request. Welch feels the proposed development does not fit the size nor shape of the lot and the waivers are not justified. This proposal does not meet the recommendations in Plan 2040 and is not in character with the area.

00:28:45 Ann Ramser spoke in opposition to the request and provided a PowerPoint presentation (see video). Ramser believes there has been confusion amongst the community because the site has multiple addresses on different roads, which have been used interchangeably on case materials. There are other vacant commercial properties in the area in which this use would be better suited. Ramser believes the case is not ready for a public hearing date.

Rebuttal:

00:39:35 Paul Whitty spoke in rebuttal on behalf of the applicant. Originally the applicant was proposing to rezone both properties, but the actual frontage of the site in question is on Southside Drive, so that is the correct address.

Commissioner Carlson asked staff if notices were sent out as required. Dante St. Germain said it sounds like the property in question may have changed hands after the formal filing. Staff will ask the applicant to doublecheck the addresses prior to sending the Planning Commission notice.

Commissioner Sistrunk said he does not get a response from LOJIC when he enters the Southside Drive address. He asked if this would cause problems with the notices. St. Germain said now that the proposal is to subdivide the property they have only been using the Southside Drive address, but staff can provide all addresses on future notices to eliminate confusion.

Deliberation:

00:47:30 Commissioners' deliberation.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning &

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Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the September 15, 2022 Planning Commission public hearing.

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Case No. 22-ZONE-0084

Request:	Change in Zoning from R-5B to C-R with District Development Plan
Project Name:	1745 & 1747 Frankfort Avenue
Location:	1745 & 1747 Frankfort Avenue
Owner/Applicant:	Zach Fry and Christopher Seckman
Representative:	Zach Fry and Christopher Seckman
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Jay Lockett, AICP, Planner II

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:50:10 Jay Lockett presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation). The applicant is proposing a change in zoning but no proposed changes to the structures or properties.

The following spoke in favor of the request:

Zack Fry, 1747 Frankfort Avenue, Louisville, KY 40206

Christopher Seckman, 1745 Frankfort Avenue, Louisville, KY 40206

Summary of testimony of those in favor:

00:53:55 Zach Fry spoke in support of the application. He plans to maybe operate his business out of the front and still live in the rest of the property.

00:55:15 Christopher Seckman spoke in support the application. He currently operates an AirBNB out of the property and would like to do something more useful with the site.

Deliberation:

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00:56:25 Commissioners' deliberation.

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The Committee by general consensus scheduled this case to be heard at the September 15, 2022 Planning Commission public hearing.

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The meeting adjourned at approximately 1:59 p.m.

Chairman

Division Director