

Neighborhood Meeting Minutes Woodlands Creek Extension Monday, September 15th, 2014

The meeting began with introductions of the applicant and his representatives including Patrick Dominik and Kelli Jones from Sabak, Wilson & Lingo, Inc. and Jarrod Vowels from Pulte Homes. The applicants representatives made the following points:

1. This is a preliminary meeting required by the City prior to filing a plan for review. It helps the neighbors to get involved early in the process.
2. This plan is preliminary and Public Works, MSD and Planning and Design Services have not seen it yet. It will likely be 1 to 2 weeks before a plan is filed.
3. A Public Meeting will be required and everyone who signed in will get notice of this meeting along with all adjoining property owners and registered groups. This meeting will likely be in 6 to 8 weeks.
4. A Minor Plat will be required to consolidate the lots and create the residual tract.
5. This is a 17-lot R-4 subdivision. The site is already zoned appropriately so this won't be a re-zoning.
6. The proposed homes will be comparable to those in Woodlands Creek and will adhere to the same restrictions.

The meeting was then opened up for questions as follows:

Q: Will Right-of-Way be required for Maxey Lane?

A: Public Works has not reviewed this plan yet. If right-of-way dedication is required, we will work it out with them. We expect changes to the plan once the agencies have had a chance to review it.

Q: Will the paved ditch in Woodlands Creek be extended to the road?

A: We won't know for sure until we prepare construction documents. We can meet on site to take a look.

Q: Will construction of this development affect the completion of Woodlands Creek (i.e. finish coat on the road)?

A: No. This development will have a separate bond and there will likely be a damage bond for repair of any damage to roads in Woodlands Creek from construction traffic.

Q: Will they use the same entrance for construction traffic?

A: Yes. Construction traffic will have to come through Woodlands Creek. We can't take construction traffic down Maxey Lane.

Q: Why isn't there a buffer from all adjoining properties?

A: All surrounding properties are zoned R-4, just like this development, so no landscape buffer is required. We can meet on-site to discuss.

Q: Can trees be preserved on the property line?

A: We will do our best to preserve as many trees as we can. When installing infrastructure such as roads and drainage, it is often hard to preserve as many as we would like. We hope to be able to preserve trees along the property lines.

Q: Won't people just be able to cut down the trees on their property?

A: They could be deed restricted.

Q: Will there be a berm on Maxey Lane? The other development across the street provided a berm.

A: No berm is required along Maxey Lane for this development. We can meet on-site to discuss screening options.

Q: Will there be site lighting? Will it shine up or out?

A: There will be some street lighting. It will meet the requirements of the Code. We can explore shielded lighting options.

Q: Will there be a privacy fence?

A: No. We don't typically build privacy fences unless they are required. The HOA would have to be responsible for maintenance.

Q: Can we have a night hearing?

A: There is a petition required for a night hearing. It is unlikely that you could acquire enough signatures to request one.

Q: Will the houses along Maxey be 1-story?

A: They could be, but they will not be restricted to 1-story houses.

Q: Surveyors drilled two holes in the road on Maxey Lane. Will they repair it?

A: We will look into it. If we tore it up, we will repair it.

Q: Will we be notified of a Hearing?

A: Yes.

Several neighbors stuck around to talk after the meeting was over. Pat Dominik agreed to meet Mr. and Mrs. Tyillian to look at the paved ditch at the rear of their property. He also agreed to meet Mr. Steinbach and Ms. Sublett to walk the property line and discuss buffering, lighting and screening for the Ekman property and Maxey Lane.

NEIGHBORHOOD MEETING NOTIFICATION

DATE SENT: August 29, 2014

TO: All Adjoining Property Owners of 2708 & 2712 Maxey Lane, Neighborhood Group Representatives expressing interest in this area, and Councilman Glen Stuckel (District 17).

FROM: Pulte Group, Developer

RE: **Major Preliminary Subdivision Plan for the properties located at 2708 & 2712 Maxey Lane**

A proposal to extend Creekshire Drive in the Woodland Creek Subdivision will be submitted for the properties located at 2708 & 2712 Maxey Lane.

In accordance with procedures of Louisville Metro Planning and Design Services, we have been directed to invite adjoining property owners and neighborhood group representatives to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer and his representatives. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held as follows:

Monday, September 15th at 6:00 P.M.
Forest Springs Swim & Tennis Club
3801 Rock Bay Drive, Louisville, KY 40245

At this meeting, representatives from the Pulte Group and Sabak, Wilson & Lingo, Inc., will explain the proposal and then discuss any concerns you have. The purpose of this meeting is to increase your understanding of this proposal early in the process. We encourage you to attend this meeting and to share your thoughts.



Neighborhood Meeting Sign-In Sheet

Woodlands Creek Extension

September 15, 2014

	Name	Address	Phone #
1.	MAUREEN TYILLIAN	13316 CAIN LANE	330-503-8661
2.	KERNEY TYILLIAN	"	"
3.	Jim Steinbach	2727 MAXEY LN.	5027976796
4.	for The EKMANs.	2720 MAXEY LN?	502241-6911?
5.	Casey Dent	2708 Maxey	
6.	Delly Sulbatt	2722 MAXEY LN	241-6850
7.	Kip Eatherly	601 w. Jefferson St.	574-3462
8.	Jane McCoy (POA - Ruby Vest)		
9.	Calvin J Vest #	2712 MAXEY LN	
10.	Dan Mall	2706 MAXEY LN	609-9991
11.	Joena Howard	13312 Cain Ln.	
12.	Asheley M Howard	13312 Cain Ln	931-7577
13.	Nitin More	13314 Cain Lane	5022906237
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