



Louisville Metro Government

Old Jail Auditorium
514 West Liberty Street
Louisville, KY 40202

Action Summary Planning Commission

Thursday, June 1, 2023

1:00 PM

Call To Order

The following commissioners were present: Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

The following commissioners were absent: Cheek, Sistrunk and Lewis

Approval Of Minutes

1. [May 25, 2023 PC Minutes](#)

NO VOTE

Public Hearing

2. [23-ZONE-0020](#)

Request: Change in Form District from NFD & SMCDFD to SWFD, Change in Zoning from R-4, C1 & C-2 to C-M & EZ-1, with General District Development Plan and Binding Elements - APPLICANT REQUESTS CONTINUANCE TO JUNE 15

Project Name: Alvey Rezoning

Location: 11900 & 12200 Dixie Highway

Owner: Edward & Benita Alvey

Applicant: Edward & Benita Alvey

Representative: Wyatt, Tarrant & Combs

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 this case be CONTINUED to the June 15, 2023 Planning Commission meeting. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioners Cheek, Sistrunk and Lewis

3. [23-AREA-0001](#)

Request: Approval of the Berrytown Neighborhood Plan and Adoption of the Berrytown Neighborhood Plan Executive Summary as an Amendment to Plan 2040

Project Name: Berrytown Neighborhood Plan

Location: Berrytown Neighborhood

Owner: N/A

Applicant: Louisville Metro

Representative: Louisville Metro

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

Case Manager: Rachel Casey, Urban Planner

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Berrytown Neighborhood Plan be recommended to Metro Council for approval. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioners Cheek, Sistrunk and Lewis

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Berrytown Neighborhood Plan Executive Summary as an Amendment to Plan 2040 be recommended to Metro Council for approval. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioners Cheek, Sistrunk and Lewis

4. [23-ZONE-0015](#)

Request: Change in Zoning from R-4 to C-2, with Detailed District Development Plan and Binding Elements, Waiver, Variance and Conditional Use Permit

Project Name: Amlung Lawn Care

Location: 4622 Poplar Level Road

Owner: Amlung Enterprise LLC

Applicant: Amlung Enterprise LLC

Representative: Brammell Law Office, Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

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

A motion was made by Commissioner Brown, seconded by Commissioner Carlson to RECOMMEND to Metro Council that the change in zoning from R-4 Single Family Residential to C-2 Commercial be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard
ABSENT: Commissioners Cheek, Sistrunk and Lewis

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that a Waiver from 10.2.4 to permit encroachment into a required property perimeter Landscape Buffer Area by a drive aisle, parking and storage bins (23-WAIVER-0066) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard
ABSENT: Commissioners Cheek, Sistrunk and Lewis

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that a Variance from Table 5.3.2 to permit encroachment into the required loading-to-residential setback by a drive aisle and storage bins (23-VARIANCE-0058) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard
ABSENT: Commissioners Cheek, Sistrunk and Lewis

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that a Conditional Use Permit for outdoor storage yard associated with a contractor’s shop (4.2.51) (23-CUP-0043) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard
ABSENT: Commissioners Cheek, Sistrunk and Lewis

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Detailed District Development Plan with Binding Elements be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioners Cheek, Sistrunk and Lewis

5. [23-ZONE-0046](#)

Request: Change in Zoning from R-6 to C-2, with Detailed District Development Plan and Binding Elements and Waiver

Project Name: Butcher Block 111

Location: 111 N Wenzel St

Owner: Butcher Block Properties LLC

Applicant: Butcher Block Properties LLC

Representative: Sabak, Wilson & Lingo Inc

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

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

A motion was made by Commissioner Brown, seconded by Commissioner Carlson to **RECOMMEND** to Metro Council that the change in zoning from R-6 Multi-Family Residential to C-2 Commercial be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioner Cheek, Sistrunk and Lewis

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that a Waiver from 10.2.4.B.1 to permit encroachment into the required property perimeter Landscape Buffer Area (LBA) on the north property line, and to omit the required plantings (23-WAIVER-0059) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioner Cheek, Sistrunk and Lewis

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Detailed District Development Plan with Binding Elements be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioner Cheek, Sistrunk and Lewis

6. [BE Appeal 1319 Tile Factory Ln](#)

Project Name: Binding Element Appeal - 1319 Tile Factory Lane
Case Manager: Laura Ferguson, Assistant County Attorney

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the binding element appeal for 1319 Tile Factory Ln. be CONTINUED to the September 7, 2023 Planning Commission meeting. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Fischer, Mims, Pennix and Howard

ABSENT: Commissioners Cheek, Sistrunk and Lewis

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