

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

January 28, 2021

New Business

Case No. 20-ZONE-0111

Request:	Change in zoning from C-1 to EZ-1 with detailed plan
Project Name:	Louisville Vegan Jerky
Location:	1311 S. Shelby Street
Owner:	Second Chance Grocers, LLC
Applicant:	Louisville Vegan Jerky
Representative:	Gregg Rochman
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Joel P. Dock, AICP, Planner II

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

02:15:29 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) The applicant is requesting to repurpose the existing vacant structure from a commercial use to an industrial use.

02:20:21 In response to a question from Commissioner Carlson, Mr. Dock discussed what other uses could be permitted on this site under an EZ-1 zoning category. He also discussed different zoning categories that could be appropriate for this use on this site (see recording for detailed discussion.)

Mr. Dock discussed the striped pedestrian pathway that goes through the parking area.

The following spoke in favor of the request:

Gregg Rochman, 1624 Trevillian Way, Louisville, KY 40205

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Zach Scott, Blue Energy Design, 3219 Norma Lane, Louisville, KY 40220

Summary of testimony of those in favor:

02:24:11 Greg Rochman, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

02:35:22 Zach Scott provided information about the proposed exhaust system and how it would combat odors outside of the facility (see recording.)

02:45:07 Mr. Rochman concluded the presentation. The applicant took questions from the Committee. There may be two shifts; but any transportation/deliveries will be during daytime business hours.

The following spoke in opposition to the request:

Maria Gurren, 525 Camp Street, Louisville, KY 40203

Summary of testimony of those in opposition:

02:53:12 Maria Gurren spoke on behalf of the Shelby Park Neighborhood Association. She said the neighborhood is concerned about the truck route and the possibility of trucks cutting through the neighborhood to get to the facility. The neighborhood is also concerned about potential odors and substances dumped into the sewer system, which can become an odor. There is concern about an industrial site in the middle of a residential neighborhood. She stated that the surrounding neighborhood associations have not signed off on the "community agreement" that the applicant is proposing.

03:00:27 Rebuttal

03:04:20 Mr. Dock said staff can discuss how to deal with the community benefits agreement. With respect to other binding elements (hours of operation; hours of shipping/receiving hours of operation) Mr. Dock said that staff will work with the applicant on these and other additional proposed binding elements prior to the public hearing.

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03:07:14 Commissioners' deliberation.

An audio/visual recording of the Land Development and 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 scheduled this case to be heard at the **February 18, 2021** Planning Commission public hearing.