

Indian Springs Community Association, Inc.
9462 Brownsboro Rd. Box 181
Louisville, Kentucky 40241

April 27, 2015

RE: Proposed zone change to allow a restaurant in the existing Indian Springs Clubhouse located at 3408 Indian Lake Drive

Dear Indian Springs residents and nearby property owners,

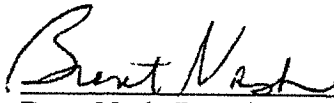
We are writing to invite you to a meeting we have scheduled to present neighbors with our preliminary plan for a restaurant to utilize the existing Indian Springs Clubhouse located as above. This also follows our previous email and pamphlet distribution to the Indian Springs residents notifying all residents of this meeting.

A meeting will be held on **Monday, May 11th at 7:00 p.m.** at the **Sawyer Hayes Center** located at **2201 Lakeland Road** to discuss the plan with interested neighbors.

If you cannot attend the meeting but have questions or concerns, please call our attorney Bill Bardenwerper at 426-6688, or our land planning and engineering firm representative Marv Blomquist at 429-0105.

We look forward to seeing you.

Sincerely,



Brent Nash, President

Cc: Hon. Glen Stuckel, Metro Councilman, District 17
Bill Bardenwerper, attorney with Bardenwerper, Talbott & Roberts, PLLC
Marv Blomquist, land planner with Blomquist Design Group, LLC

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1520ME1016

Developer's Neighborhood Meeting

Meeting Date and Time May 11, 2015 @ 7:00 pm **Developer's Name** Indian Springs Community Association, Inc.

Location of Meeting Sawyer Hayes Center, 2201 Lakeland Road, Louisville, KY 40241

Description of Proposal CIZ from R-4 to C-1 to allow a restaurant in the existing Indian Springs Clubhouse

Subject Site Location 3408 Indian Lake Drive, Louisville, KY 40241

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
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- | | | | |
|-------------------|-------------------------|-------|----------|
| ✓ E Edwards | 10927 Fairview Pkwy | 40241 | |
| ✓ Angela Schmelz | 3141 Indian Lake | 40241 | |
| ✓ James Delaney | 11216 Vista Green Dr | 40241 | |
| ✓ Nicki E Kangdon | 3105 INDIAN LAKE DRIVE | 40241 | |
| ✓ James Kelly | 4707 Fairway Pointe Ct. | 40241 | |
| ✓ Dianna Ulf | 3105 Lake Vista Dr | 40241 | |
| ✓ LINDA HILL | 3313 INDIAN LAKE DR | 40241 | 553-0232 |
| ✓ Ann + Tom Bauer | 3111 Lake Vista Dr. | | |
| ✓ LARRY C. PETER | 3107 INDIAN LAKE DR | | |
| ✓ VIRGINIA HURST | 3306 INDIAN LAKE DR | | |
| ✓ J. TODD HALL | | | |

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1520MET1016

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Description of Proposal CIZ from R-4 to C-1 to allow a restaurant in the existing Indian Springs Clubhouse
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NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
✓ W.L. GREGORY	3024 LAKE VISTA DR.	40241	
✓ Sandy Bock	3124 INDIAN LAKE DR	40241	
✓ Rebecca Merritt	11000 Indian Circle Dr.	40241	
✓ Bruce Reynolds	10904 LAKE VISTA DR.	40241	
✓ DAVID ALATEJA	3019 LAKE VISTA DR	40241	
✓ RAGHNI GREEN	3011 Lake Vista	40241	412-4645
✓ Akhtar Mahmood	3340 Indian Lake	40241	614-7770
✓ Steve Williams	11304 Vista Greens Dr.	40241	
✓ ARMOND & CATY RUSSELL	3115 INDIAN LAKE DRIVE		
✓ CHRIS PRZYSTOP	3403 COVENTRY GROES CT		502-376-7699
✓ DAVID FINN	3018 LAKE VISTA	40241	426-3019
✓ LAURA & BRENT NASH	3135 INDIAN LAKE DR	40241	
✓ Henry Euck	11026 FPD		
✓ LARRY C. PETER	3107 INDIAN LK DR		
✓ VIRGINIA A HURST	3304 INDIAN LAKE DR		
✓ JOHN RAHL	3408 INDIAN LAKE DR		
✓ WILLIAM M. ROOF	11217 VISTA GREENS DR		

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1520MET06

Developer's Neighborhood Meeting

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Description of Proposal CIZ from R-4 to C-1 to allow a restaurant in the existing Indian Springs Clubhouse

Subject Site Location 3408 Indian Lake Drive, Louisville, KY 40241

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
✓ Don Hennessey	3405 Vista Greens Ct	40241	
✓ BRUCE & ELAINE WOOD	3310 INDIAN LAKE DR	"	
✓ Julie Fried	3129 Indian Lake Dr.	40241	
✓ Therese Allen	3210 Indian Lake Dr	40241	
✓ Diane Schindler	10900 LAKE VISTA CT		

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Subject Site Location 3408 Indian Lake Drive, Louisville, KY 40241

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
✓ Juanita Coleman	10926 Fairway Pointe	40241	502-744-8603
✓ Mary A. O'Many	10917 Lake Vista Ct.	40241	502-425-0543
✓ Mike Pytko	11106 Vista Green	40241	502-926-2246
✓ Robert Smith	11008 Fairway Pointe	40241	502 363 0443
✓ NEIL KUEHNAST	3026 LAKE VISTA DR	40241	502 412-9191
✓ JOHN JEFFERSON	4701 FAIRWAY POINTE CR	40241	502 412 7362
✓ Judy Dickson	3131 Indian Lake Dr.		502 742-2109
✓ David & Linda Sedler	3302 Indian Lake Dr.		502-544-8919
✓ Lindley & Joy Able	3014 Lake Vista Dr		502-322-0906
✓ Steve & Lori Sargent	3106 Indian Lake Dr.		270 250 5618
✓ Margaret Hunt	3330 Indian Lake Dr		502-326-9421
✓ Mary Jo Mungavin	9808 Springpark Dr		502-423-7106
✓ Wei-An Yin	3342 Indian Lake Dr		
✓ KENDALL COGAN	3331 FREYS HILL RD.		305-776-4008
✓ BRUCE RADMAR	11110 COURT RY (ORANGE DR)		905-1437
✓ Mr + Mrs S. J. Meach	3306 Indian Lake Dr		327-6470

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Neighborhood Meeting Summary

A neighborhood meeting was held beginning at 7 PM on Monday, May 11, 2015 at the Sawyer Hayes Community Center, which is near the Indian Springs subdivision and clubhouse which is the subject of this rezoning and CUP Application. ISCA board member Bill Roof called the meeting to order and then introduced Bill Bardenwerper, counsel for ISCA on this rezoning and CUP matter. Mr. Bardenwerper, showed a PowerPoint presentation of the site, area, clubhouse, etc. and explained the other recent Aldi, fast food restaurant and Aloft Hotel/restaurant rezonings and settlement of the litigation cases, reminding everyone present how the Indian Springs Golf Course was turned over free-of-charge to the Indian Springs Community Association. Now the ISCA board needs to figure out ways to pay upkeep, thus this rezoning and CUP.

Mr. Bardenwerper explained where the zoning lines are proposed to be located, how the clubhouse likely will be renovated, why the CUP is needed, where parking is located and how much, access and the rezoning and CUP process.

After his presentation, Shay Tinsley with Martin's BBQ Joint explained the restaurant concept, its menu, cooking techniques, hours of operation, clientele, staffing, seating, service, parking, access, carry-out, outdoor usage, etc. He answered a range of questions on all of these subjects.

There appeared to be only one negative comment, and it was from a resident who lives relatively close by who questioned the ISCA board why this use instead of another. He asked for a show of hands about how many people opposed this project, apparently like him. It appeared that, among those present, no one else was opposed. Another even closer nearby property owner spoke about his issues, which he appeared to say had been satisfactorily addressed.

Respectfully submitted,

Bill Bardenwerper
Bardenwerper Talbott & Roberts, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, KY 40223

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