

**PLANNING COMMISSION MINUTES
NOVEMBER 17, 2016**

PUBLIC HEARING

CASE NO. 14ZONE1064

Request: Change in zoning from R-R to C-1 on approximately 5.89 acres with variances and waivers
Project Name: Pope Lick Station
Location: 14005 Taylorsville Road
Owner: Church of Christ
Applicant: Pope Lick Station LLC
Representative: RW Moore Consulting Engineers; Norm Graham
Jurisdiction: Louisville Metro
Council District: 20-Stuart Benson
Case Manager: Julia Williams, RLA (IN), AICP, Planning Supervisor

Notice of this public hearing appeared in **The Courier Journal**, a notice was posted on the property, and 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. (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:

02:59:09 Julia Williams presented the case and showed a Powerpoint presentation. Ms. Williams responded to questions from the Commissioners (see staff report and recording for detailed presentation).

The following spoke in favor of the request:

Norm Graham, 7508 New LaGrange Road, #3, Louisville, KY 40222
Joe Johnson, 10712 Linn Station Road, Louisville, KY 40223
Mark Boardman, 908 S. 8th Street, Suite 102, Louisville, KY 40203

Summary of testimony of those in favor:

03:11:34 Norm Graham spoke on behalf of the applicant in favor of the request and referred to a Powerpoint presentation. Mr. Graham responded to questions from the Commissioners (see recording for detailed presentation).

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03:36:38 Joe Johnson spoke in favor of the request and responded to questions from the Commissioners (see recording for detailed presentation).

03:37:27 Norm Graham spoke in favor of the request and responded to questions from the Commissioners (see recording for detailed presentation).

03:39:42 Tammy Markert clarified that this is a State route and she has no jurisdiction to be looking at lengths; that would be all permitted by the State, so she did not make any decisions there (see recording for detailed presentation).

03:39:54 Norm Graham spoke in favor of the request and responded to questions from the Commissioners (see recording for detailed presentation).

03:40:42 Julia Williams responded to a question posed by Commissioner Gazaway in regard to height measurement (see recording for detailed presentation).

03:41:30 Mark Boardman spoke in favor of the request and responded to questions from the Commissioners (see recording for detailed presentation).

03:44:17 Norm Graham responded to questions from the Commissioners (see recording for detailed presentation).

03:45:23 Joe Johnson responded to questions from the Commissioners (see recording for detailed presentation).

The following spoke in opposition of the request:

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

Harrell Hurst, 16300 Taylorsville Road, Fisherville, KY 40023

Jeff Frank, 16509 Bardbe Rd., Fisherville, KY 40023

Bert Stocker, 16313 Crooked Ln., Fisherville, KY 40023

Steve Henry, 2550 Ransdell Ave., Louisville, KY 40204

Mike Farmer, 15100 Old Taylorsville Rd., Fisherville, KY 40023

Peter Bodnar, 8801 Dawson Hill Rd., Louisville, KY 40299

Sheila Mead, 19001 Hunt Country Ln., Fisherville, KY 40023

Lia Vassiliades, 18906 Hunt Country Ln., Fisherville, KY 40023

Christi Leonard, 3901 Yellow Brick Rd., Fisherville, KY 40023

Drew Foley, 7406 Springvale Dr., Louisville, KY 40241

Kathy Tobaben, 345 Williams Rd., Louisville, KY 40299

David Strong, 5900 Bradbe Farm Ln., Fisherville, KY 40023

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Summary of testimony of those in opposition:

03:48:08 Steve Porter spoke in opposition of the request. Mr. Porter referred to Cornerstone 2020 and the Floyds Fork DRO (see recording for detailed presentation).

04:04:28 Harrell Hurst, Chair of the Fisherville Neighborhood Association, spoke in opposition of the request (see recording for detailed presentation).

04:10:00 Jeff Frank spoke in opposition of the request and showed a Powerpoint presentation (see recording for detailed presentation).

04:32:53 Bert Stocker, Vice Chair of the Fisherville Neighborhood Association, spoke in opposition of the request (see recording for detailed presentation).

04:36:31 Steve Henry spoke in opposition of the request (see recording for detailed presentation).

04:40:17 Mike Farmer spoke in opposition of the request (see recording for detailed presentation).

04:42:16 Peter Bodnar spoke in opposition of the request (see recording for detailed presentation).

04:44:31 Sheila Mead spoke in opposition of the request (see recording for detailed presentation).

04:45:36 Lia Vassiliades spoke in opposition of the request (see recording for detailed presentation).

04:46:59 Christi Leonard spoke in opposition of the request (see recording for detailed presentation).

04:48:10 Drew Foley, Chair of the Greater Louisville Sierra Club, spoke in opposition of the request (see recording for detailed presentation).

04:49:35 Kathy Tobaben spoke in opposition of the request (see recording for detailed presentation).

04:50:21 David Strong spoke in opposition of the request (see recording for detailed presentation).

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NOTE: The following persons who signed up to speak in opposition were called, but either declined to speak, or confirmed their opposition from the audience:

David Wick
Steve Leonard
James P. Woodall, Jr.
Greg Hintz
Mary Alice Thurmond
Martin Shuck
George Hoge
Trish Nash
Susan Weihe
Rebecca Thomas
Michael Thomas
Carol Hurst
Frances Aprile
Kathleen Harter
Al Matherly
George Sotsky
Bill Jacob

04:51:25 Meeting was recessed

04:51:37 Meeting was reconvened

REBUTTAL:

04:51:57 Norm Graham spoke in rebuttal and responded to questions from the Commissioners (see recording for detailed presentation).

05:02:36 Commissioners' deliberation

05:12:09 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted:

Change in Zoning from R-R to C-1

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RESOLVED, that the Louisville Metro Planning Commission in Case Number 14ZONE1064 does hereby make a **RECOMMENDATION** to Louisville Metro Council to **DENY** the Change in Zoning from R-R to C-1, based on the Staff Report, the testimony heard today, the Staff's Findings of Fact on pages 20 and 21 of the Staff Report, and the matrix on pages 12 through 18 of the Staff Report.

The vote was as follows:

Yes: Commissioners Brown, Tomes, Peterson, Howard, Smith, Carlson, Gazaway and Chair Jarboe

Not Present: Commissioners Lewis and Kirchdorfer

05:14:38 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted:

Development Plan, Variances and Waivers

RESOLVED, that the Louisville Metro Planning Commission in Case Number 14ZONE1064 does hereby **DEFER** any action on the Development Plan, Variances and Waivers, pending final action by Louisville Metro Council on the Zoning.

The vote was as follows:

Yes: Commissioners Brown, Tomes, Peterson, Howard, Smith, Carlson, Gazaway and Chair Jarboe

Not Present: Commissioners Lewis and Kirchdorfer