



**Action Summary - Final
Planning Commission**

Thursday, November 4, 2021

1:00 PM

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

Call To Order

- Present:** 7 - Commissioner Pat Seitz, Commissioner Richard Carlson, Commissioner Patti Clare, Commissioner Jeff Brown, Commissioner Jim Mims, Commissioner Lula Howard, and Commissioner Marilyn Lewis
- Absent:** 3 - Commissioner TeAndre Sistrunk, Commissioner Robert Peterson, and Commissioner Ruth Daniels

Approval Of Minutes

1. [PC Minutes 10.21.21](#)

Approval of the minutes of the October 21, 2021 Planning Commission public hearing.

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the October 21, 2021 Planning Commission minutes be approved. The vote was as follows:

- Yes:** 4 - Carlson, Mims, Howard, and Lewis
- Absent:** 3 - Sistrunk, Peterson, and Daniels
- Abstain:** 3 - Seitz, Clare, and Brown

Consent Agenda

2. [21-STRCLOSURE-0027](#)

Request: A proposed street closure for New Millennium Drive
Project Name: Street Closure
Location: New Millennium Drive at the intersection of Wathen Lane.
Owner: New Millennium Development, LLC
Real Property Louisville, LLC
Applicant: Ann Richards - LD&D
Mike Hill - LD&D
Representative: Ann Richards - LD&D
Mike Hill - LD&D
Jurisdiction: Shively
Council District: 3 - Keisha Dorsey
Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the case be approved. The motion carried by the following vote:

Business Session

3. [2022 PC Calendar](#)

Project Name: 2022 Planning Commission Calendar
Case Manager: Brian Davis, Planning Manager

A motion was made by Commissioner Howard, seconded by Commissioner Carlson, that the 2022 Planning Commission meeting calendar be approved. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

Public Hearing

4. [21-ZONE-0034](#)

Request: **CONTINUED TO 12/02/21 PC** - Change in zoning from OTF to C1, with Detailed District Development Plan and Binding Elements, and Variance

Project Name: Jagers @ Indian Springs
Location: 10700 Westport Road
Owner: M&T LLC
Applicant: M&T LLC
Representative: Bardenwerper Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 17 - Markus Winkler
Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Seitz, that the case be continued to the December 2, 2021 Planning Commission public hearing. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

5. [21-ZONE-0013](#)

Request: **SET NIGHT HEARING DATE** - Change in zoning from R-4 to R-7, with Detailed District Development Plan and Binding Elements, and Variance

Project Name: KJS Multi-Family

Location: 4805 - 4907 Bardstown Road & 8004 Watterson Trail

Owner: KJS LLC

Applicant: KJS LLC

Representative: Mindel Scott & Associates

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 Howard, that the case be scheduled to be heard at the Southwest Government Center AND online on Monday, November 29, 2021 at 6:00 P.M. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

6. [21-ZONE-0106](#)

Request: **CONTINUED FROM 10/21/21 PC; ONLY HEARING CHANGES REGARDING ENTRANCE** - Change in zoning from R-4 to R-7, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Sidewalk Waiver

Project Name: Springdale Apartments

Location: 5217 Springdale Road

Owner: Roy F McMahan III

Applicant: LIV Development

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

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

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

Yes: 6 - Seitz, Carlson, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

Recuse: 1 - Clare

A motion was made by Commissioner Carlson, seconded by Commissioner Seitz, that the requested sidewalk waiver portion of this case be approved. The motion carried by the following vote:

Yes: 6 - Seitz, Carlson, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

Recuse: 1 - Clare

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the requested Development Plan portion of this case be approved. The motion carried by the following vote:

Yes: 6 - Seitz, Carlson, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

Recuse: 1 - Clare

7. [21-ZONE-0044](#)

Request: Change in zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waiver

Project Name: Leisure Lane Subdivision

Location: 6406 Leisure Lane

Owner: Leisure Development LLC

Applicant: Leisure Development LLC

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

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

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

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

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

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the requested Development Plan portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

8. [21-CAT3-0015](#)

Request: Request to Amend 200' EZ-1 setback adjacent to residential properties not zoned EZ-1 in order to allow the use of existing structures for storage and aging of distilled spirits

Project Name: The Bernheim

Location: 1600 Bernheim Ln

Owner: Bernheim Partners

Applicant: Bernheim Partners

Representative: Alexandria Bolton

Jurisdiction: Shively

Council District: 3- Keisha Dorsey

Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that the request be denied. The motion carried by the following vote:

Yes: 4 - Seitz, Clare, Brown, and Mims

Absent: 3 - Sistrunk, Peterson, and Daniels

Abstain: 2 - Howard, and Lewis

Not Voting: 1 - Carlson

9. [21-ZONE-0076](#)

Request: Change in zoning from R-4 to OR-3 with detailed plan and variance

Project Name: 8907 U.S Highway 42

Location: 8907 U.S Highway 42

Owner: Plainview pre-primary school

Applicant: Jeff Byrne

Representative: Bardenwerper, Talbott, & Roberts, PLLC

Jurisdiction: City of Prospect

Council District: 16 - Scott Reed

Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested zoning portion of this case be recommended to the City of Prospect for approval. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested variance be approved. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested Development Plan be recommended to the City of Prospect for approval. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

10. [21-ZONE-0082](#)

Request: Change in zoning from C-1 to C-2 with detailed plan
 Project Name: Joe's Older Than Dirt
 Location: 8131 New La Grange Road
 Owner: Lyndon Leasing, LLC
 Applicant: Cres Bride
 Representative: Bardenwerper, Talbott, & Roberts, PLLC
 Jurisdiction: City of Lyndon
 Council District: 18 - Marilyn Parker
 Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Howard, seconded by Commissioner Seitz, that the requested zoning portion of this case be recommended to the City of Lyndon for approval. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

A motion was made by Commissioner Howard, seconded by Commissioner Seitz, that the requested Conditional Use Permit portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

A motion was made by Commissioner Howard, seconded by Commissioner Seitz, that the requested Development Plan portion of this case be recommended to the City of Lyndon for approval. The motion carried by the following vote:

Yes: 4 - Seitz, Mims, Howard, and Lewis

No: 2 - Clare, and Brown

Absent: 3 - Sistrunk, Peterson, and Daniels

Abstain: 1 - Carlson

11. [21-ZONE-0049](#)

Request: **CONTINUED TO 12/02/21 PC** - Change in zoning from R-4 to R-6 with development plan
Project Name: Holgate Apartments Rezoning
Location: 11405 Holgate Drive
Owner: GM Property Investments, LLC
Applicant: GM Property Investments, LLC
Representative: GM Property Investments, LLC - Monika Thapa
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the case be continued to the December 2, 2021 Planning Commission public hearing. The motion carried by the following vote:

Yes: 7 - Seitz, Carlson, Clare, Brown, Mims, Howard, and Lewis

Absent: 3 - Sistrunk, Peterson, and Daniels

12. [21-ZONE-0103](#)

Request: Change in zoning from PEC to M-3 with detailed plan and variance
Project Name: Blankenbaker Station II Lots 11 & 12
Location: Schutte Station Place (Parcel #0039 - 0551 - 0000)
Owner: Hosts Developments, LLC
Applicant: Foresee Investment, LLC
Representative: Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 20 - Stuart Benson
Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the case be continued to the November 18, 2021 Planning Commission public hearing. The motion carried by the following vote:

Yes: 6 - Seitz, Carlson, Clare, Mims, Howard, and Lewis

Absent: 4 - Sistrunk, Peterson, Daniels, and Brown

Adjournment

The meeting adjourned at approximately 6:00 p.m.