

**PLANNING COMMISSION MINUTES**  
**August 15, 2019**

**PUBLIC HEARING**

**CASE NO. 19ZONE1012**

Request: Change in zoning from R-4 to R-5A, and Detailed District Development Plan with Binding Elements  
Project Name: Wesley Manor Rezoning  
Location: 5400 E Manslick Road  
Owner: Wesley Manor Retirement Community  
Applicant: Wesley Manor Retirement Community  
Representative: Dinsmore & Shohl  
Jurisdiction: Louisville Metro  
Council District: 24 – Madonna Flood

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

Notice of this public hearing appeared in The Courier Journal, a notice was posted on the property, and 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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:39:12 Dante St. Germain presented the case via Power Point slide show (see staff report and recording for detailed presentation).

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

Cliff Ashburner, 101 South 5<sup>th</sup> Street, Suite 2500, Louisville, Kentucky, 40207

Missy Legel, 3404 Stony Spring Circle, Louisville, Kentucky, 40220

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

00:45:27 Cliff Ashburner, applicant, presented case via Power point slide show (see recording for detailed presentation). Mr. Ashburner detailed the planned roadways connecting to Manslick Road and proposed development plan

00:49:43 Commissioner Carlson and Cliff Ashburner discussed the expansion of an existing culvert to better accommodate emergency vehicles (see recording for detailed presentation). Missy Legel presented a photocopy to Commissioners to detail the culvert.

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**The following spoke in opposition of this request:**

No one spoke.

**Deliberation**

00:54:24 Planning Commission deliberation (see recording for detailed presentation).

**An audio/visual recording of the Planning Commission hearing 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.**

0:54:31 On a motion by Commissioner Howard, seconded by Commissioner Carlson, the following resolution, based on the Staff Report and testimony heard today, was adopted:

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the August 29, 2019 Planning Commission Meeting.

**The vote was as follows:**

**YES: Commissioners Tomes, Daniels, Brown, Lewis, Howard, Carlson, and Jarboe**

**NOT PRESENT AND NOT VOTING: Commissioners Peterson and Smith**

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

**July 25, 2019**

**New Business**

**Case No. 19ZONE1012**

**Request:** Change in zoning from R-4 Single Family Residential to R-5A Multi-Family Residential with Detailed District Development Plan and Binding Elements

**Project Name:** Wesley Manor Rezoning

**Locations:** 5400 E. Manslick Road

**Owner:** Wesley Manor Retirement Community

**Applicant:** Wesley Manor Retirement Community

**Representative:** Cliff Ashburner – Dinsmore & Shohl LLP

**Jurisdiction:** Louisville Metro

**Council District:** 24 – Madonna Flood

**Case Manager:** **Dante St. Germain, 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

01:39:24 Dante St. Germain presented the case (see staff report and recording for detailed presentation.)

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

Cliff Ashburner, Dinsmore & Shohl LLP, 101 South 5<sup>th</sup> Street Suite 2500, Louisville, KY 40207

Missy Legel and Alex Donenberg, 3404 Stony Spring Circle, Louisville, KY 40220 (available for questions; did not speak)

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

01:42:22 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for his detailed presentation.)

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

**July 25, 2019**

**New Business**

**Case No. 19ZONE1012**

01:46:07 Joe Reverman, Assistant Director for Planning & Design Services, noted for Mr. Ashburner that these are the types of private roads that Louisville Metro is now bonding. The subdivision regulations state that those private roads shall be bonded.

**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 **August 15, 2019** Planning Commission public hearing.