

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION
JANUARY 21, 2025**

A meeting of the Louisville Metro Planning Commission was held on Tuesday, January 21, 2025, at 6:00 p.m. at the Southwest Government Center, 7219 Dixie Highway, Louisville, KY 40258.

Commission Members Present:

Te'Andre Sistrunk, Chair
Bill Fischer, Vice Chair
Jim Mims
Jennifer Kern
Suzanne Cheek
Russ Lohan
Mark Benitez
Sharon Bond
Steve Lannert

Commission Members Absent:

David Steff

Staff Members Present:

Brian Davis, Planning Director
Joe Haberman, Planning Manager
Jay Luckett, Planning Supervisor
Laura Ferguson, Assistant County Attorney
Mark Pinto, Planner II

The following matters were considered:

PLANNING COMMISSION MINUTES

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APPROVAL OF MINUTES

JANUARY 16, 2025, PLANNING COMMISSION MEETING MINUTES FOR 24-ZONE-0117

00:04:34 On a motion by Commissioner Fischer, seconded by Commissioner Mims, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Minutes of its meeting for 24-ZONE-0117 conducted on January 16, 2025.

The vote was as follows:

YES: Commissioners Kern, Fisher, Bond, Cheek, Lohan, Lannert, Mims, and Sistrunk

ABSTAIN: Commissioner Benitez

ABSENT: Commissioner Steff

PLANNING COMMISSION MINTUES
January 21, 2025

PUBLIC HEARING

CASE NO. 24-ZONE-0003

Request:	Change in Zoning from R-4 single family residential to PRD Planned Residential Development and R-6 Multifamily residential with a Detailed District Development Plan/Major Preliminary Subdivision with review of land disturbing activity on slopes greater than 20% and unstable soils with Binding Elements and a variance.
Project Name:	Oak Point Residential
Location:	1600 Kurz Way
Owner:	Prodigy Investments OP LLC
Applicant:	Prodigy Investments OP LLC
Representative:	Bardenwerper, Talbott and Roberts
Jurisdiction:	Louisville Metro
Council District:	12 – Jonathan Joseph
Case Manager:	Jay Lockett, AICP, Planning Supervisor

Notice of the public hearing appeared in **The Courier Journal** a notice was posted on the property, and 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 Commission received this report in advance of the hearing, and the report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained at the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

00:05:53 Jay Lockett provided an overview of the request and presented a PowerPoint presentation. Lockett explained that adequate information was not submitted to staff regarding slopes and soils for the property. Lockett responded to questions from Commission Members (see recording for details).

The following spoke in favor of the request:

Nick Pregliasco, 1000 N Hurstbourne Parkway, Louisville, KY 40223

David Mindel Scott, 5151 Jefferson Blvd, Louisville, KY 40217

Summary of testimony of those in favor:

00:18:07 Nick Pregliasco provided an overview of the request and presented a PowerPoint presentation. Pregliasco proposed adding binding elements to address concerns from neighbors such as the Geotechnical analysis, snow removal and sight

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distance issues. Pregliasco responded to questions from Commission Members (see recording for details).

The following spoke in opposition to the request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Lisa Kljaich, 5102 Maryview Drive, Louisville, KY 40216

Kavin McGrath, 1614 Dawn Drive, Louisville, KY 40216

David Nicholson, 1716 Kurz Way, Louisville, KY 40216

Merril Mills, 6411 Oak Valley Drive, Louisville, KY 40214

Russell Brown, 1524 Dawn Drive, Louisville, KY 40216

Jim Young, 6202 Oak Valley Drive, Louisville, KY 40214

Jean Henry, 3422 Southmeade Circle, Louisville, KY 40214

James Strickland, 5110 Nancy Avenue, Louisville, KY 40216

Robbie Landers, 3309 Blanton Lane, Louisville, KY 40214

Jennifer Kelly King, 1620 Dawn Drive, Louisville, KY 40216

Joshua Austin, 1703 Hasty Way, Louisville, KY 40216

Anthony Roberts, 1517 Dawn Drive, Louisville, KY 40216

Connie Wade, 3327 Blanton Lane, Louisville, KY 40214

Ronald Wells, 1610 Dawn Drive, Louisville, KY 40216

Anthony Coleman, 6200 Oak Valley Drive, Louisville, KY 40214

Summary of testimony of those in opposition:

00:51:31 Steve Porter spoke in opposition of the request and presented a PowerPoint presentation. Porter raised concerns with safety and geological preservation issues such

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as lack of mobility and access to Dixie Hwy, erosion, and slope instability of property (see recording for details).

00:58:00 Lisa Kljaich spoke in opposition of the request and presented a PowerPoint presentation. Kljaich gave an overview of safety concerns with traffic and driving on Dawn Drive and concerns with drainage and flooding near property site (see recording for details).

01:20:24 Kavin McGrath spoke in opposition of the request. McGrath, who lives next to the 2nd entrance of the proposed site, expressed concern with the slope of the road near the entrance creating safety issues and flooding (see recording for details).

01:24:25 David Nicholson spoke in opposition of the request. Nicholson expressed concern with the impact of traffic that will be created from proposed site (see recording for details).

01:29:28 Merril Mills spoke in opposition of the request. Mills raised concerns with land stability and the effects on wildlife (see recording for details).

01:32:38 Russell Brown spoke in opposition of the request. Brown expressed concern with the site creating an increase in traffic (see recording for details).

01:34:20 Jim Young spoke in opposition of the request. Young expressed concern with the site creating an increase in traffic in the area (see recording for details).

01:37:37 Jean Henry spoke in opposition of the request. Henry raised concerns with reducing the density of the development, entrance and sight line issues, and the increase in traffic on Dixie Hwy from the proposed plan (see recording for details).

01:40:50 James Strickland spoke in opposition of the request. Strickland gave up his time due to his concerns already being addressed by previous speakers (see recording for details).

01:41:23 Robbie Landers spoke in opposition of the request. Landers expressed concern with traffic pulling into his driveway and builders in his neighborhood being disrespectful to his neighbors (see recording for details).

01:43:15 Jennifer Kelly King spoke in opposition of the request. King expressed concern with the development creating an increase in traffic which will cause safety issues on the roads and near the train tracks (see recording for details).

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01:46:44 Joshua Austin spoke in opposition of the request. Austin raised concerns with the density of the development and pedestrian safety on and near the proposed site (see recording for details).

01:51:13 Anthony Roberts spoke in opposition of the request. Roberts raised concerns that the increase in traffic will create road safety issues (see recording for details).

01:55:54 Connie Wade spoke in opposition of the request. Wade expressed concern with traffic pulling into her driveway. Wade stated that the proposed development would not be good for the community (see recording for details).

01:57:40 Ronald Wells spoke in opposition of the request. Wells expressed concern with traffic near his home causing safety issues for his family. Wells also stated the same builders of the proposed development poorly built his home which has drainage issues (see recording for details).

02:02:38 Anthony Coleman spoke in opposition of the request. Coleman expressed concerns with water main issues and the new development creating an increase in traffic and road safety issues (see recording for details).

Rebuttal:

02:08:35 Nick Pregliasco addressed the remarks made from the opposition on the traffic study, water drainage, proposed pedestrian connection, and adding Binding Elements. Pregliasco responded to questions from Commission Members (see recording for details).

02:12:50 David Mindel Scott spoke about road improvements by proposing adding a retaining wall to the entrance closest to Dixie Highway and adding asphalt to remedy site distance issues. Mindel responded to questions from Commission Members (see recording for details).

02:52:00 Steve Porter asked a question about the Traffic Study, Figure 4 in Pregliasco's presentation. Pregliasco clarified information from the Traffic Study (see recording for details).

Deliberation:

02:56:00 Planning Commission deliberation

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

Change in zoning from R-4 single family to PRD Planned Residential District and R-6 Multifamily

03:08:00 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution, based on the staff report and testimony heard today, was adopted:

WHEREAS, the Planning Commission finds the proposed change in zoning is not adequately justified and does not meet the requirements of the Comprehensive Plan with respect to development on environmentally sensitive sites. While the site is in a reasonable location for housing development near amenities and employment opportunities, development on the site needs to be designed with protection of environmentally sensitive areas in mind; now, therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the Louisville Metro Council **DENY** the Change in zoning from R-4 single family to PRD Planned Residential District and R-6 Multifamily

The vote was as follows:

YES: Commissioners Kern, Bond, Benitez, Mims, Lannert, and Sistrunk

NO: Commissioners Cheek, Fischer, and Lohan

ABSENT: Commissioner Steff

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ADJOURNMENT

The meeting adjourned at approximately 9:10 p.m.

Chair

Planning Director