

**MINUTES OF THE MEETING
OF THE
PLANNING COMMITTEE**

March 11, 2016

A meeting of the Planning Committee was held on, Thursday, March 11, 2016 at 11:11 a.m. at the Metro Development Center, located at 444 S. 5th Street, Louisville, Kentucky.

Committee Members present were:

Robert Kirchdorfer - Chair
Donnie Blake
Richard Carlson
Lula Howard
Barbara Kelly

Committee Members absent were:

Jeff Brown
Chuck Kavanaugh
David Tomes

Staff Members present were:

John Carroll, Assistant County Attorney
Brian Davis, Planning Manager
Will Ford
Joe Haberman, Planning Manager
Brian Mabry, Planning Coordinator
Joe Reverman, Assistant Director, Planning & Design Services

Others present were:

Cliff Ashburner
Steve Porter
Renita Rosa
Jack Treywick

The following matters were considered:

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Cane Run Neighborhood Plan

Renita Rosa, Office of Housing and Community Development, provided a brief explanation of the Cane Run Road Neighborhood Plan. They are trying to get the plan through the Planning Commission and on to Metro Council for approval by this summer to coincide with the property closing. Staff will schedule a hearing date when the plan is ready to go forward.

On a motion by Committee Member Blake and seconded by Committee Member Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Committee does hereby **RECOMMEND** that the Can Run Neighborhood Plan proceed to the Louisville Metro Planning Commission on a date to be determined by staff.

The vote was as follows:

YES: Committee Members Blake, Carlson, Howard, Kelly and Kirchdorfer.

NO: No one.

NOT PRESENT: Committee Members Brown, Kavanaugh and Tomes.

ABSTAINING: No one.

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Case No. 16AMEND1002

Short Term Rental Land Development Code Text Amendment

Joe Haberman presented an introduction to the proposed Short Term Rental Land Development Code text amendment. These draft regulations came from a request from Metro Council to explore such regulations for this use. These types of uses are growing in number and becoming more popular, which has resulted in a growing number of complaints to Code Enforcement regarding parking, use of a single family dwelling unit as a commercial-type use, etc.

There are three types of users: people who rent a room in their house similar to a B&B, people who rent their entire home when they are out of town or not using it, and people who buy units specifically to rent it as a short term rental.

Staff reviewed and evaluated regulations from other cities when coming up with draft regulations.

Cliff Ashburner, represents a small group of owners, has some question about the occupancy limits on units. His clients wish to be recognized as non-conforming since they approached PDS about their operations prior to any development of the regulations, be exempt from needing a conditional use permit to operate.

Deirdre San (sp?), had previously called in 2011 to get an interpretation on rental and was told as long as it was whole house and no food was being served then it was allowed.

Steve Porter, 2406 Tucker Station Road, has been in discussion with neighborhood groups who are against the use of single family structures as short term rental. Mr. Porter is concerned about the lack of regulations and inspections of these places. He recommends there be a task force created to go over draft regulations, make suggestions, and help develop regulations that meet the concerns of the community. Mr. Porter believes requiring these to get a conditional use permit is the right mechanism for review.

At the conclusion of the discussion, it was determined that staff would schedule another meeting to go over the alternatives and get more input from the public.

No action was taken.

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The meeting was adjourned at 12:15 p.m.

Chairman

Division Director