

**PLANNING COMMISSION MINUTES**  
**June20, 2019**

**PUBLIC HEARING**

**CASE NO. 19ZONE1022**

**Request:** Change in form district from NFD to SMCFD, and change in zoning from R-4 to C-2, with associated Detailed District Development Plan and binding elements

**Project Name:** Kerrick Lane Automobile Storage

**Location:** 4531 Kerrick Lane

**Owner:** Christy Hall

**Applicant:** Crittenden Drive, LLC

**Representative:** Jon Baker – Wyatt Tarrant & Combs

**Jurisdiction:** Louisville Metro

**Council District:** 12 – Rick Blackwell

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

Notice of this public hearing appeared in The Courier-Journal, 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. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**\*NOTE\*** 00:04:42 Before Dante St. Germain spoke, Mr. Baker explained why the applicant wanted this case to be continued (there was an issue with when the Courier Journal advertisement for this hearing was published.)

**The following spoke in support of this request:**

Jon Baker, Wyatt Tarrant & Combs, 500 West Jefferson Street, Louisville, KY 40202

John Addington, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

Brian Sternberg, Sternberg Automotive, 6600 Dixie Highway, Louisville, KY 40258

**Summary of testimony of those in support:**

00:05:33 Jon Baker, the applicant's representative, read a statute from KRS 100 about notification into the record and explained in detail what the legal ad issue was (see recording.)

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00:10:16 The Commissioners unanimously agreed that they had no objection to continuing the case after hearing testimony about it.

**Agency Testimony:**

00:13:14 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) She noted that a question had been raised at LD&T as to whether this site is included in the Dixie Highway Corridor Master Plan, and it is not.

**Summary of additional testimony of those in support:**

00:18:10 Mr. Baker resumed the podium to present the applicant's case and show a Power Point presentation (see recording for detailed presentation.)

00:22:50 John Addington, an applicant's representative, discussed landscaping and drainage design.

00:24:49 In response to a question from Commissioner Brown, Brian Sternberg, the applicant, said the parking lot will only be in use during normal business hours (8:00 a.m. to 5:00 p.m.) The lighting will be designed to meet LDC requirements and will be turned off at close of business.

00:25:45 Commissioner Carlson asked about proposed binding element #9, which reads:

*9. Vehicle car alarms shall not be used by employees of the business for the purpose of locating vehicles. Nothing in this binding element shall preclude the use of alarms for anti-theft purposes.*

Commissioner Carlson asked what neighbors should do if a car alarm goes off during times when the business is not open. He suggested expanding this binding element to include an emergency contact posted on the front door of the business.. Mr. Sternberg said posting an emergency contact number was ok.

**The following spoke in opposition to this request:**

No one spoke.

**Deliberation:**

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00:27:27 Commissioners' deliberation.

**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.**

**Continuation to July 18, 2019 Planning Commission public hearing**

00:28:04 On a motion by Commissioner Carlson, seconded by Commissioner Lewis, Robinson, the following resolution, based on the evidence and testimony heard today, was adopted:

**RESOLVED**, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the July 18, 2019 Planning Commission public hearing.

**The vote was as follows:**

**YES: Commissioners Tomes, Peterson, Daniels, Brown, Lewis, Carlson, and Jarboe.**

**NOT PRESENT: Commissioners Robinson, Smith, and Howard.**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**May 30, 2019**

**NEW BUSINESS**

**CASE NO. 19ZONE1022**

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Owner: Christy Hall

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Representative: Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 12 – Rick Blackwell

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

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:53:11 Ms. St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

**The following spoke in favor of this request:**

Jon Baker, Wyatt, Tarrant and Combs, 500 West Jefferson Street, Suite 2800, Louisville, Ky. 40202

John Addington, BTM Engineering, 3001 Taylor Springs Drives, Louisville, Ky. 40220

**Summary of testimony of those in favor:**

00:55:48 Mr. Baker gave a power point presentation. There's not much room for vehicle storage. The zoning change necessitates the need to change the form district. The Dixie Highway Marketplace Corridor has expanded to the south very recently.

00:59:41 Mr. Addington continued the power point presentation discussing tree preservation and the proposed detention basin along the west boundary. The drainage will be improved. There will be a nice tree buffer as well as an 8 foot privacy fence. There will also be a 6 foot privacy fence along the sides of the parking lot for security purposes.

01:03:20 Mr. Baker agrees to the proposed binding element from Ms. St. Germain regarding usage of a key fob to find your car.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**May 30, 2019**

**NEW BUSINESS**

**CASE NO. 19ZONE1022**

01:04:27 Commissioner Carlson asked if the applicant/representatives met with the neighbors. Mr. Baker said yes there was a neighborhood meeting but only 3 people showed up. Mr. Addington added, the only issue was an access point out to Kerrick Ln. but have since gotten rid of it.

01:05:53 Commissioner Brown asked if this case falls under the Dixie Highway Master Plan that was adopted. Mr. Davis said he will check but believes it's outside the study area.

01:06:30 Commissioner Brown asked about the hours of operation. Mr. Baker stated the operational questions will be answered at the public hearing.

**Deliberation**

01:07:40 Planning Commission deliberation.

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**The Committee by general consensus placed this case on the June 20, 2019 public hearing at the Old Jail Building.**