



Action Summary
Planning Commission

Thursday, January 7, 2021

1:00 PM

Online via Webex

Call To Order

The following commissioners were present: Brown, Carlson, Clare, Daniels, Mims, Peterson, Seitz, Sistrunk and Howard

The following commissioners were absent: Lewis

Approval Of Minutes

1. [PC Mins 121720](#)

On a motion by Commissioner Peterson, seconded by Commissioner Seitz the December 17, 2020 PC minutes were approved with a revision to removing Commissioner Carlson as making the motion for Case 20-0079 as he was absent. The vote was as follows:

Yes: Commissioners Brown, Daniels, Mims, Peterson, Seitz, Sistrunk and Howard

Abstain: Commissioners Carlson and Clare

Absent: Commissioner Lewis

Business Session

2. [5200 Chathamwood Circle](#)

Request: Request to waive the two-year application submittal window for denied zoning map amendments
 Project Name: 5200 Chathamwood Court Rezoning Application
 Location: 5200 Chathamwood Court
 Owner: Chathamwood LLC
 Applicant: Chathamwood LLC
 Representative: Bluestone Engineering
 Jurisdiction: Louisville Metro
 Council District: 23 - James Peden
 Case Manager: Julia Williams, AICP, Planning & Design Supervisor

A motion was made by Commissioner Peterson, seconded by Commissioner Carlson that this case be denied for the 2-yr. rule because 24 units to 15 units is not substantial on 1.92 acres, which is greatly affected by a flood plain. Also, the waivers were not removed (only amended). The vote was as follows:

Yes: Commissioners Carlson, Daniels, Peterson, Seitz and Howard

No: Commissioners Brown, Mims and Sistrunk

Abstain: Commissioner Clare

Absent: Commissioner Lewis

3. [20-ZONE-0020](#)

Request: Change-in-Zoning from R-4, single-family residential to R-5, single-family; R-6, multi-family; and OR-1, office-residential with detailed district development plan and variances - SCHEDULE A NIGHT HEARING
 Project Name: Hurstbourne Commons
 Location: 8127 Watterson Trail
 Owner: John A. Paddock
 Applicant: RJ Thieneman
 Representative: Dinsmore & Shohl, LLP
 Jurisdiction: Louisville Metro
 Council District: 11 - Kevin Kramer
 Case Manager: Joel P. Dock, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Peterson that this case be set for a night hearing on February 22, 2021, 6:30 p.m. at the Jeffersonian - 30 day notice to be provided. The vote was as follows:

Yes: Commissioners Brown, Carlson, Clare, Daniels, Mims, Peterson, Sistrunk and Howard

Absent: Commissioner Lewis

Recused: Commissioner Seitz

4. [20-ZONE-0034](#)

Request: Change in form district from NFD to SMCFD, change in zoning from R-4 to C-1, with Detailed District Development Plan and Binding Elements - NIGHT HEARING REQUEST

Project Name: RaceTrac

Location: 11800 - 11908 E Orell Road, 11705 Dixie Highway

Owner: Herman & Karl Gohl, Catherine & Charles Grissett, Kathy Gibson

Applicant: RaceTrac Petroleum Inc.

Representative: Dinsmore & Shohl

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

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

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk that this case be scheduled for a night hearing on March 1, 2021, 6:30 p.m. at the Valley Hope Center, 10803 Deering Rd. The vote was as follows:

Yes: Commissioners Brown, Carlson, Clare, Daniels, Mims, Peterson, Seitz, Sistrunk and Howard

Absent: Commissioner Lewis

Public Hearing

5. [20-ZONE-0084](#)

Request: Change in zoning from R-4 to C-1 with detailed plan and variance
 Project Name: Bannon Woods Veterinary Hospital
 Location: 11116 Dezern Avenue
 Owner: Frederick & Gail Denzik; Adrienne Robertson
 Applicant: Frederick & Gail Denzik; Adrienne Robertson
 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 Brown, seconded by Commissioner Carlson that this case be recommended to the Metro Council for a zoning change from R-4 to C-1 be approved. The vote was as follows:

**Yes: Brown, Carlson, Mims, Peterson, Seitz and Howard
 Abstain: Commissioner Clare
 Absent: Commissioners Daniels, Lewis and Sistrunk**

A motion was made by Commissioner Brown, seconded by Commissioner Peterson that a variance from Land Development Code, section 5.3.1.C.5 to exceed the maximum setback of 95' as shown on the development plan for the proposed building addition be approved. The vote was as follows:

**Yes: Brown, Carlson, Mims, Peterson, Seitz and Howard
 Abstain: Commissioner Clare
 Absent: Commissioners Daniels, Lewis and Sistrunk**

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Detailed District Development Plan be approved. The vote was as follows:

**Yes: Brown, Carlson, Mims, Peterson, Seitz and Howard
 Abstain: Commissioner Clare
 Absent: Commissioners Daniels, Lewis and Sistrunk**

6. [20-ZONE-0071](#)

Request: Change in zoning from R-4 to C-1 with detailed plan
Project Name: Gustavo's Restaurant
Location: 8909 US Highway 42
Owner: Cushing-Eckler Family Trust
Applicant: Gustavo's Prospect, LLC
Representative: Mindel Scott
Jurisdiction: Encompass DDC, LLC
Council District: 16 - Scott Reed
Case Manager: Joel P. Dock, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that this case be recommended to the City of Prospect for a zoning change from R-4 to C-1 for approval. The vote was as follows:

**Yes: Commissioner Brown, Carlson, Mims, Peterson and Howard
Abstain: Commissioner Clare
Absent: Commissioners Daniels, Lewis, Seitz and Sistrunk**

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that the Detailed District Development Plan be approved. The vote was as follows:

**Yes: Commissioner Brown, Carlson, Mims, Peterson and Howard
Abstain: Commissioner Clare
Absent: Commissioners Daniels, Lewis, Seitz and Sistrunk**

7. [20-ZONE-0081](#)

Request: Change in Zoning from R-4 to C-1 with Detailed District Development Plan, Binding Elements, and Conditional Use Permit

Project Name: Taylorsville Road Restaurant

Location: 4508 Taylorsville Road

Owner: KST Properties LLC

Applicant: KST Properties LLC

Representative: Dinsmore & Shohl LLP

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

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

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that this case be recommended to Metro Council for approval of the zoning change from R-4 to C-1. The vote was as follows:

Yes: Commissioners Brown, Carlson, Mims, Peterson and Howard
Abstain: Commissioner Clare
Absent: Commissioners Daniels, Lewis, Seitz and Sistrunk

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that the Conditional Use Permit be approved. The vote was as follows:

Yes: Commissioners Brown, Carlson, Mims, Peterson and Howard
Abstain: Commissioner Clare
Absent: Commissioners Daniels, Lewis, Seitz and Sistrunk

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that the Detailed District Development Plan be approved. The vote was as follows:

Yes: Commissioners Brown, Carlson, Mims, Peterson and Howard
Abstain: Commissioner Clare
Absent: Commissioners Daniels, Lewis, Seitz and Sistrunk

8. [19-ZONE-0091](#)

Request: Change in Zoning from R-4 to R-5A with Detailed District Development Plan and Binding Elements

Project Name: Regency Park

Location: 8816-8820 W Manslick Road, Parcel 104900700000

Owner: Cat VVB LLC

Applicant: Cat VVB LLC

Representative: Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

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

On a motion by Commissioner Brown, seconded by Commissioner Daniels that this case be recommended to Metro Council for approval of the change in zoning from R-4 to R-5A. The vote was as follows:

Yes: Commissioners Brown, Carlson, Daniels, Mims, Peterson, Seitz and Howard

No: Commissioner Sistrunk

Abstain: Commissioner Clare

Absent: Commissioner Lewis

On a motion by Commissioner Brown, seconded by Commissioner Daniels that the Detailed District Development Plan be approved. The vote was as follows:

Yes: Commissioners Brown, Carlson, Daniels, Mims, Peterson, Seitz and Howard

No: Commissioner Sistrunk

Abstain: Commissioner Clare

Absent: Commissioner Lewis

9. [LDC Reform Update - 12.03.20](#)

Project Name: LDC Reform Update

Case Manager: Emily Liu, Director, Planning & Design Services

No Update

Standing Committee Reports

CHAIRMAN OR COMMISSION DIRECTOR’S REPORT

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DEVELOPMENT REVIEW COMMITTEE

PLANNING COMMITTEE

POLICY AND PROCEDURES COMMITTEE

SITE INSPECTION COMMITTEE

Adjournment