

**MINUTES OF FLOODPLAIN BOARD HEARING  
Pursuant to Lou. Metro Amended Ord. No. 125-2005**

**Date: February 24, 2025**

**Docket No. 24-V-0002, 718 Watterson Trail, Louisville, KY 40243  
Docket No. 24-V-00003, 1100 Trevilian Way, Louisville, KY**

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**Reba Doutrick Boardroom – 700 West Liberty Street**

**Board Members:**

Ricky Mason, Chair  
John Selent  
Marita Willis  
Jeff Mosely  
Lonnie Wright  
Brad Wilcox

**Board Counsel:**

Kellie Watson, Board Counsel/Secretary  
Karen Jaracz, Assistant Board Counsel

**MSD Representatives:**

James Parrott, Executive Director  
Carmen Moreno-Rivera, Chief of Staff  
David Johnson, Chief Engineer  
Wesley Sydnor, Chief of Government and Public Affairs  
Brad Selch, Development and Stormwater Services Director  
Lori Rafferty, Floodplain Manager

**Visitors:**

Marv Blomquist, Blomquist Design Group  
Tommy Edwards, Hagan Properties, Inc.  
Travis Fiechter, Counsel for The Louisville Zoo  
Linda Fitzgerald, Adjoining Property Owner  
Layson Hagan, Hagan Properties, Inc.  
Scott Hagan, Principal of Hagan Properties, Inc.  
Kristen Hedden, Hagan Properties, Inc.  
Kelli Jones, Sabak, Wilson & Lingo  
Matt McLaren, Gresham Smith  
Stephanie Moore, The Louisville Zoo  
Paul Paletti, on behalf of Mildred Warren, Adjoining Property Owner  
John Talbott, Counsel for Hagan Properties, Inc.  
Zachary Triplett, Resource Environmental Solutions, LLC  
Larry Willaims, Adjoining Property Owner  
Viola Williams, Adjoining Property Owner

**CALL TO ORDER:**

There being a quorum present, the hearing was called to order at 10:02 a.m. by Mr. Mason.

**APPROVAL OF MINUTES:**

Motion was made by Mr. Wright and seconded by Mr. Wilcox to approve the Minutes for the January 27, 2025 Floodplain Board meeting. Vote taken and motion carried.

**OLD BUSINESS:**

**Review of Floodplain Board Hearing Procedures.** Ms. Jaracz reviewed and explained the procedures for the variance hearing, including the order of testimony, the handling of exhibits, and the Board's deliberations.

**Docket No. 24-V-0002**

**In re: 718 Watterson Trail, Louisville, Kentucky**

**Property Owner: SWS, LLC**

**Applicant: Hagan Properties, Inc.**

The Board called the variance application of Hagan Properties, Inc. relating to 718 Watterson Trail to be heard.

Ms. Jaracz indicated that one written comment was received from Viola Williams, an adjoining property owner to 718 Watterson Trail. Ms. Williams was present at the hearing and read her submission to the Board.

Ms. Jaracz requested that the Board accept a written copy of Ms. Williams' comment into the record. Mr. Selent moved to accept the copy. Mr. Wilcox seconded the motion. Vote was taken and the motion carried.

John Talbot, counsel for Hagan Properties, Inc., was granted the opportunity to respond to Ms. Williams' comments on behalf of Hagan Properties, Inc. and explained that the Transportation Cabinet has plans to re-work Watterson Trail which would address drainage along Watterson Trail.

Scott Hagan informed the board that, if the Transportation Cabinet project went as expected, the Cabinet would begin construction in approximately three years.

The matter was then briefly held to allow evidence of the other matter, Docket No. 24-V-0003, to be taken.

**Docket No. 24-V-0003**

**In re: 1100 Trevilian Way, Louisville, KY**

**Owner: Louisville/Jefferson County Metro Government and The Louisville Zoo**

Mr. Mason called the variance application of The Louisville Zoo relating to 1100 Trevilian Way to be heard.

Ms. Jaracz informed the Board that two written comments had been received from adjoining property owner Linda Fitzgerald. Ms. Jaracz requested that the written comments be made a part of the record for this matter.

Mr. Selent moved to allow the admission of Ms. Fitzgerald's comments. Mr. Wilcox seconded. Vote was taken and the motion carried.

Travis Fiechter, counsel for The Louisville Zoo, addressed the Board and acknowledged that The Louisville Zoo had received Ms. Fitzgerald's comments and had prepared a written response, which he requested be accepted into the record. Mr. Mason, as Board Chair, approved acceptance of the copy.

### **CLOSED SESSION**

Mr. Mason entertained a motion to move to closed session pursuant to KRS 61.810(1)(j). Mr. Wright so moved. Mr. Selent seconded the motion. Vote was held and motion carried.

All non-Board members and non-MSD staff exited the Board Room and the Board entered closed session.

### **RETURN TO OPEN SESSION**

The Board returned to open session to take action on each of the Old Business items.

With respect to Docket No. 24-V-0002, Mr. Mason entertained a motion to approve the variance with conditions as agreed upon, with the amended variance conditions submitted into the record. Mr. Wilcox so moved, and motion was seconded.

Mr. Talbot was asked to approach the podium and verified on the record that applicant had been given the opportunity to review the conditions proposed and that Hagan Properties was in agreement with the amended version of the same.

Vote was taken and the motion carried. Variance Approved, with Conditions.

With respect to Docket No. 24-V-0003, Mr. Mason entertained a motion to approve the variance requested for 1100 Trevilian Way. Mr. Wilcox so moved. Mr. Wright seconded. Vote was taken and motion carried. Variance Granted.

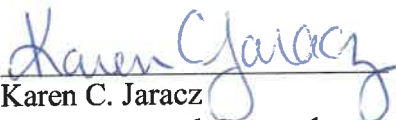
**ADJOURNMENT:**

Motion was made by Mr. Willcox to adjourn the meeting and Mr. Wright seconded the motion. Vote was taken and motion carried. The meeting was adjourned at 11:22 a.m.


  
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Ricky Mason, Floodplain Board Chair

3/24/2025  
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Date

Submitted by:

  
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Karen C. Jaracz  
Assistant Board Counsel

Reviewed and Approved by:

  
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Kellie S. Watson  
Board Counsel