

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO DEVELOPMENT REVIEW COMMITTEE
April 15, 2026**

A meeting of the Louisville Metro Development Review Committee was held on April 15, 2026, at 1:00 p.m. at the Old Jail Auditorium, 514 West Liberty Street Louisville, KY 40202.

Committee Members Present:

Bill Fischer, Chair

Steve Lannert

David Steff

Beth Stuber

Committee Members Absent:

Jim Mims

Staff Members Present:

Brian Davis, Planning Director

Julia Williams, Assistant Director

Joseph Haberman, Planning Manager

Rachel Casey, Planning Supervisor

Laura Ferguson, Assistant County Attorney

Abby Bills, Planner I

Zachary Schwager, Planner I

Clare Stuber, Management Assistant

The following matters were considered:

DEVELOPMENT REVIEW COMMITTEE MINUTES
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APPROVAL OF MINUTES

APRIL 1, 2026, DEVELOPMENT REVIEW COMMITTEE MINUTES

00:03:05 On a motion by Commissioner Steff, seconded by Commissioner Stuber, the following resolution was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Minutes of its meeting conducted on April 1, 2026.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Fischer

ABSENT: Commissioner Mims

DEVELOPMENT REVIEW COMMITTEE MINUTES
April 15, 2026

NEW BUSINESS

CASE NO. 26-EXTENSION-0004

Request:	Extension of Expiration
Project Name:	Meadows Point
Location:	14706 Old Henry Road
Applicant:	Meadows Pointe, LLC
Representative:	Bowman
Jurisdiction:	Louisville Metro
Council District:	19 – Anthony Piagentini
Case Manager:	Zach Schwager, Planner I

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 Committee received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Office of Planning, 444 South 5th Street.)

Agency Testimony:

00:03:45 Zach Schwager provided an overview of the request and presented a PowerPoint presentation. Schwager responded to questions from Committee Members. (see recording for details)

The following spoke in favor of the request:

None

The following spoke in opposition to the request:

None

Deliberation:

00:05:40 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Extension of Expiration

DEVELOPMENT REVIEW COMMITTEE MINUTES
April 15, 2026

NEW BUSINESS

CASE NO. 26-EXTENSION-0004

00:05:56 On a motion by Commissioner Stuber seconded by Commissioner Lannert, the following resolution, based on the staff report, the staff analysis, the evidence, and testimony heard today, was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Extension of Expiration

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Fischer

ABSENT: Commissioner Mims

DEVELOPMENT REVIEW COMMITTEE MINUTES
April 15, 2026

NEW BUSINESS

CASE NO. 26-MPLAT-0022

Request: Minor Subdivision Plat to shift lot lines resulting in one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

Project Name: 2230 Bonnycastle Ave Minor Plat

Location: 2230 Bonnycastle Ave

Applicant: Benjamin Levine & Deborah Cohen

Representative: Schroll Land Surveying, LLC

Jurisdiction: Louisville Metro

Council District: 8 – Ben Reno-Weber

Case Manager: Abby Bills, Planner I

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 Committee received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Office of Planning, 444 South 5th Street.)

Agency Testimony:

00:06:45 Abby Bills provided an overview of the request and presented a PowerPoint presentation. Bills responded to questions from Committee Members. (see recording for details)

The following spoke in favor of the request:
None

The following spoke in opposition of the request:
None

Deliberation:

00:09:15 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

DEVELOPMENT REVIEW COMMITTEE MINUTES
April 15, 2026

NEW BUSINESS

CASE NO. 26-MPLAT-0022

Minor Subdivision Plat to shift lot lines resulting in one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

00:09:34 On a motion by Commissioner Stuber, seconded by Commissioner Steff, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Minor Subdivision Plat to shift lot lines resulting in one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Fischer

ABSENT: Commissioner Mims

DEVELOPMENT REVIEW COMMITTEE MINUTES
April 15, 2026

NEW BUSINESS

CASE NO. 25-DDP-0094

Request: Revised Detailed District Development Plan with an associated Waiver
Project Name: Bluebird Luxury Lofts
Location: 10619 Watterson Trail
Applicant: Happy King LLC
Representative: Land Design & Development Inc.
Jurisdiction: Jeffersontown
Council District: 11 – Kevin Kramer
Case Manager: Abby Bills, Planner I

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 Committee received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained at the Office of Planning, 444 South 5th Street.)

Agency Testimony:

00:10:18 Rachel Casey explained to the Committee that the applicant had requested a continuance to the next date certain. (see recording for details)

The following spoke in favor of the request:

Derek Triplett, Land Design and Development, 503 Washburn Avenue Louisville, KY 40222

Summary of those in favor:

00:10:54 Derek Triplett spoke in favor of the request. Triplett explained his request for continuance to the Committee. Triplett responded to questions from Committee Members. (see recording for details)

The following spoke in opposition to the request:

Jim Ghrist, 10510 Park Avenue Jeffersontown, KY 40299

Randy Lawson, 10714 Old Taylorsville Road Jeffersontown, KY 40299

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NEW BUSINESS

CASE NO. 25-DDP-0094

Juile Geurin, 10631 Watterson Trail Jeffersontown, KY 40299

Summary of those in opposition:

00:13:27 Jim Ghrist spoke in opposition of the request. Ghrist shared concerns about the traffic and that the development wouldn't fit with the character of the neighborhood. (see recording for details)

00:17:22 Randy Lawson spoke in opposition of the request. Lawson stated that very little information had been shared with the neighbors. Lawson shared EMS and fire access concerns. (see recording for details)

00:24:28 Julie Geurin spoke in opposition of the request. Geurin shared that she worked for the neighboring independent senior center. Geurin said that she worries how the construction of the new development and the increase in traffic will affect the senior center and those that enjoy the space. (see recording for details)

Deliberation:

00:26:31 Committee deliberation

An audio/visual recording of the Development Review Committee related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:26:45 On a motion by Commissioner Stuber, seconded by Commissioner Steff, the following resolution, based on the applicant request, was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **CONTINUE** case number 25-DDP-0094 to the May 6, 2026, Development Review Committee meeting.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Fischer
ABSENT: Commissioner Mims

DEVELOPMENT REVIEW COMMITTEE MINUTES
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ADJOURNMENT

The meeting adjourned at approximately 1:28 p.m.

Chair

Planning Director