



**Action Summary**  
**Development Review Committee**

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Wednesday, February 16, 2022

1:00 PM

Old Jail Auditorium

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**THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE**

**Call To Order**

The following commissioners were present: Commissioners Brown, Price, Clare and Carlson

The following commissioner was absent: Commissioner Seitz

**Approval of Minutes**

1. [DRC Minutes 020222](#)

A motion was made by Commissioner Brown, seconded by Commissioner Clare that the February 2, 2022 DRC minutes be approved. The vote was as follows:

**YES:** Commissioners Brown, Clare and Carlson

**ABSENT:** Commissioners Price and Seitz

**New Business**

2. [22-WAIVER-0170](#)

Request:	A waiver from 5.4.1.C to allow an accessory structure to be located in the principal structure area.
Project Name:	Proposed Garage
Location:	4408 Hazelwood Ave
Owner:	Timothy Hosler
Applicant:	Timothy Hosler
Representative:	Timothy Hosler
Jurisdiction:	Louisville Metro
Council District:	15 - Kevin Triplett
Case Manager:	Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Clare that the Waiver from 5.4.1.C to allow an accessory structure to be located in the Principal Structure Area be approved on condition. The vote was as follows:

**YES:** Commissioners Brown, Clare and Carlson

**ABSENT:** Commissioners Price and Seitz

3. [21-MPLAT-0196](#)

Request: Record Plat Amendment  
Project Name: Minor Subdivision Plat  
Location: 3007 Sprowl Rd  
Owner: Vest & Vest LLC  
Applicant: Todd Willett  
Representative: Todd Willett  
Jurisdiction: Jeffersonville  
Council District: 11 - Kevin Kramer  
Case Manager: Julia Williams

**A motion was made by Commissioner Brown, seconded by Commissioner Clare that this case be tabled to the end of the meeting. The vote was as follows:**

**YES: Commissioners Brown, Clare and Carlson  
ABSENT: Commissioners Price and Seitz**

**A motion was made by Commissioner Brown, seconded by Commissioner Price to continue hearing (untable) this case. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson  
ABSENT: Commissioner Seitz**

**A motion was made by Commissioner Brown, seconded by Commissioner Clare to continue this case to the March 2, 2022 DRC meeting to allow staff to send notice to the city of Jeffersontown. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson  
ABSENT: Commissioner Seitz**

4. [21-WAIVER-0162](#)

Request: A waiver from 5.5.2.B.1 to not provide a vehicular connection to an adjacent non-residential use; a waiver from 5.6.1.C.1 of the Land Development Code to not provide 50% clear windows and doors for facades facing the public ROW; and a waiver from table 10.2.6 of the Land Development Code to provide a 10 FT VUA/LBA instead of 15 FT

Project Name: Proposed McDonalds  
Location: 2961 Breckenridge Lane  
Owner: Joe & Mary Bauer Family  
Applicant: Bill Terry - Weihe Engineers, Inc.  
Representative: Bill Terry - Weihe Engineers, Inc.  
Jurisdiction: Louisville Metro  
Council District: 26 - Brent Ackerson  
Case Manager: Molly Clark, Planner I

**A motion was made by Commissioner Brown, seconded by Commissioner Clare to continue this case to the March 2, 2022 DRC meeting. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson  
ABSENT: Commissioner Seitz**

5. [21-WAIVER-0169](#)

Request: WITHDRAWN A waiver from 5.4.2.C.2 to allow an accessory structure to be located in the front yard setback

Project Name: Proposed Shed  
Location: 5400 Sir Barton Drive  
Owner: Shane Flener  
Applicant: Shane Flener  
Representative: Shane Flener  
Jurisdiction: Louisville Metro  
Council District: 14 - Cindy Fowler  
Case Manager: Molly Clark, Planner I

**WITHDRAWN**

**6. [21-DDP-0095](#)**

Request: A Revised Detailed District Development Plan with proposed binding elements and a waiver from table 10.2.6 to reduce the 15 VUA/LBA

Project Name: Hyundai Dealership Expansion

Location: 6633 Dixie Hwy

Owner: Ruby Real Estate Kentucky, LLC

Applicant: Tony Cerny - Architectural Design Studios

Representative: Tony Cerny - Architectural Design Studios

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Molly Clark, Planner I

**A motion was made by Commissioner Price, seconded by Commissioner Brown that a Waiver from 10.2.4 (22-WAIVER-0016) to reduce the 15 VUA/LBA as shown on the development plan be approved. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson**  
**ABSENT: Commissioner Seitz**

**A motion was made by Commissioner Price, seconded by Commissioner Brown that the Revised Detailed District Development Plan with proposed Binding Elements be approved with changes to 11 and 13 as discussed. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson**  
**ABSENT: Commissioner Seitz**

**7. [22-WAIVER-0005](#)**

Request: Waiver to for a parking lot and drive lanes to encroach into a required Vehicle Use Area Landscape Buffer Area and to omit planting requirements in the LBA area

Project Name: 1405 W Broadway Mixed Use

Location: 1403, 1405 and 1421 W Broadway; 1404 Magazine St

Owner: THPI Edgewood LLC; Bill Stone Real Estate, LLC

Applicant: THPI Edgewood LLC

Representative: QK4

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

**A motion was made by Commissioner Brown, seconded by Commissioner Price that this case be continued to the March 2, 2022 DRC meeting. The vote was as follows:**

**YES: Commissioners Brown, Price and Carlson**  
**ABSENT: Commissioner Seitz**  
**RECUSE: Commissioner Clare**

8. [21-DDP-0085](#)

Request: Revised Detailed District Development Plan with Detailed Plan Binding Elements  
Project Name: Delcour Riverport Industrial  
Location: 13641 Dixie Highway  
Owner: Delcour Industrial 4 LLC, Delcour Industrial 5 LLC  
Applicant: Kenneth Delcour  
Representative: Heritage Engineering LLC  
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 Clare that the Revised Detailed District Development Plan and revised Binding Elements be approved. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson**  
**ABSENT: Commissioner Seitz**

9. [21-DDP-0120](#)

Request: Revised Detailed District Development Plan with Revised Binding Elements

Project Name: Simple Body Shop

Location: 3703 Hopewell Road

Owner: John Gutterman

Applicant: John Thornton

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

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

**A motion was made by Commissioner Brown, seconded by Commissioner Price that the waiver from 10.3.7.A.1 to permit encroachment into the required Gene Snyder Freeway buffer area (22-WAIVER-0007) be denied. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson**  
**ABSENT: Commissioner Seitz**

**A motion was made by Commissioner Brown, seconded by Commissioner Price that the waiver from 10.2.4.B.3 to permit a required Landscape Buffer Area to overlap a utility easement by more than 50% (22-WAIVER-0008) be denied. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson**  
**ABSENT: Commissioner Seitz**

**A motion was made by Commissioner Brown, seconded by Commissioner Clare that the Revised Detailed District Development Plan and revised Binding Elements be denied. The vote was as follows:**

**YES: Commissioners Brown, Price, Clare and Carlson**  
**ABSENT: Commissioner Seitz**

**Adjournment**