

**REGULAR MEETING  
OF THE ELIZABETHTOWN PLANNING COMMISSION  
FEBRUARY 8, 2022  
6:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
200 WEST DIXIE AVENUE**

**FINAL AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes – January 11, 2022**
- 3. Public Hearing #2022-PC-02**  
**Continuation of public hearing for property located at 1670 North Miles Street to change the zoning classification from Urban Residential, Limited (R-3) to High Density Residential (R-6) as requested by Two Winding Springs, LLC**
- 4. Review of a development plan for property located at 115 Parkway Drive (The Commitment House)**
- 5. Director's report**
- 6. Commission Training**
- 7. Commission Member Items**
- 8. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 8, 2022  
CITY HALL COUNCIL CHAMBERS**

**Members Present:** Steve Rice, Ken Dozer, Kendra Scott, Joe Humphrey, Kasey McCrary, and Marty Fulkerson, City Council Representative

**Staff Present:** Jim Shaw, Planning Director; Aaron Hawkins, Planner I; and Matt Hess, Commission Attorney

**I. CALL TO ORDER:** Chairperson Rice called the meeting to order at 6:00 p.m. and introduced the Commission and staff members.

**II. APPROVAL OF MINUTES-January 11, 2022:** After review of the minutes of the January 11, 2022 meeting and no corrections made to the minutes, Commissioner Dozer made a motion to approve the minutes with a second by Commissioner McCrary. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 5-0.

**III. CONTINUATION OF PUBLIC HEARING #2022-PC-02:** The Chairperson introduced the agenda item. Jim Shaw entered into the record an email (Exhibit #1) from the applicant, Shawn Goff, stating his request to withdraw the zoning map amendment application for property located at 1670 North Miles Street. Mr. Shaw stated should Mr. Goff want to pursue this again, he will have to submit a new application and all notification requirements would be followed.

**IV. REVIEW OF A DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 115 PARKWAY DRIVE (THE COMMITMENT HOUSE):** The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report (Exhibit #1) and accompanying PowerPoint Presentation (Exhibit #2). He oriented the Commission with the location of the property at 115 Parkway Drive and identified nearby zoning classifications and uses. He noted the development plan is for a halfway house that will be operated by The Commitment House and it will replace their current location on Hawkins Drive. The development is for a single building that will consist of 46 beds. Mr. Hawkins also reviewed access points, parking requirements, landscaping, and a sidewalk waiver request. Staff recommends approval of the development plan with conditions and the requested waiver.

At the conclusion of the presentation, Chairperson Rice asked for questions of the staff. There was a question about the cost of the installation of the sidewalk. Mr. Shaw stated that cost is determined by the City's Engineering Department. There were also safety concerns for the residents at the facility with the sidewalk installation potentially being delayed.

There being no more questions, Chairperson Rice asked for a motion. Commissioner McCrary made a motion to approve the development plan with the requested waiver conditioned upon obtaining approval of stormwater and improvement plans and obtaining an encroachment permit from the Engineering Department with a second by Commissioner Dozer. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 5-0.

**V. DIRECTOR’S REPORT:** The Chairperson introduced the agenda item. Mr. Shaw presented the staff memorandum dated February 3, 2022. He reviewed the January construction activity and discussed the upcoming meeting schedule and agenda items.

**VI. COMMISSION TRAINING:** The Chairperson introduced the agenda item. Matt Hess provided training on two appeal cases involving zone changes in Bowling Green and Louisville. There was also general discussion concerning Planning Commission meetings and public hearings.

**VII. COMMISSION MEMBER ITEMS:** The Chairperson introduce the agenda item. Commissioner Dozer said he may not be available for the February 22, 2022 meeting.

**VIII. ADJOURNMENT:** There being no further items to discuss, Commissioner Humphrey made a motion to adjourn with a second by Commissioner Scott. Chairperson Rice declared the meeting adjourned at 7:22 p.m.

Prepared by:



\_\_\_\_\_  
Janet M. Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

22 day of February, 2022

  
\_\_\_\_\_  
Steve Rice, Chairperson  
Elizabethtown Planning Commission