

**PLANNING COMMISSION MINUTES**  
**December 15, 2022**

**PUBLIC HEARING**

**CASE NO. 22-DDP-0078**

Request:	Revised Detailed District Development Plan with revisions to Binding Elements
Project Name:	Thieneman E Orell
Location:	11905 Dixie Hwy
Owner:	11905 Dixie Hwy LLC
Applicant:	11905 Dixie Hwy LLC
Representative:	Land Design and Development
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Jay Lockett, AICP, Planner II

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. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:49:34 Jay Lockett discussed the case summary, standard of review and staff analysis from the staff report.

**The following spoke in favor of this request:**

Derek Triplett, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

**Summary of testimony of those in favor:**

00:56:39 Derek Triplett gave a power point presentation. This plan was approved for mini-warehouses and the proposal is for a change of use (see recording for detailed presentation).

**The following spoke neither for nor against the request:**

James Jones, 6326 Winding Springs Drive, Louisville, Ky. 40272

**Summary of testimony of those neither for nor against:**

01:01:34 James Jones asked if the property will be maintained 10-15 years from now. Also, will there be any security (see recording for detailed presentation)?

**Rebuttal**

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01:02:25 Derek Triplett said there's an existing fence with barbed wire around the site for security (to remain in place). There's also a gate on Dixie and E. Orell (see recording for detailed presentation).

### Deliberation

01:07:28 Planning Commission 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 Brown, the following resolution was adopted.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the January 5, 2023 Planning Commission meeting for additional information regarding hours of operation, location of gates and landscape requirements.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Cheek, Howard, Mims, Price and Lewis**  
**NOT PRESENT AND NOT VOTING: Commissioners Clare, Pennix and Sistrunk**