

PLANNING COMMISSION MINUTES
December 2, 2021

PUBLIC HEARING

CASE NO. 21-ZONE-0034

Request: REQUEST CONTINUANCE TO 01/06/22 PLANNING COMMISSION - Change in zoning from OTF to C1, with Detailed District Development Plan and Binding Elements, and Variance

Project Name: Jagers @ Indian Springs

Location: 10700 Westport Road

Owner: M&T LLC

Applicant: M&T LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 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 public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:07:57 Dante St. Germain explained why the applicant has requested this continuance (see recording for detailed discussion.)

An audio/visual recording of the Planning Commission hearing 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.

00:09:58 On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the January 6, 2022 Planning Commission public hearing.

The vote was as follows:

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CASE NO. 21-ZONE-0034

YES: Commissioners Mims, Peterson, Brown, Clare, Howard, Carlson, Daniels, Seitz, Sistrunk, and Lewis.

PLANNING COMMISSION MINUTES
November 4, 2021

PUBLIC HEARING

CASE NO. 21-ZONE-0034

Request: CONTINUED TO 12/02/21 PC - Change in zoning from OTF to C1, with Detailed District Development Plan and Binding Elements, and Variance
Project Name: Jagers @ Indian Springs
Location: 10700 Westport Road
Owner: M&T LLC
Applicant: M&T LLC
Representative: Bardenwerper Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 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 public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:09:36 Dante St. Germain said the applicant has requested a continuance to December 2, 2021.

The following spoke in support of the request:

No one spoke.

The following spoke in opposition to the request:

No one spoke.

An audio/visual recording of the Planning Commission hearing 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.

00:10:54 On a motion by Commissioner Carlson, seconded by Commissioner Seitz, the following resolution was adopted:

PLANNING COMMISSION MINUTES
November 4, 2021

PUBLIC HEARING

CASE NO. 21-ZONE-0034

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the **December 2, 2021** Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Seitz, Carlson, Howard, Clare, Brown, Mims, and Lewis.

ABSENT: Commissioners Peterson, Daniels, and Sistrunk.

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
September 23, 2021**

NEW BUSINESS

21-ZONE-0034

Request:	Change in zoning from OTF to C1, with Detailed District Development Plan and Binding Elements, and Variance
Project Name:	Jaggers @ Indian Springs
Location:	10700 Westport Road
Owner:	M&T LLC
Applicant:	M&T LLC
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	17 – Marcus Winkler
Case Manager:	Dante St. Germain, AICP, Planner II

The staff report prepared for this case was incorporated into the record. 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:

00:49:15 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the case is ready for a public hearing.

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

Summary of testimony of those in favor:

00:52:30 Nick Pregliasco, the applicant's representative, went into more detail on the proposal and site area (see recording for detailed presentation.)

Commissioner Brown asked if any changes were being made to the traffic pattern on Indian Lakes Drive. Nick Pregliasco responded that they are not. There was discussion on possible striping and the traffic impact study.

The following spoke in opposition to this request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
September 23, 2021**

NEW BUSINESS

21-ZONE-0034

Summary of testimony of those in opposition:

01:08:09 Steve Porter explained that he represents the Indian Springs Community Association. They have issues with a drive thru, fast food restaurant. He believes there are deed restrictions prohibiting this restaurant. They are in negotiations with the developer; however, the association was okay with a sit-down restaurant but not a fast food, drive thru restaurant. They are concerned with the C-1 zoning allowing any type of restaurant in the area. They have proposed lighting and signage elements they would like to see added to the Binding Elements if the proposal gets approved.

Rebuttal:

01:11:00 Nick Pregliasco explained that they already planned to include the proposed lighting and signage Binding Elements. They will continue to work with the community on a compromise.

01:12:00 Commissioners' deliberation.

An audio/visual recording of the Land Development & 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 consensus, scheduled this case to be heard at the **November 4, 2021** Planning Commission public hearing.