



Action Summary - Final
Planning Commission

Thursday, October 21, 2021

1:00 PM

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

Call To Order

- Present:** 8 - Commissioner TeAndre Sistrunk, Commissioner Robert Peterson, Commissioner Richard Carlson, Commissioner Ruth Daniels, Commissioner Jeff Brown, Commissioner Jim Mims, Commissioner Lula Howard, and Commissioner Marilyn Lewis
- Absent:** 2 - Commissioner Pat Seitz, and Commissioner Patti Clare

Approval Of Minutes

1. [PC Minutes 10.07.21](#)

Approval of the minutes of the October 7, 2021 Planning Commission public hearing.

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that the October 7, 2021 Planning Commission minutes be approved. The vote was as follows:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

Consent Agenda

2. [21-STRCLOSURE-0026](#)

Request: Closure of Public right-of-way
Project Name: Wayne St Closure
Location: Wayne Street Right-of-way between I-71 and Wood St
Owner: Louisville Metro
Applicant: Waterfront Botanical Gardens, Inc
Representative: Sabak, Wilson and Lingo, Inc
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that the case be approved. The motion carried by the following vote:

Public Hearing

3. [21-PARKWAIVER-0003](#)

Request: **THIS CASE HAS BEEN WITHDRAWN** - Parking waiver to reduce the minimum number of parking spaces from 47 to 28, a 40.4% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with a joint parking agreement at 221 S. Shelby Street

Project Name: Bunkhouse Hotel
 Location: 730 E. Market Street
 Owner: Green Building, LLC
 Applicant: Charles Stephen Wendell - Mountain & River City, LLC
 Jurisdiction: Louisville Metro
 Council District: 4 - Jecorey Arthur
 Case Manager: Zach Schwager, Planner I

This case has been withdrawn.

4. [21-STRCLOSURE-0021](#)

Request: Closure of Public Right-of-Way
 Project Name: Ewing St Alley Closure
 Location: Alley ROW adjacent to 325 S Ewing Ave and 302, 304 and 308 S Peterson Ave

Owner/Applicant: Nick Naiser
 Jurisdiction: Louisville Metro
 Council District: 9 - Bill Hollander
 Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

5. [21-STRCLOSURE-0023](#)

Request: Closure of Public right-of-way
 Project Name: McDonald's W Broadway Alley
 Location: Alleys adjacent to 207 W Broadway, 650, 652, 654, 656, and 658 S 2nd St and 659 S 3rd St

Owner: Louisville Metro
 Applicant: McDonalds Corporation
 Representative: Wyatt, Tarrant and Combs, LLP
 Jurisdiction: Louisville Metro
 Council District: 4 - Jecorey Arthur
 Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Howard, seconded by Commissioner Peterson, that the case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

6. [BE Appeal - Old Bardstown Rd.](#)

Request: Binding Element Appeal - 8102 Old Bardstown Road
Case Manager: Laura Ferguson, Jefferson County Attorney's Office

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the Binding Element Citation be upheld. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Brown, Howard, and Lewis

Absent: 2 - Seitz, and Clare

Abstain: 2 - Daniels, and Mims

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that a remedial order be issued. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Brown, Howard, and Lewis

Absent: 2 - Seitz, and Clare

Abstain: 2 - Daniels, and Mims

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that a fine be levied of \$2000 total. The motion carried by the following vote:

Yes: 5 - Sistrunk, Carlson, Brown, Howard, and Lewis

No: 1 - Peterson

Absent: 2 - Seitz, and Clare

Abstain: 2 - Daniels, and Mims

7. [21-ZONE-0072](#)

Request: Change in zoning from R-4 to C-M, parking waiver, and development plan
Project Name: Thieneman 6212 Shepherdsville Rd
Location: 6212 Shepherdsville Road
Owner: AL CAT, LLC
Applicant: CL CAT, LLC
Representative: Wyatt Tarrant & Combs, LLP - Jon Baker
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the requested zoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the requested parking waiver portion of this case be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the requested Development Plan portion of this case be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

8. [21-ZONE-0091](#)

Request: Change in zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waiver

Project Name: W Indian Trail Subdivision

Location: 5661 W Indian Trail & Parcel ID 104500730000

Owner: AL CAT LLC

Applicant: CL CAT LLC

Representative: Wyatt, Tarrant & Combs LLP

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

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

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested zoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested waiver portion of this case be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested Development Plan portion of this case be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Carlson, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Seitz, and Clare

9. [21-ZONE-0106](#)

Request: Change in zoning from R-4 to R-7, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Sidewalk Waiver

Project Name: Springdale Apartments

Location: 5217 Springdale Road

Owner: Roy F McMahan III

Applicant: LIV Development

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

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

A motion was made by Commissioner Carlson, seconded by Commissioner Daniels, that the case be continued to the November 4, 2021 Planning Commission public hearing. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Carlson, Daniels, Mims, Howard, and Lewis

Absent: 3 - Seitz, Clare, and Brown

10. [21-ZONE-0018](#)

Request: Change in zoning from R-4 to PRD, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements

Project Name: Creek’s Edge Townhomes

Location: 6806 Applegate Lane

Owner: Pleasant Apple LLC

Applicant: Pleasant Apple LLC

Representative: Bluestone Engineers

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

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

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that the requested zoning portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Carlson, Daniels, Mims, Howard, and Lewis

Absent: 3 - Seitz, Clare, and Brown

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested development Plan portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Carlson, Daniels, Mims, Howard, and Lewis

Absent: 3 - Seitz, Clare, and Brown

Adjournment

The meeting adjourned at 9:00 p.m.