

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

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes-July 12, 2022**
- 3. Public Hearing #2022-PC-21**
Review of a map amendment request for property located at 230 Buford Lane to change the zoning classification from Planned Neighborhood Commercial (PNC) to Regional Commercial (C-3) as requested by WD Holt, LLC
- 4. Director's Report**
- 5. Commission Member Items**
- 6. Adjournment**

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

Members Present: Steve Rice, Ken Dozer, Kendra Scott, Kasey McCrary, Maurice Young, and Cindy Walker, 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-July 12, 2022: After review of the minutes of the July 12, 2022 meeting and no corrections made to the minutes, Commissioner McCrary made a motion to approve the minutes 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.

III. PUBLIC HEARING #2022-PC-21: The Chairperson introduced the agenda item and opened the public hearing at 6:05 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, and Zoning Ordinance, map amendment application and attachments, the staff report (Exhibit #1) and PowerPoint presentation (Exhibit #2). Mr. Hawkins oriented the Commission with the location of the property at 230 Buford Lane and identified nearby zoning classifications and uses. The property is owned by WD Holt, LLC and is currently zoned Planned Neighborhood Commercial (PNC) and the owner is proposing Regional Commercial (C-3). The applicant is proposing to construct a small office building with two suites and five residential storage buildings.

Mr. Hawkins discussed compliance of the request with the Community-Wide Development Policies and Guidelines, Recommended Land Use Map, and Sub Area Guidelines of the Comprehensive Plan. Staff recommends approval.

At the conclusion of the presentation, Chairperson Rice asked for questions of the staff. There was a question about the proposed shared access point on Buford Lane.

There being no more questions, Chairperson Rice asked for testimony in favor of the request. Warren Clifford, Engineering Design Group, discussed other commercial uses in the area and stated the request is in compliance with the comprehensive plan.

There being no more testimony in favor of the request, the Chairperson asked for testimony in opposition to the request. There being none, he asked for questions from the audience. There being none, Chairperson Rice closed the testimony phase of the hearing and asked for Commission discussion.

There was discussion about the zoning classification request of Regional Commercial being a good fit for the area.

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 Planned Neighborhood Commercial (PNC) to Regional Commercial (C-3) for 230 Buford Lane based on the findings of fact presented in the staff report with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 5-0. Chairperson Rice closed the hearing at 6:30 p.m.

IV. REVIEW OF A DEVELOPMENT PLAN WITH COMMERCIAL DESIGN FOR PROPERTY LOCATED AT 900 NORTH DIXIE AVENUE (DUNKIN' DONUTS): The Chairperson introduced the agenda item. Jim Shaw presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). Mr. Shaw gave a brief background on the property stating the applicant has purchased the former Pizza Hut site at 900 North Dixie Avenue and is proposing to construct a Dunkin' Donuts in the same location as the former building. Mr. Shaw stated the City's Engineering Department has raised concerns about an upcoming street project along Diecks Drive adjacent to the site. He also noted the City's Stormwater Department has raised concerns about a 48-inch stormwater pipe that crosses the property diagonally, under the building location, and the construction of a new building could cause the pipe to weaken. The project architect stated that the building would be relocated, which will require modifications to the development plan. Mr. Shaw stated that given the number of unknown issues staff recommends the Commission require resubmission of the development plan to reflect the relocation of the building and street improvements proposed by the City.

At the conclusion of the presentation, the Chairperson asked for questions of staff. There were none.

Larry Black, architect, was present and discussed the project and possible relocation of the stormwater pipe so the building can be built as shown on the plan.


There being no more discussion, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to table for resubmission of the development plan 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.

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

VI. COMMISSION MEMBER ITEMS: The Chairperson introduced the agenda item. There was discussion about preparing for growth in the City, existing infrastructure, and potential annexations. The Commission also discussed the possibility of meeting with other departments in the City for project updates and meeting with the Kentucky Transportation Cabinet to discuss their upcoming projects. There was also discussion about the gate material on the dumpster enclosure at T-Mart on North Mulberry.

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 6:54 p.m.

Prepared by:

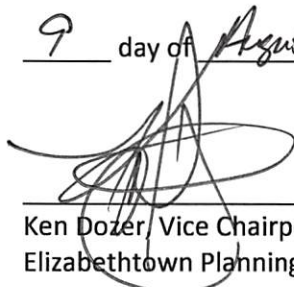


Janet M. Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

9 day of August, 2022



Ken Dozer, Vice Chairperson
Elizabethtown Planning Commission