

**MINUTES  
LOUISVILLE PLANNING COMMISSION  
SEPTEMBER 11, 2007**

Louisville Planning Commission met in regular session with Chairman Campbell presiding. The meeting was called to order at 6:40 P.M.

**MEMBERS PRESENT**

Guy Guidone  
John Phillippi  
John Campbell, Chairman  
William Ferrell  
Ken Grosswiller  
Cynthia Kerchner, Mayor-Council Member  
E. Thomas Ault, City Manager

**CITY PERSONNEL PRESENT**

Sue Mendenhall, Deputy City Clerk  
Deborah Sanborn, Director of Planning & Development

**COMMUNICATIONS**

Deborah L. Sanborn, Director of Planning & Development reminded the members of the review of the Unified Development Code scheduled September 18 from 5:30 to 7:30 p.m.

**MINUTES OF THE SEPTEMBER 11, 2007 MEETING**

MEMBER GUIDONE MOVED, MEMBER PHILLIPPI SECONDED, and the Motion carried to approve the Minutes of the September 11, 2007 meeting as presented. The vote: All yea.

Chairman Campbell swore in those in attendance planning to speak before the commission.

**NEW BUSINESS**

**PC 07- SITE PLAN REVIEW FOR EXPANSION OF A NON-CONFORMING USE FOR ENGLEFIELD OIL (BP), 115 N CHAPEL**

Director Sanborn presented the following staff report finding that the proposed accessory building meets the setback requirements and is within the allowable area for expansion of a non-conforming use and recommending the site plan be approved.

- The subject lot is the location of the BP gas station and the Duke and Duchess convenience store
- The current use is a non-conforming use in an B-4 zoning district

- The applicant proposes to place an accessory building on the lot

SITE PLAN REVIEW  
ACCESSORY BUILDING  
115 NORTH CHAPEL

<u>STANDARD</u>	<u>REQUIREMENT</u>	<u>PROPOSED</u>
<u>B-4 DISTRICT REQUIREMENTS</u>		
Permitted uses	Various retail, office and service businesses	Filling station and convenience store
<u>ACCESSORY BUILDING REQUIREMENTS</u>		
Distance from main building	Minimum 15 ft	15 ft
Side yard setback	Minimum 8 ft	8 ft
Rear yard setback	Minimum 8 ft	Approximately 90 ft
Front yard setback	Minimum 60 ft	The accessory building would be approximately 75 ft from W Main and approximately 62 ft from N Chapel

- Section 1111.02(a) of the Louisville Zoning Code permits buildings or structures used for a non-conforming use to be altered or enlarged so as to extend an additional 50% upon approval of Planning Commission.
- Section 1151.16(b) spells out the requirements for accessory buildings not part of main building
- The proposed accessory building is 8 ft X 10 ft or 80 sf and located 15 ft from the main building
- The existing building is 598.26 sf; therefore an expansion may be up to 294.63 sf

MEMBER PHILLIPPI MOVED, MEMBER GUIDONE SECONDED, and the Motion carried to approve the site plan for an expansion of a non-conforming use. The vote: All yea.

Having no further business the meeting was adjourned at 6:45 P.M.

Respectfully submitted,

Sue Mendenhall  
Deputy City Clerk