



**Action Summary
Planning Commission**

Thursday, April 21, 2022

1:00 PM

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

Call To Order

The following commissioners were present: Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis

The following commissioner was absent: Clare

Approval Of Minutes

1. [PC Minutes 040722](#)

A motion was made by Commissioner Howard, seconded by Commissioner Carlson that the April 7, 2022 Planning Commission minutes be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Mims, Price, Seitz, Howard and Lewis
ABSTAIN: Commissioners Daniels and Sistrunk
ABSENT: Commissioner Clare

2. [Revised PC Minutes 030322](#)

A motion was made by Commissioner Howard, seconded by Commissioner Carlson that the March 3, 2022 revised Planning Commission minutes (Case No. 21-ZONE-0075) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis
ABSENT: Commissioner Clare

Business Session

3. [Fee Schedule Update](#)

Request: Fee Schedule update for Child Care and Private Institutional Use conditional use permits
Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Howard, seconded by Commissioner Seitz that the Fee Schedule Update be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis

ABSENT: Commissioner Clare

Public Hearing

4. [20-ZONE-0126](#)

Request: Change in zoning from R-5 to R-6, with Detailed District Development Plan with Binding Elements, Variances and Waivers - **CONTINUE TO MAY 12**
Project Name: N Crestmoor Avenue Rezoning
Location: 100 N Crestmoor Avenue
Owner: Michael Frank & Lauren Riney
Applicant: Michael Frank
Representative: Mindel Scott & Associates
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that this case be continued to the June 2, 2022 Planning Commission meeting due to noticing issues. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis

ABSENT: Commissioner Clare

5. [21-ZONE-0135](#)

Request: To be continued to May 12, 2022 Public Hearing - Change in zoning from R-4 to CM with detailed plan and parking waiver

Project Name: 3106 Chenoweth Run Storage

Location: 3106 Chenoweth Run Road

Owner: James R. Conti

Applicant: One Fourteen, LLC

Representative: Land Design and Development

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Carlson, seconded by Commissioner Seitz that this case be continued to the May 12, 2022 Planning Commission meeting due to noticing issues. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis

ABSENT: Commissioner Clare

6. [21-DDP-0125](#)

Request: Revised Detailed District Development Plan with Binding Elements, Variance and Major Preliminary Subdivision
 Project Name: Bohannon Warehouses
 Location: 13915, 14201 & 15012 Bohannon Avenue
 Owner: LDG Land Holdings LLC
 Applicant: LDG Land Holdings LLC
 Representative: Dinsmore & Shohl LLC
 Jurisdiction: Louisville Metro
 Council District: 14 - Cindi Fowler
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Modified Variance from 4.8.4 to allow encroachment into a stream buffer beyond what was previously permitted (22-VARIANCE-0035) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis
ABSENT: Commissioner Clare

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Major Preliminary Subdivision (21-MSUB-0027) and Revised Detailed District Development Plan and revised Binding Elements be approved **ON CONDITION** that they remove the note regarding mid-block crosswalk and the crosswalk from the development plan and **ON CONDITION** that they determine whether sidewalks are required on both sides of Lewis Ln. at the bridge or if a waiver is necessary and **ON CONDITION** that they confirm the bridge design does meet current Public Works standards if it will be in the public right-of-way. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis
ABSENT: Commissioner Clare

7. [22-DDP-0009](#)

Request: Revised Detailed District Development Plan
 Project Name: Orell Mini Warehouse
 Location: 11905 Dixie Hwy
 Owner/Applicant: 11905 Dixie LLC
 Jurisdiction: Louisville Metro
 Council District: 14 - Cindi Fowler
 Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Seitz that this case be continued to the May 12, 2022 Planning Commission meeting. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Seitz, Sistrunk, Howard and Lewis
ABSENT: Commissioner Clare

8. [22-DDP-0001](#)

Request: Detailed District Development Plan with an alternate plan for connectivity

Project Name: Shepherd Springs

Location: 8016 Shepherdsville Road

Owner: Utica Investments LLC

Applicant: Denton Floyd Real Estate Group

Representative: Wyatt Tarrant and Combs PLLC; Heritage Engineering

Jurisdiction: Louisville Metro

Council District: 24- Madonna Flood

Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Mims to recommend to Metro Council that the Alternate Plan for access from the existing stub streets (Cedar Brook Drive & Red Cedar Way) be denied. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Sistrunk, Howard and Lewis
ABSENT: Commissioners Clare and Seitz

A motion was made by Commissioner Brown, seconded by Commissioner Mims to recommend to Metro Council that the District Development Plan with Binding Elements be approved. The motion and second were WITHDRAWN.

A motion was made by Commissioner Brown, seconded by Commissioner Mims to recommend to Metro Council that the District Development Plan with Binding Elements be denied. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Sistrunk, Howard and Lewis
ABSENT: Commissioners Clare and Seitz

9. [21-ZONE-0078](#)

Request: Change in form from Neighborhood to Suburban Workplace, change in zoning from R-4 to EZ-1 and a landscape waiver

Project Name: Ladd Avenue Warehouse

Location: 6451 Ladd Avenue

Owner: LJCC Trust Inc.

Applicant: Concord Equity Group LLC

Representative: Dinsmore and Shohl PLLC. & Mindel Scott and Assoc.

Jurisdiction: Louisville Metro

Council District: 1- Angela Bowens

Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk to recommend to Metro Council that a change in form district from Neighborhood to Suburban Workplace be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Sistrunk, Howard and Lewis

ABSENT: Commissioners Clare and Seitz

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk to recommend to Metro Council that a change in zoning from R-4 to EZ-1 be approved.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Sistrunk, Howard and Lewis

ABSENT: Commissioners Clare and Seitz

A motion was made by Commissioner Carlson, seconded by Commissioner Daniels that a waiver from Chapter 10.2.10 to not provide the 15' VUA LBA along Ladd Avenue (22-WAIVER-0017) be approved.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Sistrunk, Howard and Lewis

ABSENT: Commissioners Clare and Seitz

A motion was made by Commissioner Carlson, seconded by Commissioner Daniels that the Detailed District Development plan and binding elements with the following addition be approved: The applicant shall coordinate with Louisville Metro Public Works to determine if what type and where traffic signs can be placed to deter truck traffic from accessing Eureka Ave. Furthermore, the applicant shall be responsible for incurring the cost for installation of that approved sign plan.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Price, Sistrunk, Howard and Lewis

ABSENT: Commissioners Clare and Seitz

10. [21-ZONE-0102](#)

Request: Change in zoning from R-4 to R-7 and C-2 with a landscape waivers and a variance
 Project Name: Freys Hill Multi-Family
 Location: 3323 & 3325 Freys Hill Road
 Owner: Deerfield Co. Inc.
 Applicant: LDG Multi-family LLC
 Representative: Dinsmore and Shohl PLLC. & Sabak Wilson and Lingo
 Jurisdiction: Louisville Metro
 Council District: 17- Markus Winkler
 Case Manager: Julia Williams, AICP, Planning Supervisor

By general consensus the Hearing Officers have continued this case to the May 12, 2022 Business Session of the Planning Commission meeting due to loss of quorum.

11. [21-MSUB-0024](#)

Request: Major Preliminary Subdivision (Mixed Residential Development Incentive) with a Waiver
 Project Name: 8300 Cooper Chapel Rd
 Location: 8300 Cooper Chapel Rd
 Owner/Applicant: GVPT Cooper, LLC/LDG Development
 Jurisdiction: Louisville Metro
 Council District: 23 - James Peden
 Case Manager: Jay Lockett, AICP, Planner II

By general consensus the Hearing Officers have continued this case to the May 12, 2022 Business Session of the Planning Commission meeting due to loss of quorum.

Standing Committee Reports

CHAIRMAN OR COMMISSION DIRECTOR’S REPORT

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DEVELOPMENT REVIEW COMMITTEE

PLANNING COMMITTEE

POLICY AND PROCEDURES COMMITTEE

SITE INSPECTION COMMITTEE

Adjournment