

St Germain, Dante

From: Cecilia Lynch <cecilialynch@gmail.com>
Sent: Sunday, November 20, 2022 8:10 AM
To: St Germain, Dante
Subject: Case No. 21-ZONE-0105, located at 7411 St. Andrews Church Rd.

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To Whom It May Concern:

I am against this zoning change for the following reasons:

C1 zoning helps blend businesses into neighborhoods. C2 is better suited for commercial areas.

Trying to flip good area properties that are zoned C1 while ignoring blighted C2 properties in the area causes overall decline in the surrounding area. C2 properties are more expensive for a reason. Trying to backdoor a C1 property into C2 to save money by the proprietor is not what is best for the community.

C1 is awesome for people that want to combine their home and business. It often blends nicely with the neighborhood and brings needed services. C2 should be reserved for more commercial areas only. They often create a much higher traffic burden in areas not able to absorb the increase.

While the current business in the location seems quite benign, if the property is rezoned, the possibilities of what could be put there are much too broad for the area. C2 zoning is not what is needed in this area.

If this property is permitted to be changed to C2, it will be all that much easier to change the entire block into C2. Within less than one mile, there are several C2 zoned buildings that are shuttered. These could easily be used for the business operation.

The area is a heavy traffic and a zoning change could increase traffic and accidents in the area.

Please keep this address a neighborhood zoned C1 property and reserve C2 zoning for more commercial areas.

Thank you,

Cecilia Lynch
3602 Stacy Court
Louisville, KY 40214
CLL

St. Germain, Dante

From: Houpt, Paul <Paul.Houpt@desaleshs.com>
Sent: Friday, June 17, 2022 2:25 PM
To: St. Germain, Dante
Subject: Ruzanka

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Hello,

I'm writing to say I am in support of the zoning change to allow Jeff Ruzanka to continue to operate his landscaping business at 7411 St. Andrews Church Road (21 - ZONE - 0105).

He runs his business in a quiet and respectful manner with respect to his neighbors, both in terms of noise and the care of the business property itself, and I consider him a good neighbor and friend. His is a family owned business, and I want to see as many of those succeed as possible in these days and times.

It was his suggestion to put up a wood fence along the concrete pad adjacent to my property, and he came to me personally to ask what I would like and how he could accommodate my personal preferences. We agreed that a fence along the concrete pad only, leaving the back open to his property, where he will plant some trees will be sufficient. I am not opposed to his concrete pad not being set back from my property line, nor do I think there should be additional planting requirements along the property line.

Thanks, and let me know if you need anything else from me on this matter.

--

Paul Houpt
DeSales High School
Mathematics Department
email: paul.houpt@desaleshs.com

St. Germain, Dante

From: Sharon Blair <sblair52@att.net>
Sent: Wednesday, February 23, 2022 4:42 PM
To: St. Germain, Dante
Subject: 20-ZONE-0105

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I would like to comment on the above mentioned case in regards to 7411 St Andrews Church Rd .

As a long term resident in neighboring Forest Hills , I see no problem with the lawn care business. They have really cleaned up that specific area & it looks very nice from St Andrews Church Rd . It's a very reputable business also . We thought at one time , this business was going to buy the old muffler shop that sits at the entrance of my neighborhood. We do wish that would've happened because we knew the place would get cleaned up & be meticulously kept .

I will try to join the meeting tomorrow if time allows .

Thank you ,
Sharon Blair

Sent from my iPhone

St. Germain, Dante

From: Powell, Brian
Sent: Friday, February 25, 2022 6:16 PM
To: St. Germain, Dante
Cc: Kitty Samuels (kosamuels@gmail.com); Holton Stewart, Amy
Subject: Fw: Contact Councilwoman Amy Holton Stewart [#2201]
Attachments: Minutes (10) (1).pdf

Dante,

Please see the below email received on August 2, 2021 from a constituent with several concerns regarding 7411 St. Andrews Church Road's rezoning. I understand this was sent to the April 7th Planning Commission meeting. Will you please ensure these emails are included in the case file?

Kitty,

I am following up to ensure you are aware that this case is scheduled to be heard on April 7th by the Planning Commission.

This case was heard yesterday by the Land Development & Transportation Committee. I have attached the minutes and included this case's excerpt below for your convenience. Please share any additional concerns you have with Dante to note on the record before the Planning Commission's review.

"7. 21-ZONE-0105 Request: Change in zoning from C-1 to C-2, with Detailed District Development Plan with Binding Elements, Conditional Use Permit, Variance and Waiver

Project Name: Second Nature Lawn Care

Location: 7411 St. Andrews Church Road

Owner: LNB Properties LLC

Applicant: LNB Properties LLC

Representative: Frost Brown Todd LLC

Jurisdiction: Louisville Metro Council District: 25 - Amy Holton Stewart

Case Manager: Dante St. Germain, AICP, Planner II

The Committee by general consensus scheduled this case to be heard at the April 7, 2022 Planning Commission public hearing."

Thank you,



Brian Powell

Legislative Assistant

Councilwoman Amy Holton Stewart

District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Powell, Brian <Brian.Powell@louisvilleky.gov>
Sent: Tuesday, August 3, 2021 1:44 PM
To: kosamuels@gmail.com <kosamuels@gmail.com>
Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: Re: Contact Councilwoman Amy Holton Stewart [#2201]

Ms. Samuels,

Thank you for reaching out. This is a zoning change C-1 to C-2 to permit his existing landscaping contractor shop. This will be heard by the Planning Commission, they will afford an opportunity for the public to speak at the hearing either in opposition, in favor or neutral. After the Planning Commission either approves or disapproves the zoning change will go to the Louisville Metro Council to make a final vote.

If there are existing water drainage issues or if your father's property is damaged by the current drainage set up I would recommend first reporting to MSD (502-540-6000 or customerrelations@louisvillemtd.org) and if it is not their responsibility, then private legal action between both property owners may be needed to remedy the situation.

I would recommend speaking at the Planning Commission and any subcommittees of the Planning Commission where this zoning change will be reviewed to ensure your thoughts, concerns and issues are heard and addressed by the proper planning folks in advance of their vote on the zoning change.

Once it comes to Metro Council we can only vote upon the record of the Planning Commission, meaning no new testimony or emails from constituents, such as this communication, or the applicant can be utilized to decide whether to approve or disapprove of the zoning.

I have attached a few documents for your information.

Finally, if you are interested in speaking at a future meeting regarding this case I would suggest regularly checking the published agendas of the Planning Commission, Land Development & Transportation, Development Review and Board of Zoning Adjustment Committees on this website:
<https://louisville.legistar.com/Calendar.aspx>

I hope this is helpful.

Thank you,



Brian Powell
Legislative Assistant

Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Councilwoman Amy Holton Stewart <no-reply@wufoo.com>
Sent: Monday, August 2, 2021 4:53 PM
To: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: Contact Councilwoman Amy Holton Stewart [#2201]

Name Kitty Samuels

Address 

2124 Quillman Drive
Louisville, Kentucky 40214
United States

Phone (502) 386-1954
Number

Email kosamuels@gmail.com

Comments

I am writing on behalf of my father, Ted Samuels. We have received notice that a neighbor has requested a zoning change for 7411 St. Andrews Church Road (Case# 21-ZonePA-0065). The property owner, Jeffery Ruzanka, has been improperly operating Second Nature Lawn Care, LLC on the property for several years and is now attempting to have the property zoned to allow for more heavy equipment use. Mr. Ruzanka's property backs up to my father's home where he has lived since the 70's. It is incredibly disheartening to hear of these plans given the negative impact it will have on the value of my father's property as that of his neighbors. Additionally, the most recent changes Mr. Ruzanka made to his property have already caused water drainage issues and Mr. Ruzanka has yet to put into place the measures necessary to address these issues. I believe the measures were required as part of the permit for Mr. Ruzanka obtained to those changes to his property. We are concerned that additional issues will occur if a zoning change is approved. Any information you have regarding this process or help you can provide would be greatly appreciated. Regards.

St. Germain, Dante

From: Powell, Brian
Sent: Thursday, March 24, 2022 3:17 PM
To: Kitty Samuels (kosamuels@gmail.com)
Cc: Holton Stewart, Amy; St. Germain, Dante
Subject: Re: Contact Councilwoman Amy Holton Stewart [#2201]
Attachments: 21-ZONE-0105_PC_Notice_04.07.22 (1).pdf; Minutes (10) (1).pdf

Kitty,

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We have forwarded your concerns to Dante, the case manager. You may attend and speak in support, opposition or as neutral if you wish. Please see the attached zoning notice for more information.

Thank you,



Brian Powell

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Jurisdiction: Louisville Metro Council District: 25 - Amy Holton Stewart

Case Manager: Dante St. Germain, AICP, Planner II

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Office: (502) 574-1125

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Subject: Re: Contact Councilwoman Amy Holton Stewart [#2201]

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Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
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601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

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Subject: Contact Councilwoman Amy Holton Stewart [#2201]

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Address 

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Louisville, Kentucky 40214
United States

Phone (502) 386-1954
Number

Email kosamuels@gmail.com

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St. Germain, Dante

From: Kitty Samuels <kosamuels@gmail.com>
Sent: Tuesday, August 3, 2021 10:00 AM
To: Nichols, Tanner
Cc: St. Germain, Dante
Subject: Re: Proposed Zoning Change for 7411 St. Andres Church Road (Case #21-ZonePA-0065)

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Mr. Nichols,

Can you please provide a timeline of when the trees will be planted? As well as an update on fencing?

What additional measures will be taken to mitigate any noise pollution should the zoning change be approved?

Can you please add me to the list for any mailings for upcoming meetings regarding this issue? I am my father's POA and will be representing his interests as this project moves forward.

address: 3126 Wynbrooke Circle
Louisville, KY 40241

Regards,
Kitty Samuels
She/Her/Hers
Practice Manager

Dunn Physical Therapy
PO Box 22184
Louisville, KY 40252

P 502-425-1716
F 502-425-2258
www.dunnptky.com

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On Tue, Aug 3, 2021 at 8:43 AM Nichols, Tanner <tnichols@fbtlaw.com> wrote:

Dante and Ms Samuels,

Good morning. Per Jeff, the neighbor next to pole barn asked him to not build the fence and Jeff bought the house on the other side; so he mistakenly thought the trees were not necessary. He will make plantings and build whatever fencing is required. Code enforcement officers will be able to verify. Thanks TN

Sent from my iPhone

On Aug 3, 2021, at 8:07 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Samuels,

When the pole barn was requested on the property, there was a site plan provided by the applicant which showed 9 trees to be planted and a privacy fence to be built to help shield the neighbors from the impact of the building. It is my understanding that none of these were installed. I asked the applicant's representative about them at the pre-application meeting but did not get an answer as to why they were not installed.

At this time, the zoning change is still in the pre-application stage. It has not been formally filed. I do not know if a neighborhood meeting has been conducted yet, but that is the next step. If a neighborhood meeting is not conducted in a timely manner, zoning enforcement will continue on the property.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design><<https://louisvilleky.gov/government/planning-design>>

<image001.png>

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<image003.png>

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From: Kitty Samuels <kosamuels@gmail.com>
Sent: Monday, August 2, 2021 4:36 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: tnichols@fbtlaw.com
Subject: Proposed Zoning Change for 7411 St. Andres Church Road (Case #21-ZonePA-0065)

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Greetings,

I am writing on behalf of my father, who currently resides at 2124 Quillman Drive. His property, where he has resided since the 1970's. It is my understanding that Jeffrey Ruzanka has been operating Second Nature Lawn Care has been operating illegally or without property zoning at this address for several years.

Although I do not have the details, I believe Mr. Ruzanka was granted permission to build an additional structure on said property and was to take certain measures (such as planting trees) to mitigate any water run-off issues as a result. I have yet to see any of these mitigation measures to be put in place...and now we are facing the threat of additional zoning changes which will further negatively impact my father's property value.

Any information or input you have regarding this matter and what we can do to share our very serious concerns regarding this proposed zoning change would be greatly appreciated.

Regards,
Kitty Samuels
She/Her/Hers

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NOTICE: This electronic mail transmission is for the use of the named individual or entity to which it is directed and may contain information that is privileged or confidential. It is not to be transmitted to or received by anyone other than the named addressee (or a person authorized to deliver it to the named addressee). It is not to be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via email or by calling Frost Brown Todd LLC at (513) 651-6800, so that our address record can be corrected.

St. Germain, Dante

From: Kitty Samuels <kosamuels@gmail.com>
Sent: Thursday, March 31, 2022 1:41 PM
To: St. Germain, Dante
Cc: Powell, Brian; Holton Stewart, Amy
Subject: Re: Contact Councilwoman Amy Holton Stewart [#2201]

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Good afternoon,

I am again writing with concerns regarding the zoning change proposed for Case# 20-ZONE-0105. I understand the next meeting is scheduled for April 7th, however I will be out of town and unable to participate. I have several concerns regarding this zoning change.

- 1) Second Nature Lawn Care has been operating improperly on this property and by approving this zoning change, which is disputed by community members, the city is condoning and rewarding businesses who do not follow proper zoning restrictions.
- 2) My father's property at 2124 Quillman Drive (and surrounding neighbors), will decrease in value.
- 3) The owner's of Second Nature Lawn Care have not operated in good faith by installing fencing and landscaping that was agreed upon previously. These items would help with draining and noise reduction.
- 4) Draining will be disrupted and neighbors on Quillman Drive will see flooding and other negative effects on their property...again which will further decrease their property value.

ITEMS: 3 - Callison, Daniels, Mills, Brown and Sisulak

7. [21-ZONE-0105](#)

Request: Change in zoning from C-1 to C-2, with Detailed District Development Plan with Binding Elements, Conditional Use Per Variance and Waiver
Project Name: Second Nature Lawn Care
Location: 7411 St. Andrews Church Road
Owner: LNB Properties LLC
Applicant: LNB Properties LLC
Representative: Frost Brown Todd LLC
Jurisdiction: Louisville Metro
Council District: 25 - Amy Holton Stewart
Case Manager: Dante St. Germain, AICP, Planner II

The Committee by general consensus scheduled this case to be heard at the April 7, 2022 Planning Commission public hearing.

While I fully understand that our community is constantly growing and changing, it is important to consider how community members will be impacted. We should not value the needs of a business over the needs and desires of community members. In my father's case, he has lived in his residence for over 40 years and has done extensive work to make improvements to the drainage issues in his backyard. I appreciate the entrepreneur's that make our community great, but the owners of Second Nature Lawn Care have shown little regard for how their business will negatively affect surrounding neighbors and have failed to follow through on the plans that would help offset these negative effects.

Should you have any additional questions regarding my concerns, please feel free to reach out.

Thank you for you time,

Kitty Samuels
She/Her/Hers

C: 502-386-1954

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On Thu, Mar 24, 2022 at 3:36 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Thank you for your comments. I will add them to the record.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

<https://louisvilleky.gov/government/planning-design>



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Brian Powell

Legislative Assistant

Councilwoman Amy Holton Stewart

District 25

601 West Jefferson St, 2nd floor

Louisville, KY 40202

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Sent: Monday, August 2, 2021 4:53 PM

To: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>

Subject: Contact Councilwoman Amy Holton Stewart [#2201]

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Comments

I am writing on behalf of my father, Ted Samuels. We have received notice that a neighbor has requested a zoning change for 7411 St. Andrews Church Road (Case# 21-ZonePA-0065). The property owner, Jeffery Ruzanka, has been improperly operating Second Nature Lawn Care, LLC on the property for several years and is now attempting to have the property zoned to allow for more heavy equipment use. Mr. Ruzanka's property backs up to my father's home where he has lived since the 70's. It is incredibly disheartening to hear of these plans given the negative impact it will have on the value of my father's property as that of his neighbors. Additionally, the most recent changes Mr. Ruzanka made to his property have already caused water drainage issues and Mr. Ruzanka has yet to put into place the measures necessary to address these issues. I believe the measures were required as part of the permit for Mr. Ruzanka obtained to those changes to his property. We are concerned that additional issues will occur if a zoning change is approved. Any information you have regarding this process or help you can provide would be greatly appreciated. Regards.

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