

J. GREGORY JOYNER, PLLC
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June 16, 2018

Ms. Kathy M. Linares
Mindel Scott
5151 Jefferson BLVD STE 101
Louisville KY 40219

RE: The Barn at Cedar Creek -- Gerry and Tammy Boston
10309 Cedar Creek Road, Louisville, Kentucky 40229
Application for Conditional Use Permit (CUP) for a private proprietary club "event venue"
Louisville Metro Planning and Design Services Case # 18CUP1022

To Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson Robin Engel for District 22:

Please be advised that I represent Tammy and Gerry Boston, who own the improvements and acreage at 10309 Cedar Creek Road, Louisville, Kentucky 40229. Mr. and Mrs. Boston plan to submit a development proposal to request a Conditional Use Permit (CUP) for their real property.

The Boston's have a barn on the property and a number of weddings have been held on the property over the last several years. The Bostons were recently advised that they need a CUP to continue to have weddings on the property on a regular and continuing basis. In the past, these weddings have been held seasonally on the weekends (usually on a Saturday evening) and generally end on or before 10:00 p.m. These details, of course, are subject to the desires of the bride and groom, but the weddings held on the property to date have been limited to 150 guests. The Bostons have no plans to entertain any group larger than that size or to host weddings that last deep into the night.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the Bostons and their representative(s). This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment. The meeting will be held at the Bostons' property, 10309 Cedar Creek Road Louisville on **Monday, July 2, 2018 from 6:00 p.m. until 7:00 p.m.**

At this meeting, the Bostons and/or their representative(s) will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts. Thank you.

Very truly yours,


J. Gregory Joyner

JGJ:cfh; Enclosure; cc: Gerry and Tammy Boston

18 CUP 1022

MSA Job #3540

The Barn at Cedar Creek
Case #18cup1022

1st Tier Adjacent Property Owners:

Tax Block 86 Lot 162
Bryan & Sharon Howay
10703 Cedar Creek Road
Louisville, KY 40229

Tax Block 92 Lot 89
Theodore J Senninger
616 Yates Drive
Radcliff, KY 40160

Tax Block 3234 Lot 15
Traci Hunter
11408 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 18
Gary L Rogers
11414 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 21
Erin E Flores
11420 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 24
John Dean Wilburn
11426 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 27
Joseph & Joan Stillings Family
11432 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 30
Emmett N & Pamela Obermiller
11504 Reality Trail
Louisville, KY 40229

Tax Block 86 Lot 89
Shirley Ann Guelda Rev. Trust &
Charles Patrick Guelda Rev. Trust
10607 Cedar Creek Road
Louisville, KY 40229

Tax Block 86 Lot 216, 217
Keith Williams
10801 Cedar Creek Road
Louisville, KY 40229

Tax Block 3234 Lot 13
Larry R & Rose Marie Burdine
11404 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 16
Bruce D & Linda J Sutherland
11410 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 19
Abdifatah Saidi &
Suad Sharif Ahmed
11416 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 22
Hugo R Leon Benitez
11422 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 25
Barbara & Oscar Uribe
11428 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 28
Wayne A OBryan
11500 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 31
Austin & Jennifer Bray
11506 Reality Trail
Louisville, KY 40229

Tax Block 92 Lot 91
George H Jr & Sharon R Roth
8331 Pine Valley Trail
Louisville, KY 40229

Tax Block 86 Lot 161
Anthony & Mary Wolf Senninger
10317 Cedar Creek Road
Louisville, KY 40229

TB 86 Lot 220, 3234x12, 3596x242, 3783x258,
3806x353, 3806x355
City Of Heritage Creek
8700 Justice Way
Louisville, KY 40229

Tax Block 3234 Lot 14
Karen L Caffee
11406 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 17
James E Sr & Charlotte Scrogam
11412 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 20
Machelle L Hall
11418 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 23
Delmer Scott Gibson
6803 Vandre Avenue
Louisville, KY 40228

Tax Block 3234 Lot 26
Justin L. Davidson & Travis D Jent
11430 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 29
Michael A & Trish R Denton
11502 Reality Trail
Louisville, KY 40229

Tax Block 3806 Lot 354
Tammy M & Gerry R Boston
10309 Cedar Creek Road
Louisville, KY 40229

Tax Block 3179 Lot 11
Cody Hurst
8700 Destiny Cove
Louisville, KY 40229

2nd Tier Adjacent Property Owners:

18 CUP 1022

Tax Block 3234 Lot 32
Dallas Henson
11508 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 35
Kenneth E Durbin
11514 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 38
Katie A Schneider
11503 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 41
Floyd & Myra R Quiggins
11429 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 73
Anna Cape, Tina A Carter,
Bonita Keyes & Ernest Harrell
8701 Wisdom Lane
Louisville, KY 40229

Tax Block 3234 Lot 76
Paul W & Wanda M Sanford
11413 Reality Trail
Louisville, KY 40229

Tax Block 3297 Lot 142
Donald & Angela North
11516 Reality Trail
Louisville, KY 40229

Tax Block 3596 Lot 19
Michael T & Deborah A Lynch
11216 Success Lane
Louisville, KY 40229

Tax Block 3596 Lot 22
Virginia Mae Basham
11213 Success Lane
Louisville, KY 40229

Tax Block 3596 Lot 239
Richard Hagan & Desire Johnson
11220 Remembrance Lane
Louisville, KY 40229

Tax Block 3234 Lot 33
Jennifer M & Randy C Beaty
11510 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 36
Harold J Jr & Joann Rowan
11509 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 39
Agnes B Dawes
8700 Vision Place
Louisville, KY 40229

Tax Block 3234 Lot 42, 78
Regional Airport Authority of Lou.
PO Box 9129
Louisville, KY 40209

Tax Block 3234 Lot 74
Dwayne Gadd
11417 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 77
Andre Lamont Warfield Jr
11411 Reality Trail
Louisville, KY 40229

Tax Block 3297 Lot 143
James W Heyn & Kim D Dowell
11518 Reality Trail
Louisville, KY 40229

Tax Block 3596 Lot 20
Eclipse Investments LLC
1444 Northland Drive Suite 200
Saint Paul, MN 55120

Tax Block 3596 Lot 23
Bobby Jr. & Annie Stinnett
11211 Success Lane
Louisville, KY 40229

TB 3596 Lot 241, TB 3806 Lot 359, 368
City of Heritage Creek
8700 Justice Way
Louisville, KY 40229

Tax Block 3234 Lot 34
Gabriela A & Micah Morris
11512 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 37
Jonathan K Rudolph
11505 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 40
Mildred Lazrovitch
11431 Reality Trail
Louisville, KY 40229

Tax Block 3234 Lot 43
Lourdes Teresa Kleinhenz
8700 Wisdom Lane
Louisville, KY 40229

Tax Block 3234 Lot 75
Bobby J & Laverne Bale
3801 Broadland Trail
Louisville, KY 40241

Tax Block 3297 Lot 141
Lonnie W & Tanya A Compton
11513 Reality Trail
Louisville, KY 40229

Tax Block 3596 Lot 1
Montra A Sanders
11219 Remembrance Lane
Louisville, KY 40229

Tax Block 3596 Lot 21
Eric T & Heather A Zirnheld
11215 Success Lane
Louisville, KY 40229

Tax Block 3596 Lot 24
Kimberly R & James F J Justice
11209 Success Lane
Louisville, KY 40229

Tax Block 3783 Lot 257
Highview Fire Protection District
7308 Fegenbush Lane
Louisville, KY 40228

Tax Block 3806 Lot 367
City of Minor Lane Heights
8700 Justice Way
Louisville, KY 40229

Beth Jones
Planning and Design Services
444 S 5th Street, Suite 300
Louisville, KY 40202

J. Gregory Joyner
Joyner Law Offices
2300 Hurstbourne Village Dr. #700
Louisville, KY 40299

Robin Engel
Metro Council District 22
601 W Jefferson Street
Louisville, KY 40258

Kathy M. Linares
Mindel Scott
5151 Jefferson Blvd., Suite 101
Louisville, KY 40219

Tammy & Gerry Boston
10309 Cedar Creek Road
Louisville, KY 40229

MINUTES OF MEETING FOR TIER 1 AND 2 PROPERTY OWNERS PRE-CUP APPLICATION

RE: The Barn at Cedar Creek -- Gerry and Tammy Boston
10309 Cedar Creek Road, Louisville, Kentucky 40229
Application for Conditional Use Permit (CUP) for a private proprietary club "event venue"
Louisville Metro Planning and Design Services Case # 18CUP1022

Meeting held on Monday, July 2, 2018, 6:00 p.m.
at the subject property of Gerry and Tammy Boston
10309 Cedar Creek Road, Louisville, Kentucky 40229

Those Invited: Adjoining Tier 1 and Tier 2 Property Owners, Neighborhood Group Representatives, and Metro Councilperson Robin Engel for District 22 were invited by letter mailed first class by the office of J. Gregory Joyner, PLLC, Joyner Law Offices on June 16, 2018 (see sample letter attached as Exhibit 1 and list of invitees attached as Exhibit 2).

Persons Who Attended the Meeting: The property owners, Gerry Boston and Tammy Boston, and their attorney, J. Gregory Joyner attended. In addition: the following were present: (1) Bill Renninger, Highview Fire District Fire Inspector (502) 239-3561, brenninger@highviewfire.com; (2) Officer Rob Dwyer, Highview Fire Department; (3) Gary Rogers, 11414 Reality Trail, Louisville, KY 40229; and (4 and 5) Joe and Jean Stillings, 11432 Reality Trail, Louisville, KY 40229. (See sign in sheet attached as Exhibit 3.)

Councilperson Robin Engel was unable to attend. His staff person emailed in advance to advise of this and to request a copy of the minutes.

Tier 2 property owner, Machele Hall (11418 Reality Trail, Louisville KY 40229), called Joyner's office prior to the meeting to advise she supported the Bostons using the property as a wedding venue.

Pre-Meeting with Highview Fire Department Representatives: Gerry Boston, Tammy Boston and J. Gregory Joyner met at the Barn at 5:45 p.m. July 2, 2018 with Bill Renninger, Highview Fire District Fire Inspector (502) 239-3561, brenninger@highviewfire.com and Rob Dwyer, also of Highview Fire Department. The fire department personnel advised that emergency lighting needs to be installed – four emergency exit signs with lighting is needed. The fire inspector recommended LED lights. They also recommended fire extinguishers at all exits. If the Bostons' CUP application is approved, two inspections will be required – the first at six months and the second inspection one year after the permit is issued.

Meeting Minutes: The meeting was called to order by Greg Joyner at 6:15 p.m. at the Barn.

Joyner advised that Gerry and Tammy Boston, the owners of this property (10309 Cedar Creek Road, Louisville, Kentucky 40229) plan to submit a development proposal to request a Conditional Use Permit (CUP) for their real property.

Joyner stated the Bostons have allowed clients to hold a number of weddings on their property over the last several years and were recently advised that they need a CUP to continue to have weddings on the property on a regular and continuing basis.

Joyner said that, in the past, these weddings have been held seasonally on the weekends (usually on a Saturday evening) and generally end on or before 10:00 p.m. These details, of course, are subject to the desires of the bride and groom, but the weddings held on the

property to date have been limited to 150 guests. The Bostons have no plans to entertain any group larger than that size or to host weddings that last deep into the night.

Joyner advised this meeting is being held in accordance with the procedures of Louisville Metro Planning and that in addition to this meeting, another meeting will be held in accordance with the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The floor was opened for questions, comments and/or concerns.

Gary Rogers (11414 Reality Trail Louisville KY 40229) stated he was in favor of the permit.

Joe and Jean Stillings (11432 Reality Trail, Louisville KY 40229) advised they were concerned with the sound, including music, from the weddings, especially if music continued beyond 10 p.m. The Bostons proposed to shut down music by 10:00 p.m. and to try to relocate the speakers to lessen the sound in the direction of the Stillings' property.

Officer Dwyer explained the fire department's role in keeping the guests attending the wedding functions safe.

All questions were answered.

The meeting was adjourned at 6:40 p.m.