

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

March 11, 2021

Commissioners' Discussion

Case No. 20-ZONE-0062

Request:	Change in zoning from R-4 to C-2 for contractor's shop with detailed plan, variances, and waiver
Project Name:	Charlie Sondergeld Services
Location:	3618 Kramers Lane
Owner:	Charlie Sondergeld Services, Inc & Charles Sondergeld, Jr.
Applicant:	Charles Sondergeld, Jr.
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	1 - Jessica Green
Case Manager:	Joel P. Dock, AICP, Planner II

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:54:10 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

01:00:36 In response to a question from Commissioner Carlson, Mr. Dock pointed out the location of the requested setback waiver (see recording.)

The following spoke in favor of the request:

Paul Whitty, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Summary of testimony of those in favor:

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01:02:06 Paul Whitty, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:12:06 Commissioner Brown asked that, at the time of the public hearing, the Commission would be provided with hours of operation and justification for rezoning the corner at Beech. Commissioner Brown also asked if there was going to be a fence, additional screening, etc. within the proposed 15-foot setback area, in addition to the required plantings. Mr. Whitty said there may be a combination of fencing and vegetation that will have to be approved by staff landscape architect. Commissioner Carlson asked that landscaping/buffering plans be presented at the public hearing. Mr. Dock added that an 8-foot tall screen is required between R-4 and C-2 properties. The most common form is a privacy-style fence.

The following spoke in opposition to the request:

No one spoke.

01:16:03 Commissioners' deliberation.

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.

The Committee by general consensus scheduled this case to be heard at the **April 1, 2021** Planning Commission public hearing.