

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

October 27, 2016

A meeting of the Land Development and Transportation Committee was held on Thursday, October 27, 2016 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

Committee Members present were:

Marilyn Lewis, Chair
Jeff Brown (arrived at 1:07 p.m.)
Richard Carlson
Clifford Turner

Committee Members absent were:

Rob Peterson, Vice-Chair

Staff Members present were:

Emily Liu, Director, Planning & Design Services
Joseph Reverman, Assistant Director, Planning & Design Services
John Carroll, Legal Counsel
Julia Williams, Planning Supervisor
Brian Davis, Planning & Design Manager
Brian Mabry, Planning & Design Supervisor
Laura Mattingly, Planner I
Beth Jones, Planner II
Chris Cestaro, Management Assistant (minutes)

Others Present:

Tony Kelly, MSD

The following matters were considered:

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Approval of Minutes

Approval of the October 13, 2016, 2016 LD&T Committee Meeting Minutes

00:02:41 On a motion by Commissioner Carlson, seconded by Commissioner Turner, the following resolution was adopted:

RESOLVED, the Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on October 13, 2016.

The vote was as follows:

YES: Commissioners Carlson and Lewis.

NO: No one.

NOT PRESENT: Commissioners Peterson and Brown.

ABSTAINING: Commissioner Turner.

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New Business

16MOD1009

***NOTE: Commissioner Brown arrived at 1:07 p.m. in time to hear and vote on this case.**

Request:	Binding Element Modification to allow a 36-square-foot sign
Project Name:	Kentucky Farm Bureau
Location:	8221 Shelbyville Road
Owner:	John Blackford
Applicant:	Carl Rueff – Rueff Sign Company
Representative:	Carl Rueff – Rueff Sign Company
Jurisdiction:	City of Lyndon
Council District:	18 – Marilyn Parker

Case Manager: Laura Mattingly, Planner I

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.

Agency Testimony:

00:03:27 Laura Mattingly presented the case and showed photos of the site and surrounding areas (see staff report and recording for detailed presentation.) She noted that the staff report says “36 square feet”, which needs to be corrected. The total square footage of the sign would be 51 square feet, with 7 feet in height.

Therefore, the proposed binding element should read, “The only permitted free-standing sign shall not exceed 51 square feet in area, and 7 feet in height.”

The following spoke in favor of the request:

Carl Rueff, 1530 East Washington Street, Louisville, KY

Summary of testimony of those in favor:

00:07:54 In response to a previous question from Commissioner Lewis, Carl Rueff, the applicant, said that the sign on the adjacent property should be 9 feet

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tall and 5x7, making it 35 square feet. He added that the proposed sign would be within in the LDC requirements, and that it, like the current sign, will be lighted from within.

00:09:04 Commissioner Brown asked to see a plan showing the location of the sign, relative to the public right-of way.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against:

No one spoke.

00:10:50 Commissioners' deliberation.

00:12:14 on a motion by Commissioner Carlson, seconded by Commissioner Turner, the following resolution was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that there does not appear to be any environmental constraints or historic resources on the subject site; and

WHEREAS, the Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided. The proposed sign does not restrict visibility or movement of vehicular or pedestrian traffic; and

WHEREAS, the Committee further finds that provisions for open space are not a requirement of this request; and

WHEREAS, the Committee further finds that the Metropolitan Sewer District will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

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WHEREAS, the Committee further finds that the design of the sign is compatible with the existing signage of the area which ranges from small freestanding signs to monument and columnar styles of varying sizes and material; and

WHEREAS, the Committee further finds that the proposal complies with the applicable guidelines of the Comprehensive Plan and Land Development Code, specifically Chapter 8 of the Land Development Code as adopted by the City Lyndon; and

WHEREAS, the Committee further finds that, based the staff report, the applicant's justification and the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **RECOMMEND** to the City of Lyndon that the requested amendment to the binding element be **APPROVED ON CONDITION** that the entire sign and its landscaping is not in the public right-of-way.

The vote was as follows:

YES: Commissioners Turner, Carlson, and Lewis.

NO: No one.

NOT PRESENT: Commissioner Peterson.

ABSTAINING: Commissioner Brown.

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New Business

CASE NO. 16DEVPLAN1178

Request:	Revised Detailed District Development Plan
Project Name:	Kroger Outer Loop
Location:	4501 Outer Loop
Owner:	Jarrett D. Wallace – Weingarten Realty Investors
Applicant:	Danny Lethco – The Kroger Company
Representative:	John Campbell – Heritage Engineering
Jurisdiction:	Louisville Metro
Council District:	24 – Madonna Flood

Case Manager: **Laura Mattingly, Planner I**

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.)

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.

Agency Testimony:

00:14:09 Laura Mattingly presented the case and showed the site plan (see staff report and recording for detailed presentation.)

00:16:18 In response to a question from Commissioner Lewis, Ms. Mattingly said the applicant is within the range of required parking spaces. In response to a question from Commissioner Carlson, Ms. Mattingly showed an aerial photograph of the site and pointed out the area where parking spaces will be removed for a fuel island.

The following spoke in favor of the request:

John Campbell and Scott Hannah, Heritage Engineering, 101 South 4th Street Suite 100, Louisville, KY 40202

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Daniel Lethco, Kroger Company, 1600 Ormsby Station Court, Louisville, KY
40223

Summary of testimony of those in favor:

00:21:19 John Campbell, the applicant's representative, showed a Power Point presentation and discussed the proposed changes in more detail (see recording for detailed presentation.) He discussed some of the potential impacts to existing parking.

00:25:13 Danny Lethco, real estate manager for Kroger, discussed design and vehicular access around the store in greater detail.

00:28:17 Commissioner Carlson asked how wide the sidewalk would be by the Wine & Spirits shop. Mr. Lethco said the sidewalk will be ADA-compliant with full access. One corner of the sidewalk might have to be brought out into the drive area to accommodate that. Commissioner Carlson expressed concern about pedestrians in vehicular areas and fire lanes. There was discussion with Mr. Lethco about the location of the fuel station, and fuel-delivery truck access patterns.

00:32:22 Mr. Campbell explained in more detail how semi-truck traffic planning is determined.

00:36:07 Mr. Lethco explained the review process for these plans.

00:38:38 Scott Hannah further discussed the outlots and the placement of the fuel station.

00:46:38 Commissioner Carlson asked approximately what times the fuel deliveries would be made. Mr. Lethco said that depends on how busy the fuel station is, to determine how many fuel deliveries are made each week.

00:48:00 Ms. Mattingly said that, regarding where the trucks would come in, Louisville Metro Transportation has reviewed and stamped this plan. Commissioner Carlson said he wanted to make sure there was maneuvering room for the tanker trucks; also, that there be a Condition of Approval that deliveries not be made during "peak hours of operation".

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00:53:40 This case will be continued to the end of today's hearing, in order for the applicant to produce requested information.

01:28:49 Case resumed

01:29:00 Commissioner Carlson said he had reviewed the plan, and Commissioner Brown said he was satisfied that vehicles would have enough maneuvering space. However, Commissioner Carlson asked that the applicant agree to restrict delivery times for the tanker trucks. Commissioner Brown added that a delivery truck would utilize the full width of the primary entrance to the site from the public road. He suggested delivery times of 9:00 a.m. to 3:00 p.m. on weekdays, and minimizing deliveries on weekends.

01:30:40 Mr. Lethco discussed this with the Commissioners. He said he was not aware that restrictions like this had been set before. Commissioner Brown said setting delivery times at other businesses was not unusual and further discussed the issue. Commissioner Carlson said his primary concerns are blocking traffic, and pedestrian safety.

01:44:56 It was agreed to add a binding element stating that there shall be no fuel deliveries to the fuel center between the hours of 6:00 am to 9:00 am and 3:00 pm to 9:00 pm. Commissioner Lewis added that, if Mr. Lethco discussed this issue with Kroger Operations and found that a change might be needed, Kroger can come back to the Planning Commission for a change to the binding element.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against:

No one spoke.

01:46:58 On a motion by Commissioner Brown, seconded by Commissioner Turner, the following resolution was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that there does not appear to be any environmental constraints or historic resources on the subject site; and

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WHEREAS, the Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided through the existing vehicular access, which is remaining unchanged, and the existing sidewalks along Noltemeyer Wynde and Outer Loop; and

WHEREAS, the Committee further finds that provisions for open space are not a requirement of this request; and

WHEREAS, the Committee further finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

WHEREAS, the Committee further finds that the overall land uses are compatible with the existing and future development of the area, as this area is an established commercial corridor with similar retail and restaurant uses; and

WHEREAS, the Committee further finds that, based the staff report, the applicant's justification and the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Revised Detailed District Development Plan, **ON CONDITION** that a binding element be added stating that fuel would not be delivered between the hours of 6:00 am to 9:00 am and 3:00 pm to 9:00 pm, and **SUBJECT** to the following binding elements:

All binding elements from the approved General Development Plan (9-58-80) are applicable to this site, in addition to the following.

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes, additions, and/or alterations not so referred shall not be valid.

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2. The development shall not exceed 113,369 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.

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8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the October 27th, 2016 Land Development & Transportation meeting.
10. No idling of trucks shall take place within 200 feet of residential development. No overnight idling of trucks shall be permitted on-site.
10. No idling of trucks shall take place within 200 feet of residential development. No overnight idling of trucks shall be permitted on-site.
11. Fuel will not be delivered between the hours of 6:00 am to 9:00 am and 3:00 pm to 9:00 pm. *(Added at the October 27, 2016 LD&T Committee meeting.)*

The vote was as follows:

YES: Commissioners Turner, Brown, Carlson, and Lewis.

NO: No one.

NOT PRESENT: Commissioner Peterson.

ABSTAINING: No one.

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New Business

CASE NO. 16DEVPLAN1172

Request:	Revised Development Plan and Sidewalk Waiver; Amendment to Binding Elements
Project Name:	V3 Aesthetics Building Addition
Location:	13015 Middletown Industrial Blvd.
Owner:	Rick Van Camp
Applicant:	Lamar Architecture & Design
Representative:	Jonathan Lamar
Jurisdiction:	City of Middletown
Council District:	19 – Julie Denton

Case Manager: **Beth Jones, 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.)

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.

Agency Testimony:

00:54:01 Beth Jones presented the case and showed the site plan (see staff report and recording for detailed presentation.) She noted that, on the site visit, a Metro Transportation employee found an existing fountain/pond-type installation on the front of the property. The applicant has agreed to go out and do a site visit and amend the plan to show that, and ensure it is not in the right-of-way.

The following spoke in favor of the request:

No one spoke.

The following spoke in opposition to the request:

No one spoke.

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CASE NO. 16DEVPLAN1172

The following spoke neither for nor against:

No one spoke.

Commissioners' Deliberation:

00:59:36 – Commissioner Brown said that the State has a project coming soon to improve English Station Road, which will include a third lane and sidewalks.

01:03:00 In response to questions from Commissioner Carlson, Ms. Jones discussed the square footage of the proposed buildings.

- **Approval of Revised District Development Plan**
- **Amendment of Binding Elements**

00:37:36 On a motion by Commissioner Carlson, seconded by Commissioner Turner, the following resolution was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that existing natural resources are not further damaged by the proposed development; and

WHEREAS, the Committee further finds that the development makes no changes to existing transportation conditions on the site and within the industrial park. Sidewalks are not being added but are also not present elsewhere within the industrial park. A sidewalk waiver is being requested; and

WHEREAS, the Committee further finds that the proposed development does not further encroach on open space; and

WHEREAS, the Committee further finds that the proposed development does not increase impervious surface on the site and does not require changes in existing drainage patterns; and

WHEREAS, the Committee further finds that the proposed development is compatible with existing development on the site and on adjacent parcels; and

WHEREAS, the Committee further finds that the proposed development complies with existing Louisville Metro plans and regulations. It is non-residential and does not include mixed-use components; and

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WHEREAS, the Committee further finds that, based the staff report, the applicant's justification and the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Development Review Committee does hereby **RECOMMEND** to the City of Middletown that the requested Revised Detailed District Development Plan and Amendment to Binding Elements be **APPROVED ON CONDITION** that the applicant shall submit a new site plan showing the location of the existing water feature, and **SUBJECT** to the following binding elements:

1. All development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes, additions and/or alterations of any binding element(s) shall be submitted to the Planning Commission and to the City of Middletown for review and approval; any changes, additions and/or alterations not so referred shall not be valid.
- ~~2. The development shall not exceed 14,400 square feet of gross floor area.~~
2. The development shall not exceed 23,730 square feet of gross floor area.
3. The only permitted freestanding sign shall be a monument style sign, located as shown on the approved development plan/sign plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 10 feet to front property line. The sign shall not exceed 36 square feet in area per side and 6 feet in height. No sign shall have more than two sides. Any sign must comply with the City of Middletown Sign Regulations.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and the height of the light standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line.
6. Before any permit, including but not limited to building, parking lot, change of use or alteration permit, is requested:

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- a. The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. If a building permit is required but is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission
 8. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission and the City of Middletown.
 9. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment.
 10. The applicant, developer or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
 11. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
 12. The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City of Middletown.

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The vote was as follows:

YES: Commissioners Turner, Brown, Carlson, and Lewis.

NO: No one.

NOT PRESENT: Commissioner Peterson.

ABSTAINING: No one.

Sidewalk waiver

01:09:07 On a motion by Commissioner Carlson, seconded by Commissioner Turner, the following resolution was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that the waiver will not adversely affect adjacent property owners. The industrial park is fully developed and adjacent properties do not include sidewalks; and

WHEREAS, the Committee further finds that the waiver will not violate specific guidelines of Cornerstone 2020. Guideline 7 Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. The Applicant states that the proposed development will not increase traffic to the site. Guideline 9 Policy 1 states that new development should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. The waiver will not violate this guideline as the project site is located within a large industrial development which does not provide pedestrian access via sidewalks. No parcels in the vicinity of the site include sidewalks; and

WHEREAS, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant. The remainder of the proposed development complies with all existing Louisville Metro plans and regulations; and

WHEREAS, the Committee further finds that the applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect). The

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site includes well-maintained landscaping elements, making it attractive from the public right-of-way; and

WHEREAS, the Committee further finds that, based the staff report, the applicant's justification and the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Development Review Committee does hereby **RECOMMEND** to the City of Middletown that the requested Sidewalk Waiver be **APPROVED**.

The vote was as follows:

YES: Commissioners Turner, Carlson, and Lewis.

NO: No one.

NOT PRESENT: Commissioner Peterson.

ABSTAINING: Commissioner Brown.

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New Business

CASE NO. 16ZONE1054

Request: Change in zoning from C-1 Commercial to C-2 Commercial for training facility
Project Name: Louisville Electrical JATC Facility
Location: 1206 Durrett Lane
Owner: Trustees for the Louisville Electrical JATC
Applicant: Trustees for the Louisville Electrical JATC
Representative: Qk4
Jurisdiction: Louisville Metro
Council District: 21 – Dan Johnson

Case Manager: Beth Jones, 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.)

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.

Agency Testimony:

01:10:18 Beth Jones presented the case and showed the site plan (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Ashley Bartley, Qk4, 1046 East Chestnut Street, Louisville, KY 40204

Summary of testimony of those in favor:

01:15:21 Ashley Bartley presented the applicant's case and showed photos of the site and surrounding areas (see recording for detailed presentation.)

The following spoke in opposition to the request:

No one spoke.

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CASE NO. 16ZONE1054

**The following spoke neither for nor against:
No one spoke.**

01:20:51 The Committee by general consensus scheduled this case to be heard at the December 1, 2016 Planning Commission public hearing.

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CASE NO. 16ZONE1025

Request: Change in zoning from R-4 to C-2 on approximately 1.36 acres with a Waiver and Variance

Project Name: 436-452 Roberts Avenue

Location: 436-452 Roberts Avenue

Owner: Jacob Thompson, Tom Lago & Pauline Vittitoe

Applicant: Thompson Brothers Plumbing; Lago's Logos; and Jesse's Lawn Service

Representative: Miller Wihry

Jurisdiction: Louisville Metro

Council District: 13 – Vicki Aubrey-Welch

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

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.)

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.

Agency Testimony:

01:25:06 Julia Williams presented the case and showed the site plan (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

John Miller, Miller Wihry, 1387 South 4th Street, Louisville, KY 40208

Tommy Lago, 448 Roberts Avenue, Louisville, KY 40214

Summary of testimony of those in favor:

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CASE NO. 16ZONE1025

01:25:11 Tommy Lago, owner of Lago's Logos, explained that the proposed expansion is due to the success and expansion of their business.

01:26:06 John Miller, representing all of the applicants, presented the applicants' case (see recording for detailed presentation.)

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against:

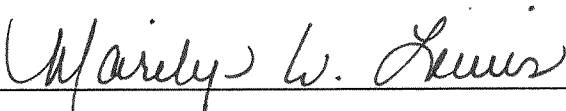
No one spoke.

The Committee by general consensus scheduled this case for public hearing at the December 1, 2016 Planning Commission public hearing.

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The meeting adjourned at approximately 2:55 p.m.



Chairman



Division Director