

**REGULAR MEETING  
OF THE ELIZABETHTOWN PLANNING COMMISSION  
APRIL 26, 2022  
6:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
200 WEST DIXIE AVENUE**

**FINAL AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes – April 12, 2022**
- 3. Public Hearing #2022-PC-10**  
**Review of a map amendment request for a portion of the property located at 1460 Ring Road to change the zoning classification from Regional Commercial (C-3) to High Density Residential (R-6) as requested by Wood Development Group**
- 4. Review of an amended preliminary plat for Fall Creek Estates, Future Development Tract A, located at 1101 Pear Orchard Road**
- 5. Review of a development plan with commercial design for property located at 2601 Ring Road (Elizabethtown Self Storage)**
- 6. Public Hearing #2022-PC-11**  
**Consideration of text amendments to the Zoning Ordinance to modify portions of the Downtown Mixed Use (C-5) zoning district regulations.**
- 7. Director's Report**
- 8. Commission Member Items**
- 9. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION  
MEETING MINUTES  
APRIL 26, 2022  
CITY HALL COUNCIL CHAMBERS**

**Members Present:** Steve Rice, Ken Dozer, Joe Humphrey, and Julia Springsteen, City Council Representative

**Staff Present:** Jim Shaw, Planning Director, Aaron Hawkins, Planner I; 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-April 12, 2022:** After review of the minutes of the April 12, 2022 meeting and no corrections made to the minutes, Commissioner Dozer made a motion to approve the minutes 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 3-0.

**III. PUBLIC HEARING #2022-PC-10:** The Chairperson introduced the agenda item and opened the public hearing at 6:02 p.m. Chairperson Rice presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Aaron Hawkins reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, map amendment application and all attachments, staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). Mr. Hawkins oriented the Commission with the location of the property at 1460 Ring Road. He identified nearby zoning classifications and uses. The property is owned by Seagrave Farm, LLC and is currently zoned Regional Commercial (C-3) and the owner is requesting High Density Residential (R-6). The applicant, Wood Development Group, is purchasing the property and is proposing to construct a multifamily development. A conceptual development plan was submitted showing 302 dwelling units and amenities.

Mr. Hawkins discussed compliance of the request with the Community-Wide development policies and guidelines as well as the Sub Area Guidelines and Targeted Planning Area Guidelines of the Comprehensive Plan. Staff recommends approval.

At the conclusion of the presentation, the Chairperson asked for questions of staff. There were no questions.

The Chairperson asked for testimony in favor of the request. Stephen Stucy, broker, discussed locating the site and the proposed apartment complex and certain amenities that will be offered. Steve Wood, developer, presented a PowerPoint presentation (Exhibit #3) and discussed the proposed project, site location, and estimated timeline of completion. Thad Lucas, civil engineer, provided the Commission with a site plan to view. Mr. Lucas discussed road connectivity and access points.

At the conclusion of the presentations, Chairperson Rice entered into the record a letter staff received from Menard, Inc. (Exhibit #4). The letter stated they are not opposed to the zone change, but wanted

to make everyone aware that they are a commercial business and lumberyard that may cause disturbances to adjacent properties.

There being no more testimony in favor of the request, the Chairperson asked for testimony in opposition of the request. There being none, the Chairperson closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about the proposed height of the apartment buildings and the maximum height allowed in the R-6 zoning district.

At the conclusion of discussion, the Chairperson asked for a motion. Commissioner Dozer made a motion to recommend approval of the requested map amendment from Regional Commercial (C-3) to High Density Residential (R-6) for 1460 Ring Road based on the findings of fact in the staff report 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 3-0. Chairperson Rice closed the hearing at 6:56 p.m.

**IV. REVIEW OF AN AMENDED PRELIMINARY PLAT FOR FALL CREEK ESATES, FUTURE DEVELOPMENT TRACT A, 1101 PEAR ORCHARD ROAD:** 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 Pear Orchard Road. Mr. Hawkins stated on January 5, 2022 staff recorded Section 1 of Fall Creek Estates which created the first 28 lots of the development. This amended preliminary plat has been filed to redesign a portion of the development that will change the northern section from single-family detached lots into single-family attached (duplex) lots. The southeast section that abuts Shepherd Hills has changed to increase the size of each lot to create an estate style area. Mr. Hawkins also discussed street design, drainage, utilities, and access locations. He discussed and reviewed the requested waiver. Staff recommends approval of the amended preliminary plat and requested waiver.

At the end of the presentation, Chairperson Rice asked for questions of staff. There were questions about the number of units being proposed in the redesigned section.

There being no additional discussion, Chairperson Rice asked for a motion. Commissioner Humphrey made a motion to approve the amended preliminary plat for Fall Creek Estates, Future Development Tract A as presented with a wavier of the minimum centerline radius for Street C and Applegrove Lane and Street H and Bonfire Lane, and previously granted waivers for sidewalk installation along Pear Orchard Road, curb design, and street width for the local street design with a second by Commissioner Dozer. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 3-0.

**V. REVIEW OF A DEVELOPMENT PLAN WITH COMMERCIAL DESIGN FOR PROPERTY LOCATED AT 2601 RING ROAD (ELIZABETHTOWN SELF STORAGE):** Chairperson Rice 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 development, reviewing the adjoining zoning classifications and development. He noted the applicant is proposing to develop a residential storage facility with eleven buildings, one of which will have an office space. He reviewed access points, building elevations, and landscaping. He presented and reviewed each waiver request.

Mr. Hawkins summarized the review of the proposal stating staff recommends approval of the commercial design elements with waivers for the requirement of an approved predominant material to

allow metal panels on all facades, requirement of a projection or recess on all facades of Buildings 2-11 and the south façade of Building 1, and the requirement of the roof height change for all buildings except Building 1. Staff recommends denial of a waiver of a projection or recess on the north façade of Building 1.

At the conclusion of the presentation, Chairperson Rice asked for questions of staff. There was discussion about building design and landscaping.

There being no more discussion, Chairperson Rice asked for a motion. Commissioner Humphrey made a motion to approve the commercial design elements with waivers for the requirement of an approved predominant material to allow metal panels on all facades, requirement of a projection or recess on all facades of Buildings 2-11 and the south façade of Building 1, and the requirement of the roof height change for all buildings except Building 1, with the denial of a waiver of a projection or recess on the north façade of Building 1, and the developer to work with staff for an approved sign package, 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 3-0.

Mr. Hawkins presented the development plan. He stated staff recommends approval of the plan conditioned upon approval of improvement plans from the City Engineering Department.

Chairperson Rice asked for questions of staff. There were no questions.

Chairperson Rice asked for a motion. Commissioner Dozer made a motion to approve the development plan conditioned upon approval of improvement plans by the City Engineering Department 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 3-0.

**VI. PUBLIC HEARING #2022-PC-11:** The Chairperson introduced the agenda item and opened the public hearing at 7:29 p.m.

Jim Shaw reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance, the staff report (Exhibit #1) and PowerPoint presentation (Exhibit #2). He presented a summary of the proposed text amendments relating to the Downtown Mixed Use (C-5) zoning district which include removing homeless shelter, community residence and halfway house as principal uses, changing Grocery, specialty to Grocery and adding winery. Home occupation is proposed to be added as an accessory use. He stated the elimination of less desirable uses and addition of uses more in keeping with the area will encourage people to visit and reside in the downtown zoning district. The changes satisfy Goal 9 of the comprehensive plan and address issues and opportunities identified in the Downtown Sub Area. Staff recommends approval of the proposed text amendments as they are in compliance with the goals and objectives of the Comprehensive Plan.

At the conclusion of the presentation, the Chairperson asked for questions of staff. There were questions about the location of the C-5 zoning district.

At the conclusion of discussion, Chairperson Rice asked for testimony in favor of the request. There being none, the Chairperson asked for testimony in opposition to the request. There being none he closed the testimony phase of the hearing at 7:35 p.m. and asked for a motion.

Commissioner Dozer made a motion to recommend approval of the text amendments as presented 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 3-0.

**VII. DIRECTOR’S REPORT:** The Chairperson introduced the agenda item. Mr. Shaw presented the staff memorandum dated April 21, 2022. He discussed the upcoming meeting schedule and potential agenda items.

**VIII. COMMISSIONER MEMBER ITEMS:** The Chairperson introduced the agenda item. There were no items to discuss.

**IX. ADJOURNMENT:** There being no further items to discuss, Commissioner Dozer made a motion to adjourn with a second by Commissioner Humphrey. Chairperson Rice declared the meeting adjourned at 7:41 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

10 day of May, 2022

  
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Steve Rice, Chairperson  
Elizabethtown Planning Commission