

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 23, 2017

NEW BUSINESS

CASE NUMBER 16ZONE1070

Project Name:	Menards
Location:	4700 Cooper Chapel Road
Owner(s):	Multiple owners
Applicant:	Menards, Inc.
Representative:	Bardenwerper Talbott & Roberts PLLC
Project Area:	33.83 acres
Jurisdiction:	Louisville Metro
Council District:	23 – James Peden
Case Manager:	Beth Jones, AICP, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Agency Testimony:

01:10:05 Beth Jones presented the case noting corrections to the Staff Report (see recording for detailed presentation).

The following spoke in favor of the request:

Bill Bardenwerper, 1000 N Hurstbourne Pkwy., Louisville, KY 40223
Kathy Linares, 5151 Jefferson Blvd., Louisville, KY 40219
Rodney Wekkin, 5101 Menard Drive, Eau Claire, WI 54703
Diane Zimmerman, 12803 High Meadows Pike, Prospect, KY 40059
David Mindel, 5151 Jefferson Blvd., Louisville, KY 40219

Summary of testimony of those in favor:

01:18:30 Bill Bardenwerper spoke on behalf of the applicant (see recording for detailed presentation).

01:26:58 Kathy Linares provided further detail about the project (see recording for detailed presentation).

01:34:12 Bill Bardenwerper responded to questions from the Commissioners (see recording for detailed presentation).

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01:37:25 Rodney Wekkin of Menard, Inc. responded to questions from the Commissioners. He stated that merchandise will ever be placed in the parking lot. The proposed store is similar in size to an existing store in Jeffersonville, IN.

01:38:29 Commissioner Carlson stated there is a fire station south of this site along Old Preston Highway and asked if Menards would be willing to fund a traffic signal at the intersection of Maple Spring Drive and Preston Highway. Diane Zimmerman stated that the volumes at this time do not meet the traffic signal warrant (see recording for detailed presentation).

01:44:15 In response to Commissioner Gazaway, David Mindel spoke about storm water runoff (see recording for detailed presentation).

01:48:58 In response to Commissioner Brown, Ms. Linares stated that the buildings and driveways would remain on Tracts 2 and 5. Commissioner Brown stated that access to Tract 2 could not remain as is if the property is rezoned. He requested binding elements for site lighting and hours of operation as well as justification for the parking waiver.

The following spoke in opposition to the request:

James Goomey, 4900 Cooper Chapel Road, Louisville, KY 40229

Summary of testimony of those in opposition:

01:50:50 James Goomey spoke on behalf of a neighbor who lives on Tract 2. He stated that the neighbor would like the developer to purchase his property because of the hardship this project will cause with entering and exiting the property.

01:52:40 By general consensus, the Committee scheduled the case for the March 16, 2017 Planning Commission public hearing.