

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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William B. Bardenwerper
Direct dial: 426-0388, ext. 125
Email: WBB@BARDLAW.NET

July 26, 2017

Dear Neighbor,

RE: Proposed Conditional Use Permit (CUP) to allow a private proprietary club "event venue" on approximately 9.4 acres at 814 & 816 Eastwood Fisherville Road

We are writing to invite you to a meeting we have scheduled to present neighbors with our CUP plan to allow a proprietary private club on the property as located above.

Accordingly, we will file a plan for pre-application review on Monday, July 31st with the Division of Planning and Design Services (DPDS) that will be assigned a case manager and case number. We will have that information at the neighbor meeting. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Wednesday, August 9th at 7:00 p.m.** in the barn at the subject site at **816 Eastwood Fisherville Road, Louisville, KY.**

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or the land planning and engineering firm representative Kathy Linares at 485-1508.

We look forward to seeing you.

Sincerely,



William B. Bardenwerper
Nicholas Pregliasco

cc: Hon. Julie Denton, Councilwoman, District 19
Brian Davis, Planning Supervisor with Division of Planning & Design Services
Kathy Linares, land planners with Mindel, Scott & Associates, Inc.

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Developer's Neighborhood Meeting

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Meeting Date and Time: Wed. Aug. 9, 2017 @ 7:00 pm Developer's Name: Hazlenut Farm, LLC

SEP 12 2017

Location of Meeting: 816 Eastwood Fishersville Road, Louisville, KY

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Description of Proposal: CUP to allow a private proprietary club "event venue"

Subject Site Location: 814 & 816 Eastwood Fishersville Road, Louisville, KY

NEIGHBORS IN ATTENDANCE

NAME ADDRESS ZIP CODE EMAIL ADDRESS

NAME	ADDRESS	ZIP CODE	EMAIL ADDRESS
Casey's Wendy Orman	1100 Eastwood Fishersville Rd	40023	CAEYO@AmStoacnc.com
Richard Wofford	815 Gilliland Rd	40245	wofford.richard@gmail
Tim Cook	2410 RUNNING BROOK TRAIL	40023	timcook75@gmail.com
GARY & DORNA COOK	1475 ECHO TRAIL	40245	gdcCook5@Bellsouth.net
Stephen Beville	17808 BIRCH BEND CIR, FISHERVILLE, KY	40023	sbeville@gmail.com
DENNIS BENZEL	16126 EASTWOOD CUT OFF RD.	40045	dennisbenzel@gmail.com
Robert E. White	1412 SHAKYS CREEK CANY FISHERVILLE, KY	40023	echo2400@aol.com
Charles D. Knight			
Ralph LANGDON	16602 Chestnut Glen Place	40245	
Carol & Herb Barbee	720 Eastwood Fishersville Rd, Fishersville, KY	40023	card@barbee.com
Jeff LUCKETT	1422 Aaron Creek Dr. Fishersville, KY	40023	jjlucette@gmail.com
Mike Brockman	900 Eastwood Fishersville Rd Fishersville, KY	40023	brockman@belkath.net
BRIAN Kirby	2112 Running Brook Trl Fishersville, KY	40023	bkkirby1974@gmail.com

Neighborhood Meeting Summary

A neighborhood meeting was held on August 9, 2017 at 7:30 pm at the subject property at 814-816 Eastwood Fisherville Road. Those in attendance for the applicant included attorney, Nicholas Pregliasco and Bill Bardenwerper with Bardenwerper Talbott & Roberts, PLLC and land planner and engineer, Kathy Linares with Mindel Scott & Associates, Inc., and Paul and Ranjit Brar on behalf of the applicant.

Mr. Bardenwerper explained the proposal in the barn that is being proposed for conversion into an event facility showing those in attendance the barn and the overall Hazelnut Farm property. Mr. Bardenwerper explained the background of the property, including the prior subdivision that was planned as part of the overall property most of which is on the adjoining property owned by the applicant. Mr. Bardenwerper explained that the applicant has had numerous people request to have weddings at the farm due to the picturesque nature of the property and the pond. Mr. Bardenwerper explained the Conditional Use Permit process, timing and steps for approval. Paul and Ranjit explained the details of the proposed renovations to the interior of the barn and the addition of a kitchen and restroom facility. Paul then explained the nature and type of events that are proposed, being predominantly on the weekend evenings and possible events during the weekday evenings. Kathy Linares then explained the details of the CUP Plan, where the parking is proposed and the separate entrance for the facility parking showing those in attendance where the parking and events would occur.

There was discussion about the noise from the event venue as well as the existing noise from Interstate 64. The neighbor to the North thanked the applicant for all of the renovations and improvements to the property the applicant has undertaken over the last year, completely transforming the property. The North neighbor even took down landscape buffering due to the transformation to the property. The applicant indicated that with the proposed parking, the applicant would be willing to install new landscaping if requested. The applicant explained that this is for an event venue and is not proposed as a church location, but could be used for church events if a church requested to use it. There was discussion about the hours of operation, number of events, and other general rules for the events. The applicant explained that because the plans have not been finalized, the details would be sent to those in attendance when figured out, along with potential conditions of approval. Mr. Bardenwerper explained that we would have another meeting with those that attended prior to the Board of Zoning Adjustment hearing to explain more details and possible limitations. Due to the nature of the property, most in attendance were not concerned over the noise due to the distance between the event venue and the adjoining properties.

Those in attendance raised concerns and asked questions about traffic, but understood the additional traffic for this event venue would be minimal as the events would not impact morning peak traffic and only possibly the end of the evening peak traffic mostly if there were a Friday evening event. Kathy Linares discussed the fact that the property is currently on a septic system and would need the Health Department approval for the new restroom and kitchen.

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