



## Action Summary Planning Commission

---

Thursday, May 21, 2020

1:00 PM

Meeting run via Webex

---

### Meeting run via Webex

On the recommendation of Louisville Metro Dept. of Public Health & Wellness regarding congregate events and social distancing, the Planning Commission meeting set for 1:00 p.m. on May 21, 2020 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below:

Meeting Link: <https://louisvilleky.webex.com/louisvilleky/j.php?MTID=m0d3d20183d803f2a300f57dc7b63a385>

Meeting number (access code if needed): 476 432 918

Meeting password (if needed): PC052120

Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll

Anyone wishing to speak on any case is encouraged to pre-register by completing the Public Hearing Speakers Request form available at the following link:

<https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakers-request>

Pre-registered speakers will be allowed to speak prior to any unregistered speakers during the hearing. If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 5:00 P.M. Tuesday, May 19, 2020.

Participants and residents are strongly encouraged to join the meeting virtually. However, to accommodate those with limited technology access, people can also view and participate in the meeting in the first-floor conference room of the Metro Development Center, 444 S. Fifth St., Louisville, KY 40202. If social distancing cannot be adequately maintained because of the number of people who want to speak on a specific case, that case will be continued.

We are making every effort to contact members of the community and applicants to inform them of this decision. If you know of persons planning to attend to address a particular agenda item, please help us spread the word. If you have questions, please contact the case manager, or call Develop Louisville at 502-574-6230.

### Call To Order

**Present:** 9 - Commissioner Lula Howard, Commissioner Robert Peterson, Commissioner Jeff Brown, Commissioner Ruth Daniels, Commissioner Richard Carlson, Commissioner Pat Seitz, Commissioner Jim Mims, Commissioner Marilyn Lewis, and Commissioner Vince Jarboe

**Approval Of Minutes**

1. [PC Mins 05.07.2020](#)

Approval of the minutes for the May 7, 2020 Planning Commission public hearing.

**A motion was made by Commissioner Carlson, seconded by Commissioner Lewis, that the May 7, 2020 Planning Commission Public Hearing be approved. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

**Business Session**

2. [BE Appeal 6300 Preston Hwy](#)

Project Name: **This case will be continued indefinitely** - Binding Element Appeal - 6300 Preston Highway

Jurisdiction: Louisville Metro

Case Manager: Laura Ferguson, Jefferson County Attorney's Office

**A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that this Planning Case be continued to date uncertain. The motion carried by the following vote:**

3. [BE Final Order 8006 Beulah C.](#)

Project Name: Binding Element Final Order - 8006 Beulah Church Road

Jurisdiction: Louisville Metro

Case Manager: Laura Ferguson, Jefferson County Attorney's Office

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

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

4. [Primrose Meadow](#)

Project Name: Primrose Meadow Section 1A Bond Forfeiture

Jurisdiction: Louisville Metro

Case Manager: Joe Reverman, AICP, Planning & Design Assistant Director

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

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

5. [PC Bylaws and Policies Change](#)

Project Name: Planning Commission Bylaws and Policies - Neighborhood Meeting and Virtual Meetings

Case Manager: Brian Davis, AICP, Planning & Design Manager

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

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

6. [19CELL1001](#)

**This case was moved and heard first on the Consent Agenda**

Request: Settlement proposal concerning an appeal from a denied application for a cell tower consisting of a 105 foot tall monopole with a 5 foot lightning arrestor, (total height of 110 feet) within a 2,500 square foot compound area

Project Name: Bardstown Road

Location: 3738 Bardstown Road

Owner: The First Alliance Church of the Christian and Missionary Alliance, Inc.

Applicant: Vertical Bridge Development, LLC, T-Mobile

Representative: Briggs Law Office, PSC, Todd R. Briggs

Jurisdiction: Louisville Metro & Jeffersontown

Council District: 10- Pat Mulvihill

Case Manager: Steve Hendrix, Planning & Design Coordinator

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

**Yes:** 8 - Howard, Peterson, Brown, Daniels, Carlson, Mims, Lewis, and Jarboe

**Abstain:** 1 - Seitz

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

**Yes:** 8 - Howard, Peterson, Brown, Daniels, Carlson, Mims, Lewis, and Jarboe

**Abstain:** 1 - Seitz

**Public Hearing**

7. [19-ZONE-0032](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning form R-5 to R-5B with detailed district development plan

Project Name: Roosey Duplex

Location: 1316 Bellwood Avenue

Owner: Roosey Holdings, LLC

Applicant: Roosey Holdings, LLC

Representative: Roosey Holdings, LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

Case Manager: Joel P. Dock, AICP, Planner II

**A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that this Planning Case be continued to the June 18, 2020 Planning Commission Public Hearing. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

8. [19-ZONE-0044](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - 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 Peterson, that this Planning Case be continued to the June 18, 2020 Planning Commission Public Hearing. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

9. [19-ZONE-0062](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning form C-2 to EZ-1 with detailed district development plan

Project Name: South Park Road Warehouse

Location: 3105R & 3308 South Park Road

Owner: Utica Properties, LLC

Applicant: Utica Properties, LLC

Representative: Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

Case Manager: Joel P. Dock, AICP, Planner II

**A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that this Planning Case be continued to the June 18, 2020 Planning Commission Public Hearing. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

10. [19-ZONE-0072](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning from R-6 to C-1, with Detailed District Development Plan and Binding Elements, and associated side yard setback Variance - Requesting Continuance to 04/02/2020

Project Name: 18th Street Incubator

Location: 516 - 520 S 18th Street

Owner: OW Broadway Holdings LLC, Community Ventures Corporation, Louisville & Jefferson County Landbank

Applicant: Louisville Metro Government

Representative: Louisville Metro Government

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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 June 18, 2020 Planning Commission Public Hearing. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

11. [19-ZONE-0087](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning from R-4 to R-6, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements

Project Name: Brentlinger Townhomes

Location: 9922 - 10000 Brentlinger Lane

Owner: Chris & Angela Wilkerson, Jane Franklin, Shelly Stoyell

Applicant: D&K Holdings LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

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 June 18, 2020 Planning Commission Public Hearing. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

12. [19-ZONE-0094](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - 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 June 18, 2020 Planning Commission Public Hearing. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

13. [20-DDP-0013](#)

Request: Detailed District Development Plan with a request to amend EZ-1 Setback requirements, and a waiver  
 Project Name: A&S Road Services  
 Location: 10605 Freeport DR  
 Owner/Applicant: A&S Road Services  
 Representative: Mindel, Scott and Associates  
 Jurisdiction: Louisville Metro  
 Council District: 12- Rick Blackwell  
 Case Manager: Jay Lockett, AICP, Planner I

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

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

**A motion was made by Commissioner Carlson, seconded by Commissioner Lewis, that this Planning Case detailed district development plan be approved. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

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

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

14. [20-EXTENSION-0004](#)

Request: Extension of Expiration  
 Project Name: Extension of Expiration  
 Location: 1001 Breckenridge Lane  
 Owner/Applicant: Andrew M. McCarthy, Norton Properties Inc. / Glenn Price, Frost Brown Todd LLC  
 Representative: Glenn Price, Frost Brown Todd LLC  
 Jurisdiction: Louisville Metro  
 Council District: 26 - Brent Ackerson  
 Case Manager: Lacey Gabbard, AICP, Planner I

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

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

15. [20-DDP-0009](#)

Request: Abandonment of Conditional Use Permit  
 Project Name: Quarry Warehouse  
 Location: 14105 Aiken Road  
 Owner(s): Frank Otte - Otte Family LTD Partnership  
 Applicant: Derek Triplett - Land Design & Development  
 Jurisdiction: Louisville Metro  
 Council District: 19 - Anthony Piagentini  
 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:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

16. [20-DDP-0010](#)

Request: District Development Plan  
 Project Name: Houchens Industries  
 Location: 7941 Smyrna Parkway  
 Owner/Applicant: Tim Rich, Jr. Food Stores, Inc.  
 Representative: Tim Rich, Jr. Food Stores, Inc.  
 Jurisdiction: Louisville Metro  
 Council District: 23 - James Peden  
 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:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

17. [19-DDP-0069](#)

Request: District Development Plan  
 Project Name: Lots 2 & 3 Glenmary Village  
 Location: 9400 Clubview Drive  
 Owner/Applicant: Limestone Bank, Inc.  
 Representative: Kelli Jones - Sabak, Wilson & Lingo, Inc.  
 Jurisdiction: Louisville METro  
 Council District: 22 - Robin Engel  
 Case Manager: Lacey Gabbard, AICP, Planner I

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

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe



18. [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 Peterson, that this Planning Case be continued to the June 4, 2020 Planning Commission Public Hearing. The motion carried by the following vote:**

**Yes:** 9 - Howard, Peterson, Brown, Daniels, Carlson, Seitz, Mims, Lewis, and Jarboe

**Adjournment**