



# Louisville Metro Government

Old Jail Auditorium  
514 W. Liberty Street  
Louisville, KY 40202

## Action Summary - Final Planning Commission

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Thursday, March 5, 2020

1:00 PM

Old Jail Auditorium

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### Call To Order

- Present:** 7 - Commissioner Lula Howard, Commissioner Robert Peterson, Commissioner Jeff Brown, Commissioner Ruth Daniels, Commissioner Richard Carlson, Commissioner Jim Mims, and Commissioner Vince Jarboe
- Absent:** 2 - Commissioner David Tomes, and Commissioner Marilyn Lewis

### Approval Of Minutes

1. [PC Minutes 02.20.20](#)

Approval of the minutes for the February 20, 2020 Planning Commission public hearing.

**A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that the minutes of the February 20, 2020 Planning Commission public hearing be approved. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

### Consent Agenda

2. [19-STRCLOSURE-0012](#)

Request: Street Closure for Old LaGrange Road between Collins Lane and Chamberlain Lane

Project Name: Old LaGrange Street Closure

Location: Old LaGrange Road between Collins Lane and Chamberlain Lane

Owner: Louisville Metro Government

Applicant: Ghasem Properties Inc.

Representative: Milestone Design Group

Jurisdiction: Louisville Metro

Council District: 17- Markus Winkler

Case Manager: Jay Lockett, AICP, Planner I

**A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that this Planning Case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:**

### Public Hearing

3. [19-ZONE-0044](#)

Request: Change in zoning from R-4 to PEC, with Detailed District Development Plan and Binding Elements, and associated landscape Waiver - **Requesting Continuance to 03/19/2020**

Project Name: Powerscreen Crushing and Screening

Location: 13207 Rehl Road

Owner: Thomas & Rebecca Garrity

Applicant: Powerscreen Crushing and Screening

Representative: Dinsmore & Shohl LLC

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

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

**A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that this Planning Case be continued to the March 29, 2020 Planning Commission public hearing. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

4. [19-WAIVER-0097](#)

Request: **CONTINUED from the 02/20/20 Planning Commission -** Waiver for Changing Image Sign

Project Name: Sign Waiver

Location: 930 Ormsby Lane

Owner: Assumption Greek Orthodox Church

Applicant: Smart LED Signs & Lighting

Jurisdiction: Louisville Metro

Council District: 18 - Marilyn Parker

Case Manager: Beth Jones, AICP, Planner II

**A motion was made by Commissioner Brown, seconded by Commissioner Howard, that this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 6 - Howard, Peterson, Brown, Daniels, Mims, and Jarboe

**No:** 1 - Carlson

**Absent:** 2 - Tomes, and Lewis

5. [19-AMEND-0004](#)

Request: **CONTINUED from the 02/20/20 Planning Commission -**  
 Binding Element Amendment  
 Project Name: Fern Creek Speedwash  
 Location: 8102 Old Bardstown Road  
 Owner/Applicant: Chris Harrison, Fern Creek Speedwash LLC  
 Representative: Kathy M. Linares, Mindel Scott  
 Jurisdiction: Louisville Metro  
 Council District: 22 - Robin Engel  
 Case Manager: Lacey Gabbard, AICP, Planner I

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

6. [19-MSUB-0018](#)

Request: Major Subdivision Plan with a Waiver  
 Project Name: Watterson Trail Subdivision  
 Location: 6106 South Watterson Trail  
 Owner/Applicant: Clarence & Lucille Schmitt  
 Representative: Curtis Mucci, Mindel Scott  
 Jurisdiction: Louisville Metro  
 Council District: 23, 24 - James Peden, Madonna Flood  
 Case Manager: Lacey Gabbard, AICP, Planner I

**A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that this Planning Case be continued to the April 2, 2020 Planning Commission public hearing. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

7. [19-ZONE-0088](#)

Request: **CONTINUED from the 02/20/20 Planning Commission -**  
Change in zoning from R-4 and C-1 to C-2 with waiver and revised detailed district development plan

Project Name: 6517 Dixie Highway  
Location: 6517 Dixie Highway  
Owner: Ruby Real Estate Kentucky, LLC  
Applicant: Ruby Real Estate Kentucky, LLC  
Representative: Ruby Real Estate Kentucky, LLC  
Jurisdiction: Louisville Metro  
Council District: 12 - Rick Blackwell  
Case Manager: Joel P. Dock, AICP, Planner II

**A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the zoning portion of this Planning Case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

**A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the requested waiver portion of this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 6 - Howard, Peterson, Daniels, Carlson, Mims, and Jarboe

**No:** 1 - Brown

**Absent:** 2 - Tomes, and Lewis

**A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the requested development plan associated with this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 6 - Howard, Peterson, Daniels, Carlson, Mims, and Jarboe

**No:** 1 - Brown

**Absent:** 2 - Tomes, and Lewis

8. [19-ZONE-0060](#)

Request: **CONTINUED from the 02/20/20 Planning Commission -**  
 Change in zoning from R-5B to R-8A with Detailed District  
 Development Plan and associated landscape Waiver

Project Name: Hepburn Avenue Rezoning

Location: 1400 Hepburn Avenue

Owner: Wilson Property Rentals LLC

Applicant: Wilson Property Rentals LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

**A motion was made by Commissioner Mims, seconded by Commissioner Peterson, that this Planning Case be recommended to the Louisville Metro Council for approval. The motion failed.**

- Yes:** 3 - Peterson, Mims, and Jarboe
- No:** 4 - Howard, Brown, Daniels, and Carlson
- Absent:** 2 - Tomes, and Lewis

**A motion was made by Commissioner Carlson, seconded by Commissioner Daniels, that this Planning Case be recommended to the Louisville Metro Council for denial. The motion carried by the following vote:**

- Yes:** 4 - Howard, Brown, Daniels, and Carlson
- No:** 3 - Peterson, Mims, and Jarboe
- Absent:** 2 - Tomes, and Lewis

9. [19-ZONE-0094](#)

Request: Change in zoning from R-5 to C-1, with Detailed District  
 Development Plan and Binding Elements, and associated  
 landscape Waiver

Project Name: Westport Road Retail

Location: 917 & 919 Fountain Avenue, 4700 Westport Road

Owner: Estate of Evelyn Kaelin

Applicant: 4700 Westport LLC

Representative: Dinsmore & Shohl LLC

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

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

**A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that this Planning Case be continued to the March 19, 2020 Planning Commission public hearing. The motion carried by the following vote:**

- Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

Absent: 2 - Tomes, and Lewis

10. [19-MSUB-0007](#)

Request: Conservation Subdivision of 88 lots on approximately 40.85 acres with associated Waiver

Project Name: Cedar Creek Springs Subdivision

Location: 7910 Cedar Creek Road & Heights Drive (parcels 064702220000 & 064702210000)

Owner: Robert & Judy Allen

Applicant: Cedar Heights Mobile Home Park LLC

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

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

**A motion was made by Commissioner Brown, seconded by Commissioner Howard, that this waiver portion of this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

**A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested Conservation Subdivision portion of this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

11. [19ZONE1029](#)

Request: Change in zoning from R-4 to R-6, with Detailed District Development Plan and Binding Elements, and associated Waivers

Project Name: Hurstbourne Multi-Family

Location: 7000 Ridge Creek Road, 6601 Sunny Hill Road, 7191 S Hurstbourne Parkway

Owner: Hurstbourne Corporate Group, Bruce M Plymale Revocable Trust

Applicant: Hurstbourne Corporate Group

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin, 24 - Madonna Flood

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

**A motion was made by Commissioner Howard, seconded by Commissioner Daniels, that the requested Alternative Connectivity Plan for this Planning Case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:**

**Yes:** 5 - Howard, Peterson, Daniels, Mims, and Jarboe

**No:** 2 - Brown, and Carlson

**Absent:** 2 - Tomes, and Lewis

**A motion was made by Commissioner Howard, seconded by Commissioner Peterson, that the requested zoning portion of this Planning Case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

**A motion was made by Commissioner Howard, seconded by Commissioner Peterson, that both requested waivers for this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 7 - Howard, Peterson, Brown, Daniels, Carlson, Mims, and Jarboe

**Absent:** 2 - Tomes, and Lewis

**A motion was made by Commissioner Howard, seconded by Commissioner Peterson, that the requested development plan portion of this Planning Case be approved. The motion carried by the following vote:**

**Yes:** 5 - Howard, Peterson, Daniels, Mims, and Jarboe

**No:** 2 - Brown, and Carlson

**Absent:** 2 - Tomes, and Lewis

**12. [Closed Session 03.05.20](#)**

Request: The Planning Commission will enter closed session as permitted under KRS 61.810(1)(c) to discuss pending litigation.

**Adjournment**

**The Commission adjourned at 8:26 p.m.**