



Louisville Metro Government

Old Jail Auditorium
514 West Liberty Street
Louisville, KY 40202

Action Summary Planning Commission

Thursday, April 20, 2023

1:00 PM

Old Jail Auditorium

Call To Order

The following commissioners were present: Brown, Carlson, Cheek, Clare, Fischer, Mims, Pennix, Sistrunk and Howard

The following commissioner was absent: Lewis

Approval Of Minutes

1. [PC Minutes 033023](#)

A motion was made by Commissioner Carlson, seconded by Commissioner Mims that the March 30, 2023 PC minutes be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Clare, Fischer, Mims, Pennix, Sistrunk and Howard

ABSENT: Commissioner Lewis

2. [PC Minutes 040623](#)

A motion was made by Commissioner Carlson, seconded by Commissioner Mims that the April 6, 2023 PC minutes be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Clare, Fischer, Sistrunk and Howard

ABSTAIN: Commissioners Mims and Pennix

ABSENT: Commissioner Lewis

Business Session

3. [1230 Helck Avenue](#)

Request: Waiver of 2 year waiting period to refile a zoning application after denial

Project Name: Helck Avenue Rezoning

Location: 1230 & 1230 R Helck Ave

Owner: Jonathan Martin Co LLC

Applicant: Jonathan Martin Co LLC

Representative: Wyatt, Tarrant & Combs LLP

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

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

A motion by Commissioner Carlson, seconded by Commissioner Brown that the Waiver of 2 year waiting period to refile a zoning application after denial be denied. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Pennix and Sistrunk
NO: Commissioners Cheek, Fischer, Mims and Howard
ABSENT: Commissioner Lewis

Public Hearing

4. [22-MSUB-0004](#)

Request: Major Preliminary Subdivision utilizing MRDI provisions, Floyds Fork DRO Review, and Waiver - CONTINUED TO MAY 11, 2023 HEARING

Project Name: 1614 Johnson Road Subdivision

Location: 1614 Johnson Road

Owner: Jean Rueff

Applicant: Highgates Management

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

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

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk that this case be continued to the May 11, 2023 Planning Commission meeting. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Clare, Fischer, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Lewis

5. [22-DDP-0129](#)

Request: Revised Detailed District Development Plan with revised Binding Elements, and Waiver and Parking Waiver - CONTINUE TO 4/20/2023 PLANNING COMMISSION

Project Name: 7 Brew

Location: 12525 Shelbyville Rd

Owner: IPH Holdings LLC

Applicant: 7 Brew

Representative: Kinetic Design & Development

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

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

A motion was made by Commissioner Carlson, seconded by Commissioner Clare that a Waiver from 8.3.3.A.1 to permit more than three signs on one façade of a non-residential building (23-WAIVER-0061) be recommended to the city of Middletown for approval. The vote was as follows:

YES: Commissioner Brown, Carlson, Cheek, Clare, Fischer, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Lewis

A motion was made by Commissioner Carlson, seconded by Commissioner Clare that a Parking Waiver to exceed the maximum allowable parking (23-PARKWAIVER-0001) be recommended to the city of Middletown for approval. The vote was as follows:

YES: Commissioner Brown, Carlson, Cheek, Clare, Fischer, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Lewis

A motion was made by Commissioner Carlson, seconded by Commissioner Clare that a Revised Detailed District Development Plan with Revised Binding Elements be recommended to the city of Middletown for approval. The vote was as follows:

YES: Commissioner Brown, Carlson, Cheek, Clare, Fischer, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Lewis

6. [22-ZONE-0131](#)

Request: Change in Zoning from R-R Rural Residential to R-4 Single-Family Residential, with Detailed District Development Plan with Binding Elements

Project Name: Echo Trail Residential

Location: 2405 Echo Trail

Owner: Long Run Creek Properties

Applicant: Long Run Creek Properties

Representative: Nick Pregliasco - Bardenwarper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk that the change in zoning from R-R, Rural Residential to R-4 Single Family Residential be recommended to the Metro Council for denial. The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Pennix, Sistrunk and Howard
NO: Commissioners Cheek, Fischer and Mims
ABSENT: Commissioner Lewis

7. [23-ZONE-0009](#)

Request: Change in Zoning from C-N to C-2, with Associated Detailed District Development Plan and Binding Elements, Variance and Waivers
 Project Name: Pickle + Social Louisville
 Location: 8100 Lyndon Park Lane
 Owner: City of Lyndon
 Applicant: City of Lyndon
 Representative: Wyatt, Tarrant & Combs LLP
 Jurisdiction: City of Lyndon
 Council District: 7 - Paula McCraney
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Clare that the change in zoning from C-N Neighborhood Commercial to C-2 Commercial be recommended to the city of Lyndon for approval. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Brown, Fischer and Lewis

A motion was made by Commissioner Carlson, seconded by Commissioner Clare that the Variance from Table 5.3.2 to permit a non-residential parking to encroach into the required 50' setback from residential uses (23-VARIANCE-0027) be recommended to the city of Lyndon for approval. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Brown, Fischer and Lewis

A motion was made by Commissioner Carlson, seconded by Commissioner Clare that Waivers: #1: from 10.2.4 to permit encroachment into the required property perimeter Landscape Buffer Area (LBA), to waive required plantings and screening in a portion of the area of encroachment, and to permit more than 50% overlap of a drainage easement with a required LBA (23-WAIVER-0036) #2: from 5.9.2 to omit required vehicular and pedestrian connections between abutting nonresidential uses (23-WAIVER-0037) be recommended to the city of Lyndon for approval. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Brown, Fischer and Lewis

A motion was made by Commissioner Carlson, seconded by Commissioner Clare that the Revised Detailed District Development Plan with Binding Elements be recommended to the city of Lyndon for approval. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Mims, Pennix, Sistrunk and Howard
ABSENT: Commissioner Brown, Fischer and Lewis

8. [21-ZONE-0155](#)

Request: Change in Zoning from R-6 to C-2, with Associated Detailed District Development Plan and Binding Elements and Waivers

Project Name: Franklin Lofts

Location: 943 Franklin Street

Owner: Franklin Lofts LLC

Applicant: Franklin Lofts LLC

Representative: Dinsmore & Shohl

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

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

A motion was made by Commissioner Carlson , seconded by Commissioner Mims that the change in zoning from R-6 Multi-Family Residential to C-2 Commercial be recommended to Metro Council for approval. The vote was as follows:

YES: Commissioners Carlson, Clare, Mims, Pennix and Howard
ABSENT: Commissioners Brown, Fischer and Lewis

A motion was made by Commissioner Carlson , seconded by Commissioner Mims that the Waivers #1: from 10.2.4 to allow structures to encroach into to the required property perimeter Landscape Buffer Area (23-WAIVER-0002) and #2: from 5.5.3 to not provide a required 3' masonry wall along Franklin Street to screen parking (22-WAIVER-0225) be approved. The vote was as follows:

YES: Commissioners Carlson, Clare, Mims, Pennix and Howard
ABSENT: Commissioners Brown, Fischer and Lewis

A motion was made by Commissioner Carlson , seconded by Commissioner Mims that the Detailed District Development Plan with Binding Elements be approved. The vote was as follows:

YES: Commissioners Carlson, Clare, Mims, Pennix and Howard
ABSENT: Commissioners Brown, Fischer and Lewis

Standing Committee Reports

CHAIRMAN OR COMMISSION DIRECTOR'S REPORT

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DEVELOPMENT REVIEW COMMITTEE

PLANNING COMMITTEE

POLICY AND PROCEDURES COMMITTEE

SITE INSPECTION COMMITTEE

Adjournment