



**Action Summary - Final
Planning Commission**

Thursday, December 2, 2021

1:00 PM

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

Call To Order

Present: 10 - Commissioner TeAndre Sistrunk, Commissioner Robert Peterson, Commissioner Pat Seitz, Commissioner Richard Carlson, Commissioner Patti Clare, Commissioner Ruth Daniels, Commissioner Jeff Brown, Commissioner Jim Mims, Commissioner Lula Howard, and Commissioner Marilyn Lewis

Public Hearing

1. [21-ZONE-0021](#)

Request: **TO BE CONTINUED TO 12/16/21 PLANNING COMMISSION -**
Change in zoning from R-5 to R-5B, two-family residential with detailed district development plan

Project Name: 4634 Southcrest Avenue
Location: 4634 Southcrest Avenue
Owner: Sherman Enterprise Properties, LLC
Applicant: Sherman Enterprise Properties, LLC - Aja Sherman
Representative: Pitt, Franck, Distler, Bearden, & Henderson, PSC
Jurisdiction: Louisville Metro
Council District: 21 - Nicole George
Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Howard, seconded by Commissioner Carlson, that the case be continued to the December 16, 2021 Planning Commission public hearing. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Carlson, Clare, Daniels, Brown, Mims, Howard, and Lewis

Abstain: 1 - Seitz

2. [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

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the case be continued to the January 6, 2022 Planning Commission public hearing. The motion carried by the following vote:

Yes: 10 - Sistrunk, Peterson, Seitz, Carlson, Clare, Daniels, Brown, Mims, Howard, and Lewis

3. [2-Year Waiver Request](#)

Request: Request to permit a rezoning application be submitted on a property less than 2 years following a rezoning denial

Project Name: RaceTrac

Location: 11800 - 11908 E Orell Road, 11705 - 11707 Dixie Highway

Owner: Herman & Karl Gohl, Catherine & Charles Grissett, Kathy Gibson

Applicant: RaceTrace Petroleum Inc

Representative: Dinsmore & Shohl

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

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

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the request be approved. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Seitz, Brown, Mims, and Lewis

No: 3 - Carlson, Clare, and Daniels

Abstain: 1 - Howard

4. [20-ZONE-0025](#)

Request: Change in zoning from C-1 to C-2, commercial with detailed plan
 Project Name: PRP Town Centre
 Location: 8523 Terry Road & 6300 W. Pages Lane
 Owner: PRP Retail Opportunity Fund, LLC
 Applicant: Tyler Divin
 Representative: Tyler Divin; CARMAN - John Carman
 Jurisdiction: Louisville Metro
 Council District: 14 - Cindi Fowler
 Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that the rezoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

Not Voting: 1 - Sistrunk

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that the development plan portion of this case be approved. The motion carried by the following vote:

Yes: 8 - Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

Not Voting: 1 - Sistrunk

5. [21-FBH-0006](#)

Request: Factory Built Housing that does not conform with one or more of the standards listed in sub-section 4.1.2.B of the Land Development Code
 Project Name: 716 E Burnett Factory Built House
 Location: 716 E Burnett Ave
 Owner: Robert Woerdich
 Applicant: Robert Woerdich
 Representative: Robert Woerdich
 Jurisdiction: Louisville Metro
 Council District: 4 - Jecorey Arthur
 Case Manager: Zachary Schwager, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the request be approved. The motion carried by the following vote:

Yes: 10 - Sistrunk, Peterson, Seitz, Carlson, Clare, Daniels, Brown, Mims, Howard, and Lewis

6. [21-DDP-0071](#)

Request: Detailed District Development Plan with Binding Elements and an amendment to the 200 foot setback adjacent to residential properties not zoned EZ-1

Project Name: Proposed Office Warehouse

Location: 10501 Freeport Drive

Owner: Kenneth Delcour

Applicant: John Campbell, Heritage Engineering, LLC.

Representative: John Campbell, Heritage Engineering, LLC.

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that the case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

7. [21-ZONE-0049](#)

Request: Change in zoning from R-4 to R-6 with detailed district development plan and variance

Project Name: Holgate Apartments Rezoning

Location: 11405 Holgate Drive

Owner: GM Property Investments, LLC

Applicant: GM Property Investments, LLC

Representative: GM Property Investments, LLC - Monika Thapa

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Howard, seconded by Commissioner Peterson, that the rezoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

A motion was made by Commissioner Howard, seconded by Commissioner Peterson, that the variance portion of this case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

A motion was made by Commissioner Howard, seconded by Commissioner Peterson, that the development plan portion of this case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

8. [21-ZONE-0121](#)

Request: Change in zoning from R-1 to C-2, with Detailed District Development Plan with Binding Elements, and Waivers, CUP for animal racetrack, Approval of rate of change for changing image sign, and Variance

Project Name: Derby City Gaming Hotel Addition

Location: 4520 Poplar Level Road

Owner: Churchill Downs Inc.

Applicant: Churchill Downs Inc.

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

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

A motion was made by Commissioner Brown, seconded by Commissioner Peterson, that the rezoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested variance for this case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that all requested waivers for this case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested Changing Image Sign request for this case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that the requested Conditional Use Permit (CUP) for this case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that the development plan portion of this case be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Clare, Daniels, Brown, Mims, Howard, and Lewis

Absent: 1 - Carlson

Adjournment

The hearing adjourned at 6:30 p.m.