

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

March 14, 2019

A meeting of the Land Development and Transportation Committee was held on Thursday, March 14, 2019 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

Committee Members present were:

Richard Carlson (Acting Chair)
Jeffrey Brown
Ruth Daniels

Committee Members absent were:

Marilyn Lewis, Chair
Rob Peterson, Vice Chair

Staff Members present were:

Joe Reverman, Planning and Design Assistant Director
Brian Davis, Planning & Design Manager
Julia Williams, Planning & Design Supervisor
Joel Dock, Planner II
Lacey Gabbard, Planner I
John Carroll, Legal Counsel
Beth Stuber, Engineering Supervisor
Rachel Dooley, Management Assistant (minutes)

Others Present:

None.

The following matters were considered:

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Approval of Minutes

Approval of the February 28, 2019 LD&T Committee Meeting Minutes

00:03:37 On a motion by Commissioner Brown, seconded by Commissioner Daniels, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on **February 28, 2019**

The vote was as follows:

YES: Commissioners Brown, Carlson, and Daniels
Not Present: Vice Chair Peterson and Chair Lewis

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New Business

Case No. 19WAIVER1007

Request: Waiver of street name length
Project Name: 7505 Bardstown Rd – Street Name
Location: 7595 Bardstown Rd
Owner: Frank Csapo, Southpointe Partners LLC
Applicant: John Campbell, Heritage Engineering
Representative: Jon Baker, Esq., Wyatt, Tarrant & Combs, LLP
Jurisdiction: Louisville Metro
Council District: 22 – Robin Engel

Case Manager: **Lacey Gabbard, AICP, 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 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:

00:04:16 Joe Reverman, speaking on behalf of Case Manager Lacey Gabbard, asked if this case can be moved to a later date (see recording for detailed presentation.)

The following spoke in favor of the request:

Jon Baker, Esq., Wyatt, Tarrant & Combs, LLP

Summary of testimony of those in favor of the request:

00:05:11 Jon Baker, applicant representative, asked if this case can be moved to be heard the following week at the Planning Commission meeting.

00:05:49 Commissioner Carlson agreed with moving this case to the Planning Commission and asked if anyone present would like to be heard at today's meeting to discuss questions or concerns.

The following spoke in opposition to the request:

No one spoke.

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New Business

Case No. 19WAIVER1007

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.

00:07:07 A motion was made by Commissioner Brown, seconded by Commissioner Daniels, that case number **19WAIVER1007** be **CONTINUED** to the Planning Commission on **March 21, 2019**.

The vote was as follows:

YES: Commissioner Brown, Carlson, and Daniels

NOT PRESENT FOR THIS CASE: Vice-Chair Peterson and Chair Lewis

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New Business

Case No. 18ZONE1055

Request: Change in zoning from OR-3 to C-2, revised detailed plan, sign variance, and landscape waiver
Project Name: Bluestone Diversified Investments, LLC
Location: 13811 Wickham Green Way, 13820 Old Henry Road, 2600 James Thornton Way, & 2401 Terra Crossing Blvd
Owner: Multiple Owners
Applicant: Bluestone Diversified Investments, LLC
Representative: Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 19 – Anthony Piagentini

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:

00:07:55 Joel Dock presented the case. Mr. Dock noted the requests for a revised detailed plan, sign variance, and landscape waiver (see staff report and recording for detailed presentation).

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, LLP, 101 S. 5th St, Suite 2500, Louisville, Kentucky, 40202
Kevin Young, Land Design & Development, 503 Washburn Ave, Louisville, Kentucky, 40222

Summary of testimony of those in favor of the request:

00:11:51 Cliff Ashburner, representing Bluestone Diversified Investment, LLC, presented a Power Point slideshow (see recording for detailed presentation). Mr. Ashburner detailed the use of the proposed development and

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New Business

Case No. 18ZONE1055

the areas adjacent the site. He stated Kevin Young is present to answer technical questions.

00:15:38 Commissioner Brown and Mr. Ashburner discussed the general plan overview and if the site had plans to contribute towards potential future signals at the entrance of Old Henry Road.

00:17:34 Commissioner Brown noted, via proposed development plan, the proposed 12 foot right turning lane “to be constructed **by** KyDot standard specifications” should be “to be constructed **to** KyDot standard specifications”. Kevin Young replied they will check on this before the next meeting.

00:17:56 Commissioner Carlson, Commissioner Brown, and Mr. Ashburner discussed the traffic study conducted for High Wickham Place Northbound approach (see recording for detailed presentation.)

00:21:00 **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 **April 18, 2019** Planning Commission public hearing

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New Business

Case No. 18ZONE1008

Request: Change in Zoning from R-4 to C-2 with Waivers and a Detailed Development Plan with Binding Elements
Project Name: 10616 Watterson Trail
Location: 10616 Watterson Trail
Owner: Kruse Allison Construction, LLC
Applicant: Kruse Allison Construction, LLC
Representative: Schroll Land Surveying, LLC
Jurisdiction: City of Jeffersontown
Council District: 11 – Kevin Kramer

Case Manager: **Julia Williams, AICP, Planning Supervisor**

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:

00:21:54 Julia Williams presented the case (see staff report and recording for detailed presentation). Ms. Williams noted there is an adjacent property owner east of the site against the zoning change.

00:24:09 Commissioner Brown asked if this site meets the threshold for sidewalks or the waiver as a condition of the zoning. Ms. Williams replied they are adding parking to the site and they can double check the threshold for sidewalks. Commissioner Brown further inquired if Jeffersontown has a sidewalk or multiuse path plan along Waterson Trail. Ms. Williams replied the applicant can provide more information.

00:25:11 In response to a question from Commissioner Carlson, Ms. Williams answered there are residentially zoned properties around the site.

The following spoke in favor of the request:

Bill Schroll, 5450 Southview Dr. Louisville, Kentucky, 40214
Ricky W. Allison, 10616 Watterson Trail, Louisville, Kentucky, 40299

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Case No. 18ZONE1008

Summary of testimony of those in favor of the request:

00:26:19 Bill Schroll detailed the use of the site for a contractor shop. There will be storage of tools and materials on site. Mr. Scholl noted the beautification project Jeffersontown is planning and they will discuss sidewalks with the city.

00:28:19 Rick Allison, in response to a question from Commissioner Carlson, stated the type of contractor shop will be residential remodeling. In addition, there can be binding elements made to accommodate the hours when equipment is to be turned on or maintained to prevent excess noise.

00:29:51 Ms. Williams clarified a question from Commissioner Brown, sidewalks are not required on this site.

The following spoke in opposition to the request:

No one spoke.

00:30:18 **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 **April 18, 2019** Planning Commission public hearing.

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The meeting adjourned at approximately 1:30 p.m.

Chairman

Division Director