

**SPECIAL MEETING  
OF THE ELIZABETHTOWN PLANNING COMMISSION  
MARCH 22, 2022  
6:00 P.M.  
WESBANCO GALLERY, HISTORIC STATE THEATER  
209 WEST DIXIE AVENUE  
  
FINAL AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes – February 22, 2022**
- 3. Public Hearing #2022-PC-05**  
**Reconsideration of a map amendment request for property located at 88 Sarver Lane to change the zoning classification from Urban Residential, General (R-4) to High Density Residential (R-6) as requested by Kerry McCandless**
- 4. Public Hearing #2022-PC-06**  
**Reconsideration of a map amendment request for property located at 228 College Street to change the zoning classification from Urban Residential, General (R-4) to Downtown Mixed Use (C-5) as requested by R. Crew Properties, LLC**
- 5. Review of a preliminary plat for Gates Rubber Company, Lot 1 located at 200 College Street Road**
- 6. Approval of Training Hours**
- 7. Director's Report**
- 8. Commission Member Items**
- 9. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION  
MEETING MINUTES  
MARCH 22, 2022  
WESBANCO GALLERY, HISTORIC STATE THEATER**

Members Present: Steve Rice, Ken Dozer, Joe Humphrey, Kendra Scott, 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 – February 22, 2022:** After review of the minutes of the February 22, 2022 meeting and no corrections made to the minutes, Commissioner Humphrey made a motion to approve the minutes with a second by Commissioner McCrary. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 5-0.

**III. RECONSIDERATION OF PUBLIC HEARING #2022-PC-05:** The Chairperson introduced the agenda item and recognized Matt Hess. Mr. Hess stated that at the February 22, 2022 meeting, Public Hearing #2022-PC-05 and Public Hearing #2022-PC-06 both resulted in a tie vote by the Commission. He reviewed KRS 100.211 stating the Commission had up to 30 days to further consider the requests. He reminded the Commission the hearings are closed and no additional testimony may be taken. He instructed the Commission to have discussion amongst themselves and any procedural or legal questions may be directed to staff or him. Mr. Hess stated Commissioner Dozer, who was absent from the February 22 meeting, watched a DVD of both public hearings and could participate in the discussions and votes. Mr. Hess provided the members with possible findings of fact based on testimony given at the hearing.

The Chairperson asked for Commission discussion. There was discussion about the major social and economic impacts the BlueOvalSK plant will have on the area and how there is already a low inventory of single-family homes and multi-family development. The Commissioners also discussed the traffic in the area and the condition of New Glendale Road.

At the conclusion of the discussion, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to recommend approval of the requested map amendment from Urban Residential, General (R-4) to High Density Residential (R-6) for 88 Sarver Lane as it is found that the recommended land use map set forth in the Comprehensive Plan of 2020 is inappropriate to this area due to the major changes since its adoption, but the proposal is otherwise in compliance with the community-wide development policies and guidelines as well as the Southeast Quadrant Sub Area guidelines as evidenced by findings of fact 1-8 as provided by Commission Counsel with a second by Commissioner McCrary. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 5-0.

**IV. RECONSIDERATION OF PUBLIC HEARING #2022-PC-06:** The Chairperson introduced the agenda item. Having already reviewed KRS 100.211, Chairperson Rice asked for Commission discussion.

There was discussion about the need in the area for short-term rentals, but concerns on how to monitor residences offering short-term rentals. The Commission also discussed possibly modifying the text in the zoning ordinance regarding short-term rentals and instructed staff to look into amending some of the uses in the C-5 district to promote more business uses.

At the conclusion of the discussion, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to recommend approval of the requested map amendment from Urban Residential, General (R-4) to Downtown Mixed Use (C-5) for 228 College Street based on the findings of fact presented by staff with a second by Commissioner Scott. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 5-0.

**V. REVIEW OF AN AMENDED PRELIMINARY PLAT FOR PROPERTY LOCATED AT 200 COLLEGE STREET RD (GATES RUBBER COMPANY, LOT 1):** 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 subdivision along College Street Road. Mr. Hawkins stated that Lot 1 of this subdivision currently includes the large building at the rear of the property that will be sold and the ball fields on the southern portion, which the current owner will retain. The existing frontage on College Street Road is insufficient for two lots so a portion of the existing entrance road will be dedicated as a public street and privately maintained. Mr. Hawkins also discussed street design, utilities, drainage, and access locations. He discussed and reviewed the requested waivers. Staff recommends approval of the amended preliminary plat and requested waivers.

At the end of the presentation, Chairperson Rice asked for questions of staff. There were questions about access points.

There being no additional discussion, Chairperson Rice asked for a motion. Commissioner Humphrey made a motion to approve the amended preliminary plat for Gates Rubber Company, Lot 1 as presented with waivers for the minimum horizontal radius and cul-de-sac radius 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.

**VI. APPROVAL OF TRAINING HOURS:** The Chairperson introduced the agenda item. Jim Shaw presented the staff memorandum dated March 17, 2022 and gave an update on training provided to staff and Commission members in February and March. Chairperson Rice asked for a motion. Commissioner Dozer made a motion to approve the training hours as submitted with a second by Commissioner Humphrey. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 5-0.

**VII. DIRECTOR'S REPORT:** The Chairperson introduced the agenda item. Jim Shaw presented the staff memorandum dated March 17, 2022. He reviewed the February 2022 construction activity and discussed the upcoming meeting schedule. Mr. Shaw also gave an update on amendments to the Comprehensive Plan. There was discussion regarding opportunities for community input.

**VIII. COMMISSION MEMBER ITEMS:** The Chairperson introduced the agenda item. There was discussion about the local Chick-fil-A causing traffic congestion in the Mall Park area, a tree on Churchill Court being removed, and discussion about election season and campaign signs.

**VIII. ADJOURNMENT:** There being no further items to discuss, Commissioner McCrary made a motion to adjourn with a second by Commissioner Scott. Chairperson Rice declared the meeting adjourned at 7:18 p.m.

Prepared by:



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Janet M. Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

12 day of April, 2022



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Steve Rice, Chairperson  
Elizabethtown Planning Commission