

PLANNING COMMISSION MINUTES
November 4, 2021

PUBLIC HEARING

CASE NO. 21-ZONE-0103

Request: Change in zoning from PEC to M-3 with detailed plan and variance
Project Name: Blankenbaker Station II Lots 11 & 12
Location: Schutte Station Place (Parcel #0039 - 0551 - 0000)
Owner: Hosts Developments, LLC
Applicant: Foresee Investment, LLC
Representative: Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 20 - Stuart Benson
Case Manager: Joel Dock, AICP, Planning Coordinator

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

03:47:47 Joel Dock presented the case and showed a PowerPoint presentation (See staff report and recording for detailed presentation).

03:53:29 Commissioner Carlson asked the approximate distance from the R-4 zoning district in the area. Joel Dock said the distance from the property line of the R-4 district to the property line of the site is 270 feet.

The following spoke in support of the request:

Bill Bardenwerper, Bardenwerper, Talbott, & Roberts, 1000 N Hurstbourne Parkway, Louisville, KY 40222

Kent Gootee, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

Greg Oakley, Hollenbach Oakley, 12451 Plantside Drive, Louisville, KY 40299

Michael Brand, 5186 Carol Canyon Road, San Diego, CA 92121

Summary of testimony of those in support:

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purposes of taking testimony only pertaining to the requested variance as well as testimony only pertaining to the amendment to the Binding Element of the general plan.

The vote was as follows:

YES: Commissioners Seitz, Carlson, Howard, Clare, Mims, Lewis.

NOT PRESENT: Commissioners Brown, Sistrunk, Peterson, Daniels.

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
October 14, 2021

NEW BUSINESS

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Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson
Case Manager: Joel Dock, AICP, Planning Coordinator
Presented By: Julia Williams, AICP, Planning Supervisor

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:

03:06:10 Julia Williams discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see recording for detailed presentation).

The following spoke in favor of this request:

Bill Bardenwerper, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
Michael Brand, 5186 Carol Canyon Road, San Diego, Ca.
Kent Gootee, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219
Greg Oakley, Hollenbach-Oakley Developers at Blankenbaker Station, 12451 Plantside Drive, Louisville, Ky. 40299

Summary of testimony of those in favor:

Bill Bardenwerper gave a power point presentation. There's a variety of uses in the area (see recording for detailed presentation).

Michael Brand, president of Quadrant International, discussed the magnet (industrial uses) manufacturing process (see recording for detailed presentation).

Bill Bardenwerper proposes the following binding element: No other M-3 uses are allowed, except those in M-2 and this one, unless approved by the Planning Commission.

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
October 14, 2021**

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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 November 4, 2021 public hearing.