

CITY OF KINGSLEY
August 18, 2022

Present:

Becky Beld
Alik Royalty
Marilyn Whisler

George Burns
Finn Cato
Maria Cleary

Tom Schlindwein
Jeff Hofmann
Daryl Cleary

The meeting was called to order at 7:31PM by Mayor Beld

INTRODUCTIONS:

Mayor Beld noted the point of this meeting was for the Clearys to inform the commissioners of the details of the new construction. She and Finn had a meeting with Maria and their lawyer on August 17th to review all these details. This meeting will let the commissioners know what was discussed at that meeting and give them time to ask questions. There will be no decisions made at this meeting.

HOUSE PLANS:

The home will be approximately 2700 sq ft not including an attached garage. The house and garage will have vinyl siding on the outside, a metal roof. The house will have a large front porch. A photo from Southern Living Magazine was their inspiration. They have designed it to be off the electric grid with the use of wind turbines and solar panels. They will be using Metro water for their plumbing and water supply. Construction started July 8, 2021. The expectation is to be fully completed by December 25, 2022.

They have received interest from several news stations to interview them after the build is complete. There is also an international online sustainability group presence following this build.

Jeff expressed a concern that this home will bring a lot of traffic into the neighborhood with all the interest in off-the-grid buildings. The Clearys stated they will limit such traffic and news crews.

They will be selling the house at 2358 Tyler Lane. There are no plans to keep it as rental property.

PORT A POTTY:

Based on the August 17th meeting where Becky stated Metro ordinances require a builder to have restroom facilities within 10 minutes of the construction site and a Port-A-Potty is not required, Maria has asked her contractor to remove the Port-A-Potty from the lot. She is unsure if it can be removed immediately, or if it is rented on a monthly basis. The plan is for it, at worst case, to be removed by the end of August.

DRIVEWAY:

Daryl and Maria confirmed there will be no parking pad anywhere in the yard or easement, and the driveway will be straight from Tyler Lane to the garage at 8'3" wide. Daryl reported their driveway will drain towards the street at the same angles as other driveways in the neighborhood. Maria said her builder has talked to Louisville Metro to re-apply for the driveway permit, but she is unsure what that status is.

There will be a back fence with a pedestrian gate to enter the land which belongs to Metro and is part of the Hawthorne neighborhood. The pedestrian gate will be to take the dog out of and into the back yard. There is no plan to use the Metro land for vehicular access to the house or garage.

PARKING:

Finn reported there is a Metro ordinance that says trucks and vehicles cannot park on an unpaved surface, even to drop off materials. Daryl and Maria said the trucks had parked on the gravel but were told by Chief Lamey they were not to do that. (They are checking into whether that is valid.) Daryl and Maria said the plan is for trucks and vehicles to park on the driveway as soon as it is poured.

ROOF MATERIAL:

Maria acknowledged metal roofs were not allowable in the 1940s, but they were made of tin at that time. In 2022, a metal roof is much sturdier than shingles, sheds rain and snow more easily, is double insulated, and no longer rusts as tin does. Maria asked the commissioners to also consider that they have made significant investments in their building plans to accommodate the metal roof. If we keep the ordinance making metal roofs unallowable, this would negatively impact their schedule and be significantly more expensive for them.

WIND TURBINES:

The blades are 5.5' long and will be mounted on poles just high enough to clear the roof at the back of the garage. The expectation is a blade turning may be visible from the street, but the total turbine will not be visible. Another expectation is if the wind is blowing enough to turn the turbines, there will be no additional noise over the sound of the wind itself.

Aliki asked if there were any homes in Louisville that have similar wind turbines that the commissioners could drive to physically see how they look. No building has the exact same set up as what they plan to install, but pictures from the Aleko Wind Website showed an installation with the blades up against the side of the supporting building.

Becky asked if there were any structural issues with attaching a wind turbine to the side of a building, but the Clearys responded they are only 154 lbs each. There were no issues with structural strength.

SOLAR PANELS:

There will be solar panels mounted on the garage roof. They will not be visible from the street.

DRAINAGE:

There will be traditional gutters, downspouts and splash guards to funnel water away from the foundation. There will be no bioswales or rain gardens.

CLOSING:

Becky asked the commissioners to let her know when they could meet again before the next regular commissioners' meeting, to consider all the issues with the build and to look into the Aleko website.

Finn said if we change the ordinance limiting building materials we would need to draft a new ordinance and have the first and second readings before the end of September.

Maria thanked the commissioners for their time. She stated she's lived in the Highlands all her life and plans to live here forever.

Daryl stated he has trimmed trees for neighbors and would like to go back to being a productive member of the neighborhood rather than working with the contractor.

George made a motion to adjourn the meeting. Aliko seconded and the meeting was adjourned at 8:55 PM.

Respectfully submitted,

Marilyn Whisler
City Clerk
City of Kingsley

Becky Beld
Mayor
City of Kingsley