



Louisville Metro Government

Old Jail Auditorium
514 W. Liberty Street
Louisville, KY 40202

Action Summary Planning Commission

Thursday, December 15, 2022

1:00 PM

Old Jail Auditorium

Call To Order

The following commissioners were present: Brown, Carlson, Cheek, Howard, Mims, Price and Lewis

The following commissioners were absent: Clare, Pennix and Sistrunk

Approval Of Minutes

1. [PC Minutes 120122](#)

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that the December 1, 2022 PC minutes. The vote was as follows:

YES: Commissioner Brown, Carlson, Cheek, Howard, Mims and Price

ABSTAIN: Commissioner Lewis

ABSENT: Commissioner Clare, Pennix and Sistrunk

2. [LDT Minutes 111022](#)

A motion was made by Commissioner Carlson, seconded by Commission Mims that the November 10, 2022 LDT minutes be approved. The vote was as follows:

YES: Commissioners Brown, Carlson and Mims

ABSTAIN: Commissioners Cheek, Howard, Price and Lewis

ABSENT: Commissioners Clare, Pennix and Sistrunk

Business Session

3. [BLD-WRE-22-00425 and 00426](#)

Request: Request to Waive Two Year Deed Restriction - Wrecking Permits
 BLD-WRE-22-00425 & BLD-WRE-22-00426

Project Name: Demolition of 9123 & 9127 Fern Creek Road

Location: 9123 & 9127 Fern Creek Road

Owner: Louisville/Jefferson County Metro Government

Applicant: Louisville Free Public Library

Representative: Louisville Free Public Library

Jurisdiction: Louisville Metro

Council District: 22- Robin Engel

Case Manager: Savannah Darr, Historic Preservation Officer

A motion was made by Commissioner Carlson, seconded by Commissioner Mims that the request to Waive Two Year Deed Restriction – Wrecking Permits BLD-WRE-22-00425 & BLD-WRE-22-00426 be approved. The vote was as follows:

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

Public Hearing

4. [22-ZONE-0073](#)

Request: Change in zoning from R-4 to R-5A, with Detailed District Development Plan with Binding Elements, and Waiver - TO BE CONTINUED TO JANUARY 19, 2023

Project Name: Bull Run Townhomes

Location: 1920 & 1922 Herr Lane

Owner: Bull Run Townhomes LLC

Applicant: Bull Run Townhomes LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro, City of Graymoor-Devondale

Council District: 7 - Paula McCraney

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

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that this case be continued to the January 19, 2023. The vote was as follows:

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

5. [22-DDP-0116](#)

Request: THIS CASE WILL BE CONTINUED
 Project Name: Cottages on Vine Street
 Location: 814 Vine Street
 Owner: PPT IX LLC
 Applicant: PPT IX LLC
 Representative: Wyatt Tarrant & Combs
 Jurisdiction: Louisville Metro
 Council District: 4 - Jecorey Arthur
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that this case be continued to the February 7, 2023 Night Hearing PC meeting to be held 6:00 p.m. at 701 S. Hancock St. The vote was as follows:

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

6. [22-DDP-0078](#)

Request: Revised Detailed District Development Plan with revisions to Binding Elements
 Project Name: Thieneman E Orell
 Location: 11905 Dixie Hwy
 Owner: 11905 Dixie Hwy LLC
 Applicant: 11905 Dixie Hwy LLC
 Representative: Land Design and Development
 Jurisdiction: Louisville Metro
 Council District: 14 - Cindi Fowler
 Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Brown that the Revised Detailed District Development plan with Revisions to Binding Elements be continued to the January 5, 2023 Planning Commission meeting. The vote was as follows:

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

7. [22-PARKWAIVER-0010](#)

Request: Parking waiver to reduce required parking spaces from 42 to 30
 Project Name: Senora Arepa Restaurant
 Location: 117 St. Matthews Avenue
 Owner: Louisville Timber & Wooden Products Co.
 Applicant: Ole Hospitality Group
 Representative: Forza Architecture, Inc. - Stephen Tracy
 Jurisdiction: City of St. Matthews
 Council District: 9 - Bill Hollander
 Case Manager: Joel P. Dock, AICP, Planning Coordinator

A motion was made by Commissioner Mims, seconded by Commissioner Price that a RECOMMENDATION be made to St. Matthews to approve the Parking Waiver to reduce the required number of parking spaces from 42 to 30 spaces. The vote was as follows:

YES: Commissioners Cheek, Howard, Mims, Price and Lewis
NO: Commissioner Brown
ABSTAIN: Commissioner Carlson
ABSENT: Commissioners Clare, Pennix and Sistrunk

8. [22-ZONE-0065](#)

Request: Change in zoning from R-5 to R-6, with Detailed District Development Plan with Binding Elements, Variance, and Waiver

Project Name: Fultz Meridian Avenue

Location: 205 & 207 Meridian Avenue

Owner: Dan & Cheryl Fultz

Applicant: Dan & Cheryl Fultz

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

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

A motion was made by Commissioner Mims, seconded by Commissioner Cheek to RECOMMEND that Metro Council approve the change in zoning from R-5, Single Family Residential to R-6, Multi-Family Residential. The vote was as follows:

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

A motion was made by Commissioner Mims, seconded by Commissioner Cheek that a Variance from 5.1.12 to exceed the maximum infill setback by a principal structure (required: 11', requested: 142', variance of 131') (22-VARIANCE-0093) be approved. The vote was as follows:

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

A motion was made by Commissioner Mims, seconded by Commissioner Cheek that a Waiver from 10.2.4 to allow an easement to overlap a required Landscape Buffer Area by more than 50% (22-WAIVER-0107) be approved. The vote was as follows:

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

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

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

Consent Agenda

9. [22-STRCLOSURE-0022](#)

Request: Unnamed Alley Closure
 Project Name: Fultz Meridian Avenue
 Location: Unnamed Alley near 205 & 207 Meridian Avenue
 Owner: Louisville Metro
 Applicant: Dan & Cheryl Fultz
 Representative: Bardenwerper, Talbott & Roberts
 Jurisdiction: Louisville Metro
 Council District: 9 - Bill Hollander
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Brown that the Consent Agenda item, 22-STRCLOSURE-0022 be RECOMMENDED to Metro Council for approval. The vote was as follows:

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

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