

**REGULAR MEETING
OF THE ELIZABETHTOWN PLANNING COMMISSION
MAY 10, 2022
6:00 P.M.
COUNCIL CHAMBERS, CITY HALL
200 WEST DIXIE AVENUE**

FINAL AGENDA

- 1. Call to Order**
- 2. Approval of Minutes – April 26, 2022**
- 3. Public Hearing #2022-PC-12**
Review of zoning assignments for the following properties proposed annexation: a portion of 1151 Pear Orchard Road, a portion of 2111 Ring Road, and a portion of 2101 Ring Road as requested by City of Elizabethtown (Iqbal, Hale, and Cundiff, owners)
- 4. Public Hearing #2022-PC-13**
Review of a map amendment request for property located at 2101 Ring Road to change the zoning classification from Urban Residential, Limited (R-3) to Regional Commercial (C-3) as requested by Precision Engineering, LLC
- 5. Director's Report**
- 6. Commission Member Items**
- 7. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION
MEETING MINUTES
MAY 10, 2022
CITY HALL COUNCIL CHAMBERS**

Members Present: Steve Rice, Ken Dozer, 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-April 26, 2022: After review of the minutes of the April 26, 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. The Chairperson voted in favor of the motion and the motion was passed 4-0.

III. PUBLIC HEARING #2022-PC-12: 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.

Ed Poppe, City Administrator, reviewed the KRS hearing procedures and notification process. He introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, map amendment application and all attachments, and accompanying PowerPoint presentation (Exhibit #1). Mr. Poppe then reviewed the annexation process noting the purpose of the hearing is to determine the appropriate zoning classifications for portions of the three properties proposed for annexation by the City. He oriented the Commission with the location of the properties at 1151 Pear Orchard Road, owned by Mohammad and Robina Iqbal, 2111 Ring Road, owned by Russell Scott Hale, and 2101 Ring Road, owned by Chad Cundiff. The properties being in the Ring Road East Sub Area indicate a zoning classification of Regional Commercial, however, portions of 1151 Pear Orchard Road and 2111 Ring Road are already in the City and zoned residential. Mr. Poppe noted the Comprehensive Plan states that growth in this area should be encouraged due to the connectivity provided by Ring Road. He stated that based on the goals and objectives, the Recommended Land Use Map, and the Recommended Land Use Patterns for the sub-areas and the existing adjacent uses and infrastructure, the recommended zoning district classification for 1151 Pear Orchard Road and 2111 Ring Road should be Urban Residential, Limited (R-3) and 2101 Ring Road should have a zoning classification of Regional Commercial (C-3).

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

Chairperson Rice asked for testimony in favor of the request. There being none, he asked for testimony in opposition to the request. There being none, he opened the floor for questions. Vanessa Swisher asked about permitted uses in the C-3 zone.

There being no more questions, Chairperson Rice closed the testimony phase of the hearing and asked for Commission discussion. The Commission felt with the surrounding properties already being in the corporate limits of the City, the annexation request makes sense and the proposed zoning classifications for each property were appropriate.

There being no more discussion the Chairperson asked for a motion. Commissioner Dozer made a motion to recommend an Urban Residential, Limited (R-3) zoning classification for properties located at 1151 Pear Orchard Road and 2111 Ring Road and a Regional Commercial (C-3) zoning classification for property located at 2101 Ring Road 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 4-0. Chairperson Rice closed the hearing at 6:22 p.m.

IV. PUBLIC HEARING #2022-PC-13: The Chairperson introduced the agenda item and opened the public hearing at 6:23 p.m.

Aaron Hawkins 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). Mr. Hawkins oriented the Commission with the location of the property at 2101 Ring Road and identified nearby zoning classifications and uses. He stated the applicant is proposing to develop the site with a convenience store.

Mr. Hawkins discussed compliance with the community-wide development policies and guidelines, the recommended land use map, 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 the staff. There were questions about interconnectivity with adjoining properties.

There being no more questions, Chairperson Rice asked for testimony in favor of the request. Kathy McGuire, Precision Engineering, gave a brief background on the developers and discussed other projects they had completed.

There being no more testimony in favor of the request, the Chairperson asked for testimony in opposition of the request. Allen Abel, speaking on behalf of the Lakewood Park Homeowner's Association, shared his concerns about two new neighborhoods being developed along Pear Orchard Road and the potential for an increase in traffic and auto accidents. Brown Gwynn stated he would like to see the property remain residential to stay in character with the area. Kay Straney expressed concerns about the potential increase in traffic. Russell Hale asked what types of buffers will be provided for the proposed convenience store. Reynolds Johnson expressed concerns about traffic and if there will be a left hand turn back onto Pear Orchard Road from the site. Vanessa Swisher stated she has safety concerns with the potential increase in traffic and would like to see a center turn lane installed on Pear Orchard Road. She also shared concerns about the cyclists that use the road for training purposes.

There being no more testimony in opposition, Chairperson Rice closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about the size of the proposed convenience store and access points.

There being no more discussion, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to recommend approval of the requested map amendment from Urban Residential, Limited (R-3) to Regional Commercial (C-3) based on the findings of fact presented by staff 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 4-0. Chairperson Rice closed the hearing at 7:21 p.m.

V. DIRECTOR’S REPORT: The Chairperson introduced the agenda item. Mr. Shaw presented the staff memorandum dated May 4, 2022. He discussed the construction activity totals for April 2022 and the upcoming meeting schedules and agenda items.

VI. COMMISSION MEMBER ITEMS: The Chairperson introduced the agenda item. There was discussion about pedestrian traffic at North Miles Street near St. James Catholic Church and election signage.

VII. 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 7:31 p.m.

Prepared by:



Janet M. Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

24 day of May, 2022



Steve Rice, Chairperson
Elizabethtown Planning Commission