

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION
January 20, 2022**

A meeting of the Louisville Metro Planning Commission was held on Thursday, January 20, 2022 at 1:00 p.m. via Cisco Webex Video Teleconferencing.

Commission members present:

Marilyn Lewis, Chair
Lula Howard
Jeff Brown
Rich Carlson
Ruth Daniels
Jim Mims
Pat Seitz
Patricia Clare
Glenn Price

Commission members absent:

Te'Andre Sistrunk

Staff Members present:

Joe Reverman, Planning and Design Assistant Director
Brian Davis, Planning and Design Manager
Julia Williams, Planning Supervisor
Joe Haberman, Planning and Design Manager
Molly Clark, Planner I
Laura Ferguson, Legal Counsel
Madison Thomas, Management Assistant

Others present:

Beth Stuber, Transportation Planning Supervisor
Tony Kelly, MSD

The following matters were considered:

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APPROVAL OF MINUTES

JANUARY 6, 2022 PLANNING COMMISSION MEETING MINUTES

00:05:22 On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the minutes of the regular meeting of the January 6, 2022 Planning Commission.

The vote was as follows:

YES: Commissioners Howard, Carlson, Brown, Clare, Price, Mims, Daniels, Seitz, and Lewis.

NO: No one.

ABSENT: Commissioner Sistrunk.

**MINUTES FOR CASE NUMBER 21-DDP-0122 FROM THE JANUARY 19
DEVELOPMENT REVIEW COMMITTEE MEETING**

00:07:00 On a motion by Commissioner Price, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the minutes for case 21-DDP-0122 from the January 19, 2022 Development Review Committee meeting.

The vote was as follows:

YES: Commissioners Carlson, Brown, Clare, and Price.

NO: No one.

ABSTAIN: Commissioners Howard, Daniels, Mims, Seitz, and Lewis.

ABSENT: Commissioner Sistrunk.

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CONSENT AGENDA
CASE NO. 21-STRCLOSURE-0028

Request: A proposed street closure for Linde Lane
Project Name: Street Closure
Location: Linde Lane, a street located near the intersection of Nash Road and Outer Loop
Owner: Ayala Transport, LLC.
Applicant: Mohammad Nouri, Concept 21, PLLC.
Representative: Mohammad Nouri, Concept 21, PLLC.
Jurisdiction: Louisville Metro
Council District: 13 – Mark Fox
Case Manager: **Molly Clark, Planner I**

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:08:03 No case was presented.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the consent agenda that consists of case 21-STRCLOSURE-0028 heard at the January 13, 2022 Land Development and Transportation meeting.

The vote was as follows:

YES: Commissioners Mims, Brown, Clare, Howard, Carlson, Daniels, Seitz, Price, and Lewis.

NO: No one.

ABSENT: Commissioner Sistrunk.

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PUBLIC HEARING

CASE NO. 21-FBH-0007

Request: Factory Built Housing that does not conform with one or more of the standards listed in sub-section 4.1.2.B of the Land Development Code

Project Name: 4619 Cane Run Road

Location: 4619 Cane Run Road

Owner: Matthew Moffit

Applicant: Matthew Moffit

Representative: Matthew Moffit

Jurisdiction: Louisville Metro

Council District: 1 – Jessica Green

Case Manager: **Chris French, Planning & Design Supervisor**

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:09:25 Joe Haberman presented the case on behalf of Chris French and showed a PowerPoint presentation (See staff report and recording for detailed presentation.)

Commissioner Mims asked if the adjoining property owners were notified for these types of requests. Joe Haberman responded that it was not required to notify them.

The following spoke in favor of this request:

Matthew Moffit, 4619 Cane Run Road, Louisville, KY 40216

Summary of testimony of those in favor:

00:19:30 Matthew Moffit went into detail on the proposal and explained that he spoke with the neighbors and neither had an issue with the structure.

00:21:17 Commissioners' deliberation.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

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PUBLIC HEARING

CASE NO. 21-FBH-0007

21-FBH-0007:

WHEREAS, the Louisville Metro Planning Commission finds, a one-eighth mile buffer was applied to the subject site. There are a variety of housing types, sizes, and roof pitches within this area, some of which are similar in aesthetic/material to the proposed house; and

WHEREAS, the Commission further finds, section 4.6 of Plan 2040 sets the goal to expand and ensure a diverse range of housing choices and ensure long-term affordability and livable options in all neighborhoods. Some objectives in the plan to meet these goals include flexible zoning/design regulations encourage diverse housing options, varieties of housing types and densities are promoted, infill development and adaptive re-use are promoted, redevelopment of vacant and underused properties for residential uses is encouraged, and housing types are integrated into the surrounding neighborhood through complementary design. The proposed home will not violate specific guidelines of Plan 2040 as the proposal will allow for the residential use of the site in a manner that is appropriate for the form district and surrounding area. The structure will not allow an unreasonable circumvention of the regulations or cause a hazard to the public. The structure complies with the Comprehensive Plan; and

WHEREAS, the Commission further finds, the Neighborhood Form District regulations state that the form district is intended to promote new development that is consistent with a neighborhood pattern and form of development including compatible infill development and inclusive housing opportunities. The structure will be located in such a way to meet setbacks and other requirements of the form district. No variances from the form district standards are required; and

WHEREAS, the Commission further finds, this site is located within the boundaries of the 2016 Cane Run Road Neighborhood Revitalization Plan. The vision statement for this plan begins with “Cane Run Road Neighborhood will be a diverse and stable neighborhood that offers a mix of housing, transportation, and economic choices.” Goal #2 in the plan is “Maintain a desirable balance of diverse housing types and tenure that supports both affordable housing and market rate housing.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the factory-built housing request that does not conform with one or more of the standards listed in sub-section 4.1.2.B of the Land Development Code.

The vote was as follows:

YES: Commissioners Mims, Brown, Clare, Howard, Carlson, Daniels, Seitz, Price and Lewis.

NO: No one.

ABSENT: Commissioner Sistrunk.

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BUSINESS SESSION

2021 Annual Report

00:24:40 On behalf of Planning and Design Director Emily Liu, Assistant Director Joe Reverman presented the annual review for the year of 2021. See recording for detailed presentation.

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BUSINESS SESSION

2022 Officer Elections

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

VOTE PLANNING COMMISSION CHAIRPERSON

01:01:14 On a motion by Commissioner Price, seconded by Commissioner Howard, the following resolution was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPOINT** Marilyn Lewis as Chairperson for the Planning Commission.

The vote was as follows:

YES: Commissioner Mims, Brown, Clare, Carlson, Daniels, Seitz, Howard, and Price.

NO: No one.

ABSTAIN: Commissioner Lewis.

ABSENT: Commissioner Sistrunk.

VOTE PLANNING COMMISSION VICE CHAIRPERSON

01:02:48 On a motion by Commissioner Clare, seconded by Commissioner Seitz, the following resolution was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPOINT** Lula Howard as Vice Chairperson for the Planning Commission.

The vote was as follows:

YES: Commissioners Mims, Brown, Clare, Carlson, Daniels, Seitz, Price, and Lewis.

NO: No one.

ABSTAIN: Commissioner Howard.

ABSENT: Commissioner Sistrunk.

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ADJOURNMENT

The meeting adjourned at approximately 2:04 p.m.

DocuSigned by:

Lula Howard

Chair

DocuSigned by:

Lynn

Planning Director