



CITY OF CROSSGATE

PO Box 6423 Louisville, KY 40206

Meeting Minutes City of Crossgate

Thomas Jefferson Unitarian Church Annex
Monday, August 14, 2017 7:00 p.m.

1. Opening Ceremonies: Pledge of Allegiance
2. Roll call conducted by Recorder at 7:01 p.m..

Commissioners Present:

- ✓ Mayor Kirk Hilbrecht
- ✓ Commissioner Jamie Gerrish
- ✓ Commissioner Larry Kirschenbaum
- ✓ Commissioner Meredith Wajda
- ✓ Commissioner Chas Krish

Quorum present: ✓Yes / ___No

Mayor Hilbrecht called the City Commission Meeting to order at: 7:02 p.m.

Others Present:

- ✓ Treasurer Joanie Allgeier
- ✓ Residents/Guests

3. Approval of the Crossgate Commission Meeting of Monday, July 10, 2017.

Comments: None

Motion introduced by Commissioner Gerrish
Second by Commissioner Wadja

Discussion: None

All in favor: ✓ Yes / ___No
Minutes approved: ✓ Yes / ___No

4. Proposed plan for Artis Senior Living on the Kinman Property

- Bill Bardenwerper of Bardenwerper, Talbot & Roberts, PLLC, presented information regarding the proposed Artis Senior Living along with other commercial options on the Kinman property bordering the City of Crossgate.
- Overall tenor: The Citizens of Crossgate have deep concerns of the Kinman property being developed for commercial use, even as a low-density senior living facility. The citizens are looking at measures to contest this build overall.
- Major concerns voiced by residents: Traffic, light pollution, noise pollution, greenhouse effect, plummeting property values, ability to sell homes now, commercial developments within a residential area, aesthetics and environmental degradation.
- Many residents were extremely upset that Crossgate would be losing the old trees on the easement of and directly on the Kinman property.
- Some residents believe that the property is over priced and that if it were priced appropriately, Artis would not have to consider selling the front parcels to pay for the back lots for their proposed care facility.
- Bill had agreed to discuss the following with buyers/sellers and report back to the Crossgate Commission/Mayor:
 - A binding deed restriction with the Kinman's agreeing NOT to sell their residential homes to Artis or anyone for commercial development. No one trusts that the Kinman's would continue to live adjacent to the commercial builds and not 'sell out' if offered to do so.
 - Find a comparable recent bank development that would demonstrate the low light impact due to recent light restrictions/regulations. Bill B. stated that new regulations require developments (to include this proposed bank) to use low-impact lighting. Residents want proof and Bill B. stated he would find it.
 - Consider 'flipping' the proposed bank and retail positions on the parcels so that the bank is adjacent to the Warrington Way side (no houses across the street), versus Crossgate side.
 - Ensure that Artis would be constructing this build with quality building materials (brick, etc) versus cheap materials (vinyl siding, etc) and make this a premier facility as shown regarding their previous builds. It appears that this build has sub-standard materials listed for the build itself.
 - Ann Richard/Architect to work closely with residents/Crossgate commission to 'wall off' this build with landscaping so that residents don't have to see this eyesore from their properties. It was also agreed to by Bill B. that there would be a discussion regarding enclosing the entire property area with either fence or fauna or both.
 - Bill B. to work with architect to 'justify' all the parking spaces outlined on the plan. Many residents questioned the number of parking spaces allocated for one small bank. Residents believe there will be a 'bait and switch' of what is listed on the plan and what actually gets built.
 - Bill B. / Artis (+) to work with Crossgate Commission regarding hours of operation/construction, etc. Residents believe that construction vehicles,

future delivery vehicles, etc. will interfere with the posterity of this beautiful neighborhood with noise, traffic and pollution.

- The plan is lacking utilities, proposed pick up routes of service vehicles, etc.

[NOTE: One resident questioned whether this was actually a concept plan or an actual plan, as so many details were missing from the plan. That, too, is a question as to whether this ‘plan’ is notional or actionable as a plan.]

There is nothing on the current/presented plans that show how service vehicles can access the back of the proposed Artis facility.

- The Land and Development Committee of Jefferson County meets late September to accept or reject the build. If accepted, a Public Hearing would be held by the end of 2017, Metro Council would meet first quarter of 2018. If approved, construction planning would commence and take roughly 6 to 8 months.
- Comments or concerns can be sent to Laura Mattingly re: Docket No. 17ZONE1025.
- At the end of the meeting, a Crossgate resident suggested to all in attendance that the residents of Crossgate form a privately-led coalition and hire an attorney to fight this build in general.

5. Old Business

A. Commissioner and Committee Reports

i. Treasurer’s Report –*Ms. Joanie Allgeier*

SUBMISSION TREASURER’S REPORT

Comments:

- None

Motion introduced by
Second by

Commissioner Krish
Commissioner Kirschenbaum

Discussion: None

All in favor: ✓ Yes / ___ No
Motion approved: ✓ Yes / ___ No

ii. Commissioner’s report – *Commissioner Kirschenbaum*

Comments:

- Delivered welcome basket to Alex Croft at 1923 Crossgate Lane and met the family.

iii. Commissioner’s report – *Commissioner Wajda*

Comments:

- None

iv. Commissioner's report – *Commissioner Gerrish*

Comments:

- None

v. Commissioner's report – *Commissioner Krish*

Comments:

- None

B. Mayor's Report – *Mayor Hilbrecht*

Comments:

-

6. New Business

Comments:

- None

7. Open Forum.

NOTE: Neighbors/Guests wishing to speak at the meeting must sign in at the beginning of the meeting. Neighbors/Guests will be limited to approximately 5 minutes of meeting time.

Comments: (Bob Elliott) Thank you to the committee of Community Events for all their hard work. Events are fun and well done, and it is appreciated.

8. Announcements

Comments: None

9. Adjournment

Comments: None

Motion introduced by
Second by

Commissioner Kirschenbaum
Commissioner Gerrish

Discussion: None

All in favor: Yes / No
Meeting adjourned at: 8:20 p.m.

10. Next meeting – September 11 , 2017