

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

**August 9, 2018**

**New Business**

**Case No. 17ZONE1058**

**Request:** Change in zoning from R-6 to C-2 with a Waiver and a District Development Plan with binding elements

**Project Name:** Bar of Soap

**Locations:** 2070 South Preston Street

**Owner:** Wettig Properties, LLC

**Applicant:** Wettig Properties, LLC

**Representative:** Glenn Price – Frost Brown Todd  
Christopher Brown – BTM Engineering

**Jurisdiction:** Louisville Metro

**Council District:** 15 – Marianne Butler

**Case Manager:** **Julia Williams, AICP, Planning Supervisor**

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:19:30 Julia Williams presented the case (see staff report and recording for detailed presentation.) No structural changes are proposed for the site.

00:21:35 In response to a question from John Carroll, legal counsel for the Planning Commission, Ms. Williams said there will be no outside alcohol consumption.

00:21:51 In response to a question from Commissioner Carlson, Ms. Williams discussed the procedure the applicant would have to go through if, in the future, they decided to decrease the laundromat area and increase the tavern area (see recording for detailed discussion.)

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00:24:40 In response to a question from Commissioner Brown, Ms. Williams said she understood that the CUP off-site parking area is for the applicant's use only, and is not being used to fulfill parking requirements for anything else.

**The following spoke in favor of the request:**

Glenn Price, Frost Brown Todd, 400 West Market Street Suite 3200, Louisville, KY 40202

Chris Brown, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

Gail Linville, 526 Atwood Street, Louisville, KY 40217

Antz Wettig, 213 Brown Avenue, Louisville, KY 40207

Jon Wettig, 1141 Logan Street, Louisville, KY 40204

**Summary of testimony of those in favor:**

00:25:58 Glenn Price, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He explained in detail the square footage of the laundromat part and the tavern part and how that relates to parking spaces.

00:27:39 Christopher Brown, an applicant's representative, discussed the parking in greater detail.

00:29:38 Mr. Price resumed the podium and continued the Power Point presentation.

00:31:55 In response to a question from Commissioner Brown, Mr. Brown pointed out the location of the short-term bike parking spaces on the plan.

00:33:24 Commissioner Brown asked if the hours of operation could be provided at the public hearing due to the facility's close proximity to residences.

00:34:26 Gail Linville, president of the St. Joseph Area Neighborhood Association, spoke in support. She said the Association would like the "proposed" binding elements adopted as the final binding elements.

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Antz Wetting and Jon Wettig were called but declined to speak.

**The following spoke in opposition to the request:**

No one spoke.

**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 **September 6, 2018** Planning Commission public hearing.