

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

**July 11, 2019**

**New Business**

**Case No. 18ZONE1077**

|                          |   |
|--------------------------|---|
| <b>Request:</b>          | Change in zoning from R-4 to PEC and a Detailed District Development Plan with Binding Elements |
| <b>Project Name:</b>     | Collins Lane Truck Lot & Repair   |
| <b>Locations:</b>        | 3315 Collins Lane   |
| <b>Owner:</b>            | 3311 Collins Lane LLC   |
| <b>Applicant:</b>        | 3311 Collins Lane LLC   |
| <b>Representative:</b>   | Glenn Price – Frost Brown Todd LLC  |
| <b>Jurisdiction:</b>     | Louisville Metro  |
| <b>Council District:</b> | 17 – Markus Winkler   |

**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:**

00:57:45 Dante St. Germain presented the case (see staff report and recording for detailed presentation.)

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

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

Nick Schade, 3311 Collins Lane, Louisville, KY 40245

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

01:00:40 Glenn Price, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for his detailed presentation.)

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01:04:15 Commissioner Carlson asked if trucks parked on the lot would be loaded or empty. Nick Schade, the lot owner, discussed whether or not the trucks would loaded or empty. Commissioner Carlson said he is concerned about trucks parked with hazardous material. Mr. Schade said hazardous materials are neutralized before it is brought to their lot. Commissioner Carlson asked for a binding element stating that trucks that are required to be placarded as a hazardous materials vehicle shall not be stored on the lot more than 24 hours. Mr. Schade said that could depend on what law enforcement would require (for example, if law enforcement needs to hold a vehicle for an investigation, etc.) He added that both Middletown and Worthington fire districts are notified if something like that would be stored there.

01:07:35 In response to a question from Commissioner Brown, it was decided that the old binding elements from both parcels would be deleted and new binding elements applied to the entire parcel, not just the portion being rezoned.

01:08:29 In response to a question from Commissioner Brown, Mr. Schade said this is a 24-hour wrecker operation; office hours are 9 a.m. to 5 p.m.

**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 1, 2019** Planning Commission public hearing.