

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**September 8, 2022**

**NEW BUSINESS**

**22-ZONE-0086**

Request:	Change in zoning from R-4 to C-M, with Detailed District Development Plan and Binding Elements, and Waiver
Project Name:	Hagan Westport Road Self Storage
Location:	4301 Westport Road
Owner:	Paul & Suetta Thieneman
Applicant:	Hagan Properties Inc.
Representative:	Bardenwerper Talbott & Roberts
Jurisdiction:	City of St. Matthews, Louisville Metro
Council District:	7 – Paula McCraney
Case Manager:	Dante St. Germain, AICP, Planner II

The staff report prepared for this case was incorporated into the record. 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:**

00:38:18 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see recording for detailed presentation).

**NOTE: CHAIR MIMS DISCLOSED THE FACT THAT HE WORKED FOR HAGAN PROPERTIES, INC. IN THE PAST BUT IS ABLE TO VOTE OBJECTIVELY.**

**The following spoke in favor of this request:**

John Talbott, Bardenwerper, Talbott and Roberts, North 1000 Hurstbourne Parkway, Louisville, Ky. 40223  
Ted Bernstein, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222  
Tommy Edwards, 12911 Reamers Road, Louisville, Ky. 40245

**Summary of testimony of those in favor:**

00:45:41 John Talbott said the city boundary line doesn't line up, so most of the property is located within the city of St. Matthews. He gave a power point presentation discussing the proposal (see recording for detailed presentation).

00:51:52 Ted Bernstein discussed the landscaping and regulations (see recording for detailed presentation).

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00:55:29 John Talbott discussed the following: there will be a gate, the third floor will be in the basement, the buildings will resemble townhomes, lighting will be shielded and LED to prevent light pollution and binding elements (see recording for detailed presentation).

01:02:27 Tommy Edwards discussed the access-controlled gates for potential customers (see recording for detailed presentation).

**The following spoke in opposition to this request:**

David Lee, 1008 Westgate Place, Louisville, Ky. 40207  
James Maloney, 4307 Westport Road, Louisville, Ky. 40207  
John Langford, 6845 Green Meadow Circle, Louisville, Ky. 40207  
Timothy J. Mayer, 730 West Main Street, Suite 202, Louisville, Ky. 40202

**Summary of testimony of those in opposition:**

01:07:19 David Lee stated this is clearly a case of appropriateness of zoning (see recording for detailed presentation).

01:12:25 James Maloney said he has concerns about the water retention basin (see recording for detailed presentation).

01:14:46 John Langford, Councilman for city of Woodlawn Park, stated it will be a bad decision to put the proposal in a residential area (see recording for detailed presentation).

01:18:55 Timothy Mayer represents the city of Windy Hills. The need for the waiver highlights the issue that makes this application not ready to go before the Planning Commission (see recording for detailed presentation).

01:20:53 Brian Davis stated that Tony Kelly from MSD is online and he said they inspect and review plans in St. Matthews (see recording for detailed presentation).

**Rebuttal**

01:21:21 John Talbott clarified that the basin will be detention, not retention (see recording for detailed presentation).

**Deliberation**



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01:23:30 Land Development and Transportation deliberation.

**An audio/visual recording of the Land Development & 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.**

**The Committee by general consensus placed this case on the October 6, 2022 public hearing at the Old Jail Building.**