

From: [Kevin Trager](#)
To: [Dock, Joel](#)
Cc: gregg@lvjco.com
Subject: 1311 S. Shelby Street
Date: Wednesday, February 17, 2021 3:13:43 PM

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Good Afternoon Mr. Dock,

My name is Kevin Trager and I'm a graduate student at the University of Louisville's Kent School of Social Work. I am a lifelong resident of Louisville. Currently, my family and I live in the Belknap neighborhood but we are former residents of Germantown. I'm writing to **express my support for the rezoning of the property at 1311 S. Shelby Street**, the former Save-A-Lot grocery store.

When the store closed it was a big loss for Shelby Park and the surrounding neighborhoods. It has been disheartening to see the property and building sit vacant for years. When I first learned about the Louisville Vegan Jerky Company's interest in relocating its production facility I had a lot of questions about how this would impact Shelby Park. After speaking with neighbors and other stakeholders *and* reading this week's article in the LEO I firmly believe LVJ Co. would be a great asset to Shelby Park. LVJ Co. is *exactly* the type of innovative, locally owned business we need for that location. I hope you will consider this during the hearing tomorrow evening. Regards,

Kevin R. Trager
2345 Saratoga Drive, 40205

From: [Jeff Combs](#)
To: [Dock, Joel](#)
Cc: gregg@lvico.com
Subject: CASE# - 20-ZONE-0111. 1311 S. SHELBY ST
Date: Wednesday, February 17, 2021 11:55:41 AM

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Mr. Dock:

In lieu of Louisville's shrinking tax base and the city's recent push for developing abandoned properties, I am in favor of refurbishing the old Sav-A-Lot on 1311 Shelby Street into a vibrant, income producing business that makes jerky.

It is my understanding that Vegan Jerky will be employing about 75 people and their business is currently bursting at the seams.

Recently, CEPEDA just remodeled an old facility about 4 blocks away. They make air filtration systems and their business is exploding with growth also.

As you know each new factory job created, produces another 4 additional jobs in spin-off industries. I cannot think of a better or higher use of that property than to produce a popular and harmless product, create 75 new jobs, build up the tax base, and bring life and energy to a community.

Regards,

--

Jeff Combs

Commercial Sales & Marketing



1449 Hugh Ave.
Louisville KY 40213

(502) 459-2216 office
(502) 817-3223 cell
jeff@commonwealthroofing.com

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Statement about Case 0111 zoning change
Date: Thursday, February 18, 2021 6:19:09 PM

She is going to speak (probably) but wanted to get this in the record.

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Diana Dinicola <dianadinicola@gmail.com>
Sent: Thursday, February 18, 2021 6:17 PM
To: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Statement about Case 0111 zoning change

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Regarding the Request for Zoning change case 20-ZONE-0111

As a property owner in the 1200 block of S Shelby St., I would like to register objection to the proposal to re-zone 1311 S Shelby St. from C-1 to EZ-1

I have NO objection to Louisville Vegan Jerky joining the neighborhood. However, I believe that including them in the Shelby Park business community is better achieved through a conditional use permit being issued to this particular user for this particular use.

The move away from industrial activity in Shelby Park has been positive for residents and recent business development, especially along the Shelby/Logan corridor. EZ-1 encompasses not only the C-level commercial use that we see developing in this corridor but ALSO for M-level use that is far too broad for the neighborhood.

It is important that we look at this question of rezoning not as a referendum on Louisville Vegan Jerky but as an action taken with an eye toward the future, consistent with our hopes and plans for that future.

Maintaining the current zoning of C-1 and issuing a conditional use permit recognizes LVJ as a valuable addition to the neighborhood, one that has done its homework.

EZ-1 requires us to place our trust in some unknown future entity whose form of business and commitment to the neighborhood will not be guaranteed to be as well-considered. I don't want to do that to my future neighbors.

This neighborhood has existed and evolved for over one hundred years. I do not believe that EZ-1 is consistent with the next 100 years of Shelby Park.

Diana Dinicola

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#59]
Date: Thursday, February 18, 2021 6:25:10 PM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov


From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 18, 2021 6:24 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#59]

Name *	Niki Lechniak
Address *	<input type="checkbox"/> 843 Milton St. Louisville , Ky 40217 United States
Email	nlechniak@gmail.com
Phone Number	(502) 905-2259
What is the case number of the development application? *	20-ZONE-0111
Comments *	Because the Louisville Began Jerky Company has addressed issues concerning the amount and change in traffic pattern, is mindful about potentially assisting with concerns related to industrial zoning upon the company leaving, will address any potential odor issues & seems to be really interested in being a community partner, I fully support the zoning change requested by LVJC.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	Yes

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#58]
Date: Thursday, February 18, 2021 6:24:56 PM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 18, 2021 6:24 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#58]

Name *	Benjamin Raymond
Address *	 1116 Samuel St Louisville, KY 40204 United States
Email	benraymond14@outlook.com
Phone Number	(802) 353-7840
What is the case number of the development application? *	20-ZONE-0111

Comments *

As a nearby neighbor, our family is supportive of Louisville Vegan Jerky's (LVG) requested zoning change so they move into the vacant grocer location. However, their proposed plan to mitigate their impact on the neighborhood is wildly insufficient. With a great deal of experience in this area (as a professional food scientist) I know that poorly managed emissions can drastically diminish quality of life in the surrounding areas. LVG must submit plans that include strict odor/emission mitigation. The current plan is a plea for faith that is simply not actionable or enforceable. We are also very concerned that future tenants at that location could carry on business on the re-zoned lot that is incompatible with the residential nature of the neighborhood.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * No

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Cc: [Haberman, Joseph E](#)
Subject: FW: Public Hearing Item Comment Form [#50]
Date: Thursday, February 11, 2021 7:06:37 AM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 11, 2021 6:37 AM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#50]

Name *	Aleece Smith
Address *	<input type="checkbox"/> 1203 S PRESTON ST LOUISVILLE, KY 40203 United States
What is the case number of the development application? *	20-ZONE-0111
Comments *	I am in support of the zoning change for Louisville Vegan Jerky.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [Haberman, Joseph E](#)
To: [Dock, Joel](#)
Cc: [Davis, Brian](#)
Subject: FW: Public Hearing Item Comment Form [#52]
Date: Friday, February 12, 2021 9:07:01 AM

For the file.


From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 11, 2021 11:21 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#52]

Name *	Matthew Ruben
Address *	<input type="checkbox"/> 717 E Oak St Louisville, KY 40203 United States
Email	mattruben@yahoo.com
Phone Number	(619) 804-1572
What is the case number of the development application? *	20-ZONE-0111
Comments *	I am a proud resident of Shelby Park. Upon hearing the news that an application was in place to rezone the SaveALot property to allow for manufacturing, I was very skeptical. But reassurances from Louisville Vegan Jerky have given me reason to support their wish to set up in Shelby Park. I believe them when they say they want to do right by the neighborhood. I believe them when they say that being a welcoming part of our community is important to them. And their existing community ties suggest that they mean what they say. I look forward to seeing them make Shelby Park their new home.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#57]
Date: Thursday, February 18, 2021 6:25:30 PM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 18, 2021 6:01 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#57]

Name *	James Graham
Address *	 1534 Texas Ave Louisville, KY 40217 United States
Email	jtgraham71@gmail.com
Phone Number	(502) 471-7629
What is the case number of the development application? *	20-ZONE-0111
Comments *	Not in favor. Property should be reserved for a retail space that benefits the community such as a grocery. Logan street market hardly qualifies as a legitimate market and prices there are not affordable.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	Yes

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#55]
Date: Wednesday, February 17, 2021 7:36:30 AM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 16, 2021 6:19 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#55]

Name *	Elizabeth Ruwe
Address *	<input type="checkbox"/> 1015 Forrest Street Louisville, Kentucky 40217 United States
Email	eruwe4193@gmail.com
Phone Number	(513) 569-2966
What is the case number of the development application? *	20-ZONE-0111
Comments *	I would prefer for there to not be a factory at this site. Much of the neighborhood is residential and retail; we do not need a factory.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#56]
Date: Thursday, February 18, 2021 5:14:05 PM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 18, 2021 5:13 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#56]

Name *	Beckett Brees
Address *	<input type="checkbox"/> 521 E Ormsby Ave Louisville, KY 40203 United States
Email	bbreespt@gmail.com
Phone Number	(502) 533-8798
What is the case number of the development application? *	20-ZONE-0111

Comments *

Concerning the Save A Lot becoming a industrial vegan jerky plant.

- There is no route for trucks and employees that does not go through the neighborhood; it is of significant concern especially for community members who work from home and work 3rd shift as traffic creates significant noise among which most homes are not insulated against.

- Currently many trucks especially on Ormsby speed through the neighborhood as they are on tight schedules; there are multiple families with kids who play in the street and this brings concern for safety.

- additionally Ormsby is a significant fire route and concern for semis getting in the way as there is no space to pull off due to on street parking.

- with a new factory there will not only be an increase in semi traffic but employee traffic from outside as well.

- additionally the community needs more community supporting space such as a grocery store that

left the space not additional industrial space that draws from outside the neighborhood.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * Yes



600 E Oak Street
Louisville, KY 40203

February 18, 2021

Planning Commission Members:

I am writing to you today on behalf of the Shelby Park Neighborhood Association (SPNA) to express our concerns related to the Louisville Vegan Jerky Company's application for a zoning change at 1311 S. Shelby St. (20-ZONE-0111). Initially, SPNA voted to oppose this zoning change for a variety of reasons including concerns related to traffic, potential odor, and most of all the nature of industrial zoning. EZ-1 is a catch all category with a terrible history in urban neighborhoods. It allows for industrial uses to exist side by side residential areas and puts residents at risk for a variety of harmful side-effects ranging from noise and odor to pollutants that can be harmful to both the environment and the health and wellness of residents. Additionally, industrial use of this property is inconsistent with the direction Shelby Park and the surrounding neighborhoods are moving in. To lose a commercial property to industrial zoning not only reduces the provision of goods and services to residents but leaves the neighborhood at risk should LVJ vacate the property in the future. Although LVJ's processes will likely not cause the harm possible under EZ-1, there is no guarantee that a future occupant of that space will be as harmless.

After many conversations and meetings with the applicant, several of our concerns have been addressed and we are hopeful that LVJ will be a good neighbor. We are working to establish a Community Benefits Agreement with the applicant although its power will be limited since Metro Government currently has no mechanism to enforce such an agreement. LVJ has agreed to binding elements that prohibit all M1-M3 uses not required for their processes as well as binding elements that prohibit the use of animal products. SPNA withdrew our opposition based on these conversations and the inclusion of these binding elements but not without hesitation. SPNA would like to make it clear this particular case is an exception to our position against the expansion of industrial zoning in our neighborhood. SPNA inquired if the property could revert back to Commercial should LVJ vacate the space and we were informed this was not a possibility. We would like to encourage the Planning Commission to consider this type of practice for this and future cases to protect neighborhoods and to consider its role in establishing a process to monitor and enforce Community Benefits Agreements.

Lastly, SPNA would like to comment on the zoning process in general and our experience navigating it. There are many stages of this process that have been disempowering for residents, but two examples include the neighborhood meeting and the petition process. It is required for the applicant to host a neighborhood meeting to inform residents of their plans for the usage of a property however there is no process for accountability. The applicant can make statements and promises that inform residents' decision to support or oppose the proposed change but no one from Metro attends this meeting and there is no attempt to ensure follow through. In fact, the applicant summarizes the content of this meeting in their application with no opportunity for the community to share their summary of what was discussed or agreed upon. The neighborhood meeting provides a false sense of security for residents when in reality it only exists to check a box. In regard to petitions, requiring signatories of petitions to be property owners excludes renters from participating in the



600 E Oak Street
Louisville, KY 40203

process and disempowers entire neighborhoods where renters make up a significant proportion or even a majority of the neighborhood. The current equity review of the land development code is encouraging; however, elements of the zoning process still perpetuate racism and classism and need to be examined. All residents, not just property owners, should be heard.

We encourage the Planning Commission to continue to examine the ways that the legacy of discriminatory practices persists and continue to consider new practices that empower residents, prioritize neighborhood voice, hold applicants and businesses accountable, and center health and wellness for residents and the environment.

Sincerely,

Maria Gurren
President, Shelby Park Neighborhood Association
600 E Oak Street
Louisville, KY 40203

Dock, Joel

From: Davis, Brian
Sent: Thursday, February 18, 2021 6:19 PM
To: Dock, Joel
Subject: FW: Statement about Case 0111 zoning change

She is going to speak (probably) but wanted to get this in the record.

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Diana Dinicola <dianadinicola@gmail.com>
Sent: Thursday, February 18, 2021 6:17 PM
To: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Statement about Case 0111 zoning change

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Regarding the Request for Zoning change case 20-ZONE-0111

As a property owner in the 1200 block of S Shelby St., I would like to register objection to the proposal to re-zone 1311 S Shelby St. from C-1 to EZ-1

I have NO objection to Louisville Vegan Jerky joining the neighborhood. However, I believe that including them in the Shelby Park business community is better achieved through a conditional use permit being issued to this particular user for this particular use.

The move away from industrial activity in Shelby Park has been positive for residents and recent business development, especially along the Shelby/Logan corridor. EZ-1 encompasses not only the C-level commercial use that we see developing in this corridor but ALSO for M-level use that is far too broad for the neighborhood.

It is important that we look at this question of rezoning not as a referendum on Louisville Vegan Jerky but as an action taken with an eye toward the future, consistent with our hopes and plans for that future.

Maintaining the current zoning of C-1 and issuing a conditional use permit recognizes LVJ as a valuable addition to the neighborhood, one that has done its homework.

EZ-1 requires us to place our trust in some unknown future entity whose form of business and commitment to the neighborhood will not be guaranteed to be as well-considered. I don't want to do that to my future neighbors.

Dock, Joel

From: Jeff Combs <jeff@commonwealthroofing.com>
Sent: Wednesday, February 17, 2021 11:55 AM
To: Dock, Joel
Cc: gregg@lvjco.com
Subject: CASE# - 20-ZONE-0111. 1311 S. SHELBY ST

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Dock:

In lieu of Louisville's shrinking tax base and the city's recent push for developing abandoned properties, I am in favor of refurbishing the old Sav-A-Lot on 1311 Shelby Street into a vibrant, income producing business that makes jerky.

It is my understanding that Vegan Jerky will be employing about 75 people and their business is currently bursting at the seams.

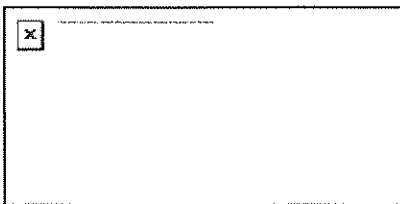
Recently, CEPEDA just remodeled an old facility about 4 blocks away. They make air filtration systems and their business is exploding with growth also.

As you know each new factory job created, produces another 4 additional jobs in spin-off industries. I cannot think of a better or higher use of that property than to produce a popular and harmless product, create 75 new jobs, build up the tax base, and bring life and energy to a community.

Regards,

--

Jeff Combs
Commercial Sales & Marketing



1449 Hugh Ave.
Louisville KY 40213

(502) 459-2216 office
(502) 817-3223 cell
jeff@commonwealthroofing.com



600 E Oak Street
Louisville, KY 40203

February 18, 2021

Planning Commission Members:

I am writing to you today on behalf of the Shelby Park Neighborhood Association (SPNA) to express our concerns related to the Louisville Vegan Jerky Company's application for a zoning change at 1322 S. Shelby St. (20-ZONE-0111). Initially, SPNA voted to oppose this zoning change for a variety of reasons including concerns related to traffic, potential odor, and most of all the nature of industrial zoning. EZ-1 is a catch all category with a terrible history in urban neighborhoods. It allows for industrial uses to exist side by side residential areas and puts residents at risk for a variety of harmful side-effects ranging from noise and odor to pollutants that can be harmful to both the environment and the health and wellness of residents. Additionally, industrial use of this property is inconsistent with the direction Shelby Park and the surrounding neighborhoods are moving in. To lose a commercial property to industrial zoning not only reduces the provision of goods and services to residents but leaves the neighborhood at risk should LVJ vacate the property in the future. Although LVJ's processes will likely not cause the harm possible under EZ-1, there is no guarantee that a future occupant of that space will be as harmless.

After many conversations and meetings with the applicant, several of our concerns have been addressed and we are hopeful that LVJ will be a good neighbor. We are working to establish a Community Benefits Agreement with the applicant although its power will be limited since Metro Government currently has no mechanism to enforce such an agreement. LVJ has agreed to binding elements that prohibit all M1-M3 uses not required for their processes as well as binding elements that prohibit the use of animal products. SPNA withdrew our opposition based on these conversations and the inclusion of these binding elements but not without hesitation. SPNA would like to make it clear this particular case is an exception to our position against the expansion of industrial zoning in our neighborhood. SPNA inquired if the property could revert back to Commercial should LVJ vacate the space and we were informed this was not a possibility. We would like to encourage the Planning Commission to consider this type of practice for this and future cases to protect neighborhoods and to consider its role in establishing a process to monitor and enforce Community Benefits Agreements.

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process and disempowers entire neighborhoods where renters make up a significant proportion or even a majority of the neighborhood. The current equity review of the land development code is encouraging; however, elements of the zoning process still perpetuate racism and classism and need to be examined. All residents, not just property owners, should be heard.

We encourage the Planning Commission to continue to examine the ways that the legacy of discriminatory practices persists and continue to consider new practices that empower residents, prioritize neighborhood voice, hold applicants and businesses accountable, and center health and wellness for residents and the environment.

Sincerely,

Maria Gurren
President, Shelby Park Neighborhood Association
600 E Oak Street
Louisville, KY 40203

February 10, 2021

To whom it may concern,

I am a resident just a block away from the proposed location for LVJCo. I am in full support of this progressive company moving to the neighborhood, providing jobs and a much needed rehabilitation to that property. This is a great Louisville Company, their success will be ours and I know they will do great things for the neighborhood.

A handwritten signature in black ink, appearing to read "Anne Gauthier". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Anne Gauthier
Camp St
Louisville KY 40203

February 10, 2021

Dear Community members and all to whom this concerns,

I am writing in response to hearing that some neighbors may not have the facts about Louisville Vegan Jerky and their expansion to Shelby Park.

In my almost 35 years as a Commercial Landlord and being involved and working closely with the Clifton neighborhood association, I know first hand there could be concerns about a new business moving in. From the onset of my purchase of the 3 Mile Tollhouse, now DiFabio's Restaurant, the neighborhood association was fully aware of all my intentions and were in support of what I was doing. We always worked together and had an open door for each other.

During Covid times it's hard to meet face to face to talk openly with Stanley Chase, Owner/Founder of Louisville Vegan Jerky Co. I'm sure if the pandemic did not get in the way and that you were able to do this, then all your concerns would be addressed and you would feel the same way about him and LVJ as the Clifton Council felt about me. You will find that he will maintain an open door with the neighborhood association and want everyone to always be happy with the way things are going.

It's not often that you come across someone with such integrity and high standards as Stanley Chase and LVJ. He is someone who does what he says he is going to do and tells you the straight truth on any questions you have. I am not sure why some people don't have the facts or are still cautious about LVJ moving into the neighborhood. I can assure you the company will only be a terrific asset to the area.

When I speak these words, I know from first hand experience. I own a commercial building on Baxter Av and LVJ was my tenant for many years. From the onset I knew I was working with a quality individual. He was always concerned about people and making their lives better. He provided a quality service and quality product for the community. He improved the property and the area as a result. He continues to help the business owners in the space, because this is the kind of guy he is. This is what he will do in your neighborhood.

All I can say to you is I would welcome Stanley Chase and LVJ with open arms and ask him anything you need to know to have the facts in order to know the same things I do about him, his credibility and outstanding character. We need more people and businesses like this in our community. Having LVJ in your neighborhood will bring only but good things and will be an asset. You have an opportunity to have a vibrant, honest and fabulous business locate there, in order for your neighborhood to continue to thrive.

Please feel free to contact me with any questions or further information.

Sincerely,
Sheila Tasman
Sheila Tasman Co.
Louisville, KY

Mike Morris
Attorney at Law
947A Goss Avenue
Louisville, KY
40217

(502) 637-4900 Office
(502) 637-4937 Fax
(502) 439-7558 Cell
mike@mikemorrislaw.com
mikemorrislaw.com

2/16/2021

To whom it may concern:

I am writing in support of case #20-ZONE-0111. When this case was first advertised and came to my attention, I was almost certain I would oppose it. I immediately contacted the Vegan Jerky people and expressed my negative opinion but I did tell them I would keep an open mind.

They invited me to take a tour of their existing facility. I accepted and afterwards we sat around a conference table and discussed issues. The main one being odor followed by possibilities of future noxious uses, ongoing maintenance of the property, and obtaining a rendering/drawing of the building's exterior and the large parking lot. While they told me all this would be no problem, I kept telling them we (I was reporting to Schnitzelburg Area Community Council, German-Paristown NA, and the Greater Germantown Business Association) needed their promises in writing.

I have had many conversations with them over the past few months. They have been very responsive to me and have now not only addressed issues/problems that I brought up, but added answers/solutions to issues raised by others including the Shelby Park NA.

I have become convinced they are going to be a great neighbor and I look forward to having the property looking nice and in use.

Respectfully,

Mike Morris

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Cc: [Haberman, Joseph E](#)
Subject: FW: Public Hearing Item Comment Form [#48]
Date: Wednesday, February 10, 2021 1:14:21 PM

Another one for Vegan Jerky

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 10, 2021 1:07 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#48]

Name *	Zachary Wohl
Address *	<input type="checkbox"/> 632 Maylawn Avenue Louisville, KY 40217 United States
Email	zachbwohl@gmail.com
Phone Number	(502) 836-2851
What is the case number of the development application? *	20-ZONE-0111

Comments *

To Whom It May Concern,

I want to declare my support for the Louisville Vegan Jerky Company's application for a zoning change of the former Save-A-Lot property (Case #: 20-ZONE-0111) to be considered by the Planning Commission at an upcoming Public Hearing. Kentucky is the 6th poorest State in the US, as in 6th from the bottom in terms of wealth. We should not discourage such a forward thinking business from moving into this distressed location. We should embrace the chance to increase employment opportunities here at home to help put Kentuckians back to work. The alternative meat industry is booming, and companies such as Beyond Meat INC (BYND) are trading at \$170+ a share as I am writing this comment. I am a very excited Neighbor eager to host Louisville Vegan Jerky Company, and have Louisville, KY be apart of such a fast paced growing industry. Please join me in supporting the approval of this zoning change. Thank You!

Would you like the Louisville Metro case manager to contact you to Yes

discuss your comments? *

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#55]
Date: Wednesday, February 17, 2021 7:36:30 AM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov


From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 16, 2021 6:19 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#55]

Name *	Elizabeth Ruwe
Address *	<input type="checkbox"/> 1015 Forrest Street Louisville, Kentucky 40217 United States
Email	eruwe4193@gmail.com
Phone Number	(513) 569-2966
What is the case number of the development application? *	20-ZONE-0111
Comments *	I would prefer for there to not be a factory at this site. Much of the neighborhood is residential and retail; we do not need a factory.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Cc: [Haberman, Joseph E](#)
Subject: FW: Public Hearing Item Comment Form [#50]
Date: Thursday, February 11, 2021 7:06:37 AM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 11, 2021 6:37 AM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#50]

Name *	Aleece Smith
Address *	 1203 S PRESTON ST LOUISVILLE, KY 40203 United States
What is the case number of the development application? *	20-ZONE-0111
Comments *	I am in support of the zoning change for Louisville Vegan Jerky.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [Haberman, Joseph E](#)
To: [Dock, Joel](#)
Cc: [Davis, Brian](#)
Subject: FW: Public Hearing Item Comment Form [#52]
Date: Friday, February 12, 2021 9:07:01 AM

For the file.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 11, 2021 11:21 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#52]

Name * Matthew Ruben
Address *
717 E Oak St
Louisville, KY 40203
United States
Email mattruben@yahoo.com

Phone Number (619) 804-1572

What is the case number of the development application? * 20-ZONE-0111

Comments * I am a proud resident of Shelby Park. Upon hearing the news that an application was in place to rezone the SaveALot property to allow for manufacturing, I was very skeptical. But reassurances from Louisville Vegan Jerky have given me reason to support their wish to set up in Shelby Park. I believe them when they say they want to do right by the neighborhood. I believe them when they say that being a welcoming part of our community is important to them. And their existing community ties suggest that they mean what they say. I look forward to seeing them make Shelby Park their new home.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * No

From: [Adam Skaggs](#)
To: [Dock, Joel](#)
Cc: [Gregg Rochman](#)
Subject: In Support of 20-ZONE-0111 || 1311 S. Shelby Street
Date: Wednesday, February 17, 2021 9:25:34 AM

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Hello Joel -

My name is Adam Skaggs. I have lived in Germantown / Schnitzelburg on Delor Avenue since 2015. I'm writing today to voice my support for the proposed use of the property at 1311 South Shelby Street by Louisville Vegan Jerky Company.

I am familiar with the owners of the company as well as their operations, and I am confident that they would be good stewards of the space and would operate with the best interests of the community in mind. From my experience, I believe the operation would have a nominal impact on the surrounding environment - there should be no major noise or traffic created by their operations.

I believe this is a great local company to fill the space with, which would be a win for the neighborhood.

Thank you for taking the time to read my email. Have a great day!

Adam Skaggs
GamePlan Associates

O: 502-907-2230

C: 502-741-2582



From: [Michael Powell](#)
To: [Dock, Joel](#)
Cc: gregg@lvjco.com
Subject: Letter of support for LVJC facility @ 1311 S Shelby
Date: Monday, February 15, 2021 6:36:00 PM

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Joel and the Office of Planning and Design,

As a Germantown homeowner, I am writing in response to the zoning change request at 1311 S Shelby Street from the Louisville Vegan Jerky Company. I wish to express my full support.

The plans for this facility present a forethought and sensitivity rarely seen with new developments - from the tasteful architecture, to the community benefits agreement, to their ideation on how to bring retail and grocery to the space, to tourism and community advocacy potential. Calling the new facility a factory is reductive, given the scope of public-facing features they've presented. Doing such would be akin to calling Angel's Envy a factory. Yes, a commercial product is created there, but that comes in tandem with tours, retail, job creation, and honestly, a sense of excitement. They've done their due diligence on the environmental impact. Considering a core tenet of their brand is environmental stewardship, I feel confident their minimal footprint will be well managed. In my view, the pluses far and away outweigh the minuses, and all is preferable to an abandoned building littered with graffiti.

Of course, there is some skepticism around how a community benefits agreement -- something entirely new in our city -- would be enforced. Such concern is totally valid and understandable. To that point, I would say a deeper look at the professional ethics of LVJC reveals a company heavily vested in doing what's right - from their aforementioned core beliefs, to paying employees a living wage with benefits, to donating money and products for local events and causes, and much more. This is a company that cares. And it's a company that has skin in the game, given that many of its employees live in the neighborhood just a stone's throw from the proposed facility.

LVJC is an entity with principals. And it's a cool company, one that puts Louisville's best foot forward on a national stage. Considering this product is available in almost every Whole Foods in the nation, it could be such a source of pride for the neighborhood on a scalable level.

From my perspective, denying this request would not open the door for something more preferable to some neighbors to come along. Quite the opposite, it's more likely to invite less scrupulous developers to take over the property who have no vested stake in the health of Germantown and Shelby Park. I know almost all of the leadership at LVJC -- they are a group of people with dignity, vision, and a deep interest in doing right by the neighborhood. And again, they're already neighbors, and they will continue to be great neighbors.

I want to see this proceed, and I greatly appreciate the consideration of my comments.

Best,
Michael C Powell
1229 Crown Avenue

⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮
VECTORTONE
Media | Design | Productions

Michael Powell
Co-Founder and Creative Director
(502) 345.6438

From: [Shella Tasman](#)
To: [Dock, Joel](#)
Cc: gregg@lvjco.com
Subject: Letter of Support to be read at Public Hearing 2/17/21 for Louisville Vegan Jerky
Date: Wednesday, February 10, 2021 2:07:50 PM
Attachments: [Louisville Vegan Jerky and their expansion to Shelby Park.docx](#)

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Please find letter attached and copy below:

February 10, 2021

Dear Community members and all to whom this concerns,

I am writing in response to hearing that some neighbors may not have the facts about Louisville Vegan Jerky and their expansion to Shelby Park.

In my almost 35 years as a Commercial Landlord and being involved and working closely with the Clifton neighborhood association, I know first hand there could be concerns about a new business moving in. From the onset of my purchase of the 3 Mile Tollhouse, now DiFabio's Restaurant, the neighborhood association was fully aware of all my intentions and were in support of what I was doing. We always worked together and had an open door for each other.

During Covid times it's hard to meet face to face to talk openly with Stanley Chase, Owner/Founder of Louisville Vegan Jerky Co. I'm sure if the pandemic did not get in the way and that you were able to do this, then all your concerns would be addressed and you would feel the same way about him and LVJ as the Clifton Council felt about me. You will find that he will maintain an open door with the neighborhood association and want everyone to always be happy with the way things are going.

It's not often that you come across someone with such integrity and high standards as Stanley Chase and LVJ. He is someone who does what he says he is going to do and tells you the straight truth on any questions you have. I am not sure why some people don't have the facts or are still cautious about LVJ moving into the neighborhood. I can assure you the company will only be a terrific asset to the area. When I speak these words, I know from first hand experience. I own a commercial building on Baxter Av and LVJ was my tenant for many years. From the onset I knew I was working with a quality individual. He was always concerned about people and making their lives better. He provided a quality service and quality product for the community. He improved the property and the area as a result. He continues to help the business owners in the space, because this is the kind of guy he is. This is what he will do in your neighborhood.

All I can say to you is I would welcome Stanley Chase and LVJ with open arms and ask him anything you need to know to have the facts in order to know the same things I do about him, his credibility and outstanding character. We need more people and businesses like this in our community. Having LVJ in your neighborhood will bring only but good things and will be an asset. You have an opportunity to have a vibrant, honest and fabulous business locate there, in order for your neighborhood to continue to thrive.

Please feel free to contact me with any questions or further information.

Sincerely,

Sheila Tasman

Sheila Tasman Co.

Louisville, KY

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From: [Blake Scinta](#)
To: [Dock, Joel](#)
Cc: [Gregg Rochman](#)
Subject: Louisville Vegan Jerky Co. - Rezoning (1311 South Shelby Street)
Date: Thursday, February 11, 2021 12:22:31 PM
Attachments: [image001.png](#)

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Joel,

I am writing you in support of the rezoning of the property located at 1311 Shelby Street, Louisville, KY 40217. I fully support the rezoning of this property for the use of Louisville Vegan Jerky Company. This area of town has a nice mix of industrial, commercial, and retail properties that currently make up the fiber of this community. By allowing Louisville Vegan Jerky to rezone this property for their use it will generate new jobs in the area. Not only that but LVJ Co. will fix an eye sore that as it sits today accumulates more graffiti and trash each day. Again, I fully support the rezoning of this property for the use of Louisville Vegan Jerky Company. Have a great day.

Thanks!

Blake Scinta, CCIM
Associate
Industrial Services

Main: +1 502 589 5150
Mobile: +1 502 403 5501
Fax: +1 502 589 9248
bscinta@commercialkentucky.com



333 E. Main Street, Suite 510
Louisville, KY, 40202 | USA
commercialkentucky.com

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From: [Sam Gray](#)
To: [Dock, Joel](#)
Cc: [Gregg Rochman](#)
Subject: Louisville Vegan Jerky Co. - Rezoning Hearing 2/18/21 @ 6PM
Date: Thursday, February 11, 2021 2:33:38 PM
Attachments: [image001.png](#)

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Joel,

I hope all is well.

I wanted to take a moment to email you voicing my support for the rezoning of the property at 1311 S Shelby St. (Case #20-ZONE-0111).

The property has been abandoned for some time now and has not had the abundance of interest it deserves primarily due to the current zoning.

I believe the use proposed by Louisville Vegan Jerky #1.) Utilizes what is now abandoned property, which is always preferred. 2.) Further develops a growing area with a local, complimentary neighbor in Louisville Vegan Jerky. & 3.) Provides supply to smaller, light industrial/flex space users.

Light industrial space is a rarity in the metro and in very high demand. This property is ideal for this use.

Thank you for your time and I am confident my stance on this property will be echoed in other responses.

Best,

Sam Gray
Associate

Main: +1 502 589 5150
Direct: +1 502 719 3240
Cell: +1 502 523 8582
Fax: +1 502 589 9248
samgray@commercialkentucky.com



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From: [ELIXIR Kombucha](#)
To: [Dock, Joel](#)
Subject: Louisville Vegan Jerky Co
Date: Monday, February 15, 2021 6:59:43 PM

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Joel,

We wanted to reach out today to voice our support for the Louisville Vegan Jerky Co project at 1311 S Shelby St.

Danielle - my wife and fellow co-founder of Elixir - and I both live just over a mile from that location and we couldn't be more excited about the prospect of a strong local food business such as LVJCo expanding their operations in our neighborhood. We hope the city approves the re-zoning to facilitate this happening.

Thanks,
Corey Wood
ELIXIR Kombucha
(502) 939-3930

--



elixirkombucha.com
[instagram.com/elixir_kombucha](https://www.instagram.com/elixir_kombucha)
[facebook.com/elixirkombuchaLOU](https://www.facebook.com/elixirkombuchaLOU)
twitter.com/elixirkombucha

From: [David Lloyd](#)
To: [Dock, Joel](#)
Subject: proposed zoning change
Date: Thursday, February 11, 2021 2:33:21 PM

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Hi Mr. Dock,

My name is David Lloyd and I own and operate Abell Elevator Intl. I received a post card today regarding a proposed change in zoning for 1311 S. Shelby St. I assume this is where the grocery store used to be, and a jerky manufacturer wants to start there. Assuming I am correct. I'd like to know the steps I need to follow for protesting this. The traffic in this area is bad enough as it is. If you have a way to look at the history of accidents on the corner of Shelby and Goss and how many times vehicles have crashed and hit our bldg. you can see where I am coming from. In Dec. \$16,000.00 worth of damage was done to our bldg. It's a miracle that no one has ever been hit by a vehicle. The city needs to work on getting the traffic pattern straight first. Also, I have no desire to love with the odor that will come from manufacturing meat.

Thanks,

David Lloyd
Abell Elevator Intl.
502-634-3350 ext 445
502-639-3321 (cell)

From: [James Welch](#)
To: [Dock, Joel](#)
Subject: Shelby property
Date: Monday, February 15, 2021 11:32:00 AM

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Mr Dock

My names is James Welch. I am the current property owner of the Shelby property.

I would like to share some information with you. To the neighborhood that would prefer retail to that location. It was a Save Lot for 10 years. I operated it for 5 years and another franchisee operated it for 5. We both lost money the entire time the location was open. We both thought eventually the neighborhood would support the business but they never did. If you watch or read the interviews with the community there they all said they want a store but all shopped at Kroger.

I had brought in Family Dollar and dollar General to visit the location. After they saw what the neighborhood had done to the property they declined. Their comment was to me why would I come in an area that treats it business like this

Lastly. You have a group that loves Louisville, is from the area , and wants to move their business to that community. They have show their dedication to enhance the property as well as be a great neighbor. Seems to me it's a great fit .

Thanks
James Welch

From: [Jeff Underhill](#)
To: [Dock, Joel](#)
Cc: gregg@lujco.com
Subject: Vegan Jerky
Date: Wednesday, February 10, 2021 2:11:05 PM

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To whom it may concern:

I am the managing member of the Germantown Mill Lofts.

This year is our 5th year in operation.

My partners and I are very pleased to have this investment in Germantown-Schnitzelburg.

My development company Underhill Associates is very happy to be a tenant here also.

We are currently working on a refinance of the property , including many additional investments/enhancements.

In the Fall, I was contacted by Gregg Rochman of Vegan Jerky . I had met him previously , just in passing.

We do not conduct any business with each other.

Gregg told me of his desire to move in to the Save-A-Lot property and asked for my support.

I told him I would need more information, so he invited me to visit his current plant.

I took along Shawna Tilton and Mike Morris .

After receiving a tour , a description of the operation , and an explanation of the desire for new space,

We expressed our concerns. Amongst a list of concerns, the biggest issues we communicated were fear of odor, potential truck traffic on Goss, and future upkeep/appearance of the property .

Gregg was very thorough with his responses. Upon parting, we encouraged him to reach out to the surrounding neighborhood associations and major stakeholders {such as Sojourn Church}

As more information and commitments have been presented, I have become more welcome to having Vegan Jerky as a neighbor.

I believe that the hope for a quality neighborhood grocery is unfortunately not practical.

Any concerns that I may have previously expressed have been addressed to my satisfaction.

My concerns for not working with Vegan Jerky outweigh my concerns of trusting them to be good neighbors.

They will add many paychecks to our neighborhoods and I presume some of their employees will choose to live nearby.

We have much at stake with them to be good neighbors. We also have much at stake if they don't do the deal and it sits vacant for an extend time , unsightly and menacing.

On behalf of Germantown Mill Lofts, we are in favor of working with Vegan Jerky and welcoming them to the neighborhood.

Thank you,
Jeff Underhill

From: [Steve Gray](#)
To: [Dock, Joel](#)
Cc: [Gregg Rochman](#)
Subject: Case 20-Zone-0111
Date: Thursday, February 11, 2021 3:59:50 PM
Attachments: [image001.png](#)

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Joel,

I'm writing to express my support for the requested zoning change for 1311 South Shelby Street.

Over a real estate brokerage career of some 35 years, I've done a lot of business on Shelby Street, Logan Street, and other streets in the general neighborhood. The area is healthy blend of industrial, commercial, and residential uses. Louisville Vegan Jerky is simply one more in a long line of light industrial uses in the area. Both the location and the building work really well for them and LVJ will be a great neighbor as you've likely seen and heard during the zoning process.

Count me in support of transforming an eyesore to an attractive facility for a growing business that will provide jobs for its neighbors for many years to come!

Thank you, Joel!

Stephan F. Gray, SIOR
President, Senior Director
Certified Supply Chain Professional

Main: +1 502 589 5150
Direct: +1 502 719 3256
Mobile: +1 502 417 5184
Fax: +1 502 719 3257
sgray@commercialkentucky.com



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without retaining a copy. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals. Thank You.

From: Jessica Ebelhar
To: Josh, Joel
Cc: group@lvjc.com; Stanley Chase III
Subject: Zoning: Support for Louisville Vegan Jerky Co at the former Save-A-Lot site (20-zone-0111)
Date: Wednesday, February 10, 2021 3:20:07 PM

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To whom it may concern,

I'm writing to express strong support for the requested zoning change by Louisville Vegan Jerky Co (LVJC) at the former Save-A-Lot site (20-zone-0111). I am in favor of the proposed change.


As a business owner who operates in close proximity to the site (900 S. Shelby Street), LVJC is a welcome addition to the neighborhood. Louisville Vegan Jerky Co. is a notable local company with national reach, and I believe we have much to gain from the adaptation and revitalization of this currently vacant, deteriorating site. As a small business owner, I have lamented the blight the vacancy brought, and am extremely encouraged that a local, ethical company like LVJC has the potential to invest and base their operations there.

I believe their expansion into, and adaptive reuse of, this property offers many net benefits – most importantly, a direct economic impact to the community in terms of job creation. Additionally, I believe that bringing LVJC's workforce into the neighborhood has potential to help bolster other small, locally-owned businesses in the area.

The owners of LVJC are invested in the success of Louisville as a community in my understanding, and I believe they will be excellent conservators of the property. I am extremely hopeful that we'll be able to welcome this thriving local business to the neighborhood.

Sincerely,
Jessica Ebelhar
502.724.1476

--



Business card for Jessica Ebelhar, editorial and advertising photographer. Contact information: 502-724-1476, jessicaebelhar.com. The card includes a small portrait photo and social media icons for Instagram and Facebook.

From: [Tori Sommer](#)
To: [Dock, Joel](#)
Cc: gregg@lvjco.com
Subject: Support for LVJCO Case #: 20-ZONE-0111
Date: Friday, February 12, 2021 11:32:08 AM

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Good Afternoon Joel,

I want to formally share my support for the Louisville Vegan Jerky Company's application for a zoning change of the former Save-A-Lot property (Case #: 20-ZONE-0111) to be considered by the Planning Commission at an upcoming Public Hearing. Kentucky is the 6th poorest State in the US, as in 6th from the bottom in terms of wealth. We should not discourage such a forward thinking business from moving into this distressed location.

As a homeowner in the neighborhood I **firmly** believe we should embrace the chance to increase employment opportunities here at home. The fact that this is a locally owned business, and a vegan company, is icing on the cake! The alternative meat industry is booming and this proposal is a guaranteed improvement to the area.

Several neighbors who are opposed claim it will be "too industrial," to which I would say it is already industrial. It is currently a graffitied and abandoned building next to train tracks. The argument that neighbors would rather have a grocery store.... irrelevant. The building has sat empty and will remain so because there are not any other legitimate offers and community members who are afraid of progress and growth.

Louisville Vegan Jerky Company has my full support as an excited neighbor eager to welcome LVJCO to the neighborhood-- and have Louisville, KY be a part of such a fast paced growing industry. Please join me in supporting the approval of this zoning change.

Thank You!

Victoria Sommer

From: [Herbert Woike](#)
To: [Dock, Joel](#)
Cc: "gregg@lvjco.com"
Subject: Support Louisville Vegan Jerky Co move to Shelby Park: Public Hearing February 18 at 6pm - Virtual
Date: Monday, February 15, 2021 10:52:26 AM

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Mr. Dock,

I want to let you know that I strongly support the Vegan Jerky Company's move to the former Save-A-Lot property located at 1311 S. Shelby Street in Louisville, KY. I'm in favor of this re-development project for a couple of reasons. I work for an environmental engineering/consulting firm and I have seen the negative impact of not re-purposing our existing previously developed properties. I have seen the negative impact to the environment, but also the negative impact to the neighborhood and residents in the area. On a more personal level, my wife and I are in the process of finding a new home and there are couple houses on Mulberry Street and Ash Street that we have looked into. We think this area of the City is up and coming and we like the proximity to so many amenities and that's why we believe the continued re-development of existing building will only help to make this area grow and improve.

Based on my understanding the food processing activities are very clean and there will be only nominal traffic expected by Louisville Vegan Jerky Co. As a result, we hope you will allow the required re-zoning of this property.

Sincerely,

Herbert E. Woike, PG
Senior Project Manager – Environmental Division
Patriot Engineering & Environmental, Inc.
300 Production Court, Louisville, KY 40299
Office – (502) 961-9554, Cell – (860) 466-0369
hwoike@patrioteng.com

Dock, Joel

From: Abby Long <abbyl_2008@hotmail.com>
Sent: Wednesday, February 3, 2021 7:45 PM
To: Dock, Joel
Cc: megurr01@gmail.com; Davis, Brian
Subject: Re: 20-ZONE-0111 - petition signatures - nighttime hearing
Attachments: abbylong_signature.png; applicationeveninghearingpetitiondowntownoct2017_20-zone-0111.docx

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case info:
case #: 20-ZONE-0111
primary project address: 1311 S Shelby St

Petitioner Info:
Name: Abby Long
Address: 1251 S Clay St
City: Louisville
State: KY
Zip: 40203
Primary phone: 7316760195
Alternate phone: NA
email: abbyl_2008@hotmail.com

We, the undersigned, hereby petition the Planning Commission to hold an evening public hearing for Case # 20-ZONE-0111, a rezoning to District 4 to allow a EZ-1 at 1311 S Shelby St,

Petition signatures were sent in an excel file earlier.
It wasn't letting me edit in browser mode; it said the sheet was protected. It might look weird because I edited it in notepad on my Mac.

Abby Long (signature attached)
she/her
731-676-0195
abbyl_2008@hotmail.com

From: Dock, Joel <Joel.Dock@louisvilleky.gov>
Sent: Wednesday, February 3, 2021 12:56 PM
To: Abby Long <abbyl_2008@hotmail.com>
Cc: megurr01@gmail.com <megurr01@gmail.com>; Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: RE: 20-ZONE-0111 - petition signatures - nighttime hearing

I've attached the petition for evening hearing at 5:30 PM (Downtown) which requires 200 signatures. Due to COVID all meetings are virtual so the location is not as significant. Once we receive the application (attached), I'll put it together with the petition and send you back a letter confirming receipt of signatures.

Joel P. Dock, AICP
Planner II
Planning & Design Services
502-574-5860

From: Abby Long <abbyl_2008@hotmail.com>
Sent: Wednesday, February 3, 2021 10:48 AM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Cc: megurr01@gmail.com
Subject: 20-ZONE-0111 - petition signatures - nighttime hearing

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hey Joel,

I am submitting the electronic form so that you can see what our neighbors saw when they signed the petition electronically. I've downloaded the google sheet responses and attached them along with a screenshot of the electronic form. I wasn't sure if Metro would let you open hyperlinks.. If you have issues, opening or accessing please let me know.

I'm copying Maria since I've been working with her.

Thanks

Abby Long
she/her
731-676-0195
abbyl_2008@hotmail.com

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Petition for Evening Public Hearing Downtown

Louisville Metro Planning & Design Services

Date: 02/03/2021 Intake Staff: _____

Case Information:

Case #:

Primary Project Address:

Petitioner Information:

Name: Abby Long

Address: 1251 S Clay St

Primary Phone: 731-676-0195

City: Louisville

State: KY

Zip: 40203

Alternate Phone: NA

Email: abbyl_2008@hotmail.com

Petition for an Evening Public Hearing Downtown

We, the undersigned, hereby petition the Planning Commission to hold an evening public hearing

for Case # 20-ZONE-0111 _____, a rezoning to District 4 _____ to allow a
(case #) *(Zoning District)*

EZ-1 _____ at ___ 1311 S Shelby St _____.
(Proposed Use) *(Address)*

Print Name

Signature

Address w/ Zip Code

1.

2.

3.

4.

5.

Signature:

Alroy Denny

Dock, Joel

From: Abby Long <abbyl_2008@hotmail.com>
Sent: Wednesday, February 3, 2021 10:48 AM
To: Dock, Joel
Cc: megurr01@gmail.com
Subject: 20-ZONE-0111 - petition signatures - nighttime hearing
Attachments: RESPONSES-petition to have nighttime planning commission meeting regarding Louisville Vegan Jerky (Responses) (3).xlsx; 20-ZONE-0111 petition form.PNG

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abbyl_2008@hotmail.com

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FEB 03 2021
PLANNING &
DESIGN SERVICES

**Petition for evening public hearing of the
Louisville Metro Planning Commission
regarding zoning change at 1311 S Shelby
St. (Old Save-a-Lot building)**

RECEIVED

FEB 03 2021
PLANNING &
DESIGN SERVICES

- Collect 200 signatures to petition the city Planning Commission to hold a public hearing in the evening on February 18th, 2021. These signatures are due by February 4, 2021.
- The undersigned, hereby petition the Planning Commission to hold an evening public hearing for Case # 20-ZONE-0111, a rezoning to District 4 to EZ-1 at 1311 S Shelby St. Current zoning is C-1. Louisville Vegan Jerky is the applicant for this zoning change.
 - Each individual must sign his/her name. Entries such as "Mr. & Mrs. Jones" shall be counted as a single request for an evening hearing.
 - For more information on the neighborhood comments, see here:
https://docs.google.com/presentation/d/10PMBKHwK01KpZtj1NIZEhd_PSBUICR0g_3wYKRs5io/edit?usp=sharing

* Required

Email address *

Your email

First Name *

Your answer

Last Name *

Your answer

What is your full street address including zipcode? Must be a property owner of District 4, 6, 10 or 15 to be counted towards this petition. *

House # + street address + zipcode


Your answer

Do you want the public hearing with the Planning Commission meeting on February 18, 2021 to be in the evening?

Yes

No

RECEIVED
FEB 03 2021
PLANNING &
DESIGN SERVICES

 Send me a copy of my responses.

Dock, Joel

From: Monsma,Robert Elliot <robert.monsma@louisville.edu>
Sent: Thursday, January 28, 2021 12:16 PM
To: Dock, Joel
Subject: 1311 S Shelby

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Hi Joel,

I was hoping to add to the public comment for rezoning of the former Sav-a-Lot at 1311 S. Shelby St. As a resident of District 4, I am against the rezoning to EZ-1 until significant efforts are made by the developer to engage the community to negotiate a Community Benefits Agreement with the surrounding neighborhoods. It is insensitive to the historic context to siting noxious uses within Black neighborhoods and regardless of whether the developer believes their impact will be minimal, we need to set a precedent of maximum community engagement and maximum benefit if we are to allow industry back into dense communities. Thank you for your efforts to work this out, it is much appreciated.

Best,
Rob Monsma

Get [Outlook for iOS](#)

From: Abby Long
To: Dock, Joel
Subject: Re: 20-zone-0111
Date: Saturday, January 23, 2021 12:00:06 AM

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My public comment for the Land Development & Transportation meeting regarding 20-ZONE-0111 on January 28th:

I am a resident at 1251 S Clay St. I wish to see this zoning permit denied. There are plenty of facilities in Louisville with an EZ-1 designation. Why does this business want to convert a C-1 to EZ-1? Because they think the neighbors will not notice. EZ-1 opens the door to C-2 & M-3 zoning. I am staunchly opposed to having another industrial business designation in this neighborhood. If it's this easy to get a zoning change, what is the point of a planning commission if only to rubber stamp zoning change requests? That's how it feels in this case.

There are numerous goals in the 2040 plan that this zoning change actively goes against.
Page 77, goal 3 community facilities, land use & development #2

- **Design community (not industrial) facilities within residential areas so that they will not detract from the residential character of the immediate neighborhood. Mitigation may be required to address issues such as signs, noise, lighting, traffic, parking, and odors.**

Page 83, goal 1 economic development, land use & development #5

- **Require industrial developments to locate with the appropriate transportation connectivity, near an arterial street or within existing industrial subdivisions.** *(Shelby Park neighborhood is not an industrial subdivision nor do we desire to be.)*

Page 93, goal 2 livability, ensuring equitable health & safety outcomes for all, programmatic #1

- **Strengthen and expand programs that reduce the risk from environmental hazards in residential neighborhoods [...].** *(CJ article from Lou sewer explosion from 1981- hexane vapors from soybean oil extraction illegally discharged)*

Page 95, goal 4 livability, Integrate sustainability and resilience in community planning processes, programmatic #7

- **Develop a plan to reduce carbon emissions and address potential threats due to changing weather** *(In some municipalities, carbon dioxide emissions resulting from the export of soybean and derivatives are more than 200x higher than in others.)*

I am aware that very few zoning changes are actually denied, the requests below should the LD&T decide to go against the neighborhood's wishes:

1. a contingent EZ-1 zoning only for Louisville Vegan Jerky. if they sell the building or no longer run LVJ biz out of that building, it reverts to C-1 for their tenants or new owners
2. employ no less than 3 people (that's 10% of their current workforce) with a Shelby Park residential address. (I believe in the public interest meeting they said 40203 & mentioned Germantown & Schnitzelberg alot. 40203 zip is a pretty wide range of town & made no mention of Shelby Park neighborhood where they would be operating.)
3. No business/semi truck traffic to be routed through neighborhood streets (spefically Ormsby or Camp). Truck traffic needs to stay on state roads. Make Bergman St connect between Jackson St & S Shelby St. Buildings on Bergman are all industry. They could benefit from this too.. Woodbine could be connected with Bergman and then Preston Hwy is accessible for all these industries without disruption to neighborhoods (other than the state roads that we already have problems with)
4. Provide a detailed plan to neighbors if they plan to use hexane gas for processing. I don't know specifics on soybean processing treatment, but maybe there are less risky options than using hexane gas.
5. Solar panels, modern design, green space, trees, the most LEED certified building you've ever seen. If this standard of allowing EZ-1 businesses next to residences is the new norm, the design standards need to be high. Our health is on the line here. We already have major issues with the industrial facilities on Bergman not tending to their property. We don't need another of that nature.
6. A retail shop and public tour so that neighbors can engage with the business.

Thank you for allowing my comment, Joel.

Abby Long

she/her

731-676-0195

abbyl_2008@hotmail.com

From: Dock, Joel <Joel.Dock@louisvilleky.gov>

Sent: Thursday, January 21, 2021 10:44 AM

To: Abby Long <abbyl_2008@hotmail.com>

Subject: RE: 20-zone-0111

The case is scheduled for next Thursday. Possibly there was a typo on the date for comments. You can email any comments you may have up until next Wednesday and if I don't get them until

Thursday morning they will still be included.

Joel P. Dock, AICP

Planner II
Planning & Design Services
502-574-5860

From: Abby Long <abbyl_2008@hotmail.com>
Sent: Wednesday, January 20, 2021 6:45 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: 20-zone-0111

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Request for public comment.

Hi Joel, I see the deadline was for 5:00pm today. Is that for written comments only? Or speaking at the meeting in general regarding this case?

Thanks

Abby Long
731.676.0195

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