

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

September 27, 2018

New Business

Case No. 18ZONE1043

Request:	Change in zoning from R-5 to C-1 with a Conditional Use Permit for outdoor alcohol sales and landscape waiver
Project Name:	1039 Ash Street
Locations:	1039 Ash Street
Owner:	Jeffrey J. and Rebecca L. Hollkamp
Applicant:	Jeffrey J. and Rebecca L. Hollcamp
Representative:	Clifford Ashburner – Dinsmore & Shohl, LLP
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill

Case Manager: **Joel 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:

00:25:42 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:27:12 In response to a question from Commissioner Lewis, Mr. Dock explained that there was an error on the agenda header for this case. The correct rezoning request is "R-5 to C-1". The staff report correctly lists the rezoning request as "R-5 to C-1".

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl LLP, 101 S 5th St #2500, Louisville, KY 40202

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

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

September 27, 2018

New Business

Case No. 18ZONE1043

Jeff Hollkamp, 301 Mill Stream Place, Louisville, KY 40222

Summary of testimony of those in favor:

00:27:45 Clifford Ashburner, the applicant's representative, presented the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:31:10 Commissioner Brown asked if the chain link fence will remain on the Hickory Street frontage. Mr. Ashburner said all of the chain link fence will be removed; the refuse-collection area will be fenced or otherwise enclosed.

00:31:39 Chris Brown, an applicant's representative, pointed out the locations of the screening and enclosures which will be provided per the Land Development Code. There will be no chain link fencing along the perimeters of the property. Commissioner Brown and Mr. Brown discussed fencing height restrictions near intersections. They discussed LDC requirements.

00:33:02 Commissioner Brown and Mr. Brown also discussed dimensions for the on-street parking (See recording for detailed discussion.)

00:35:12 In response to a question from Commissioner Brown, Mr. Ashburner said the proposed hours of operations would be presented at the public hearing.

00:35:25 In response to a question from Joe Reverman, Assistant Director of Planning & Design Services, Mr. Brown said the applicant has no plan to remove the curb cut to the garage at this time. The parking spaces are pulled off of that curb cut, and the storage space in the garage needs to remain accessible to the user of the property.

00:35:54 Commissioner Brown asked about a binding element regarding outdoor music. Mr. Ashburner said he would work with Mr. Dock on that.

00:36:14 In response to a question from Commissioner Daniels, Mr. Ashburner said the planned capacity for the restaurant is about 45-50 people. The final design for the interior has not yet been finished, and there is not yet a final seating count.

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

September 27, 2018

New Business

Case No. 18ZONE1043

00:37:02 Noise and cooking odors were discussed.

The following spoke in opposition to the request:
No one spoke.

The following spoke neither for nor against the proposal:
No one spoke.

00:37:46 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 **October 18, 2018** Planning Commission public hearing.