

**REGULAR MEETING OF THE
ELIZABETHTOWN PLANNING COMMISSION
AUGUST 23, 2022
6:00 P.M.
COUNCIL CHAMBERS, CITY HALL**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes-August 9, 2022**
- 3. Review of a subdivision design and improvement standards waiver for 212 Pear Orchard Road Northwest (H2O Tower)**
- 4. Discussion of current and planned infrastructure projects**
 - a. Kentucky Transportation Cabinet, District 4**
 - b. Engineering Department**
 - c. Stormwater Department**
- 5. Director's Report**
- 6. Commission Member Items**
- 7. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION
MEETING MINUTES
AUGUST 23, 2022
COUNCIL CHAMBERS, CITY HALL**

Members Present: Steve Rice, Ken Dozer, Kasey McCrary, Maurice Young, 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 – August 9, 2022: After review of the minutes of the August 9, 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 4-0.

III. REVIEW OF A SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS WAIVER FOR 212 PEAR ORCHARD ROAD NORTHWEST (H2O TOWER): The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). Mr. Hawkins oriented the Commission with the location of the property at 212 Pear Orchard Road Northwest. The property is owned by Hardin County Water District No. 2 and has a cell tower and water tower constructed on site. He stated although it has frontage via a narrow strip of land along its northeast boundary, it utilizes an access easement through the residential property located at 208 Pear Orchard Road Northwest. Mr. Hawkins noted HCWD 2 wants to construct its own access road, but due to topographic constraints, needs to purchase a portion of the residential property. He stated the Subdivision Regulations require that every subdivision be provided with a sanitary sewer system unless it is determined by the Engineering Department that public sanitary sewer is not readily available and meets eight conditions.

Mr. Hawkins stated the applicant is seeking a waiver of the conditions that the public sanitary sewer is a distance greater than 2000 feet from the site, that the development involves lots with a minimum frontage of 150 feet for each lot, and that unusual topography exists between the site and the existing sanitary sewer or extraordinary measures are required to construct a system acceptable to the City. Mr. Hawkins noted this property is approximately 306 feet from public sanitary sewer to the northeast along Crossfield Drive, both lots have less than 150 feet of frontage, and this site sits at the crest of the hill meaning gravity sewer could potentially be installed from the site to the nearest main, but meets the other five conditions.

Staff recommends approval of the waiver conditioned upon a record plat properly subdividing the parcel and combining the side portion with the property to the northwest being approved by the Planning and Development Department and when the residential lot fronting Pear Orchard Road Northwest is changed to any use other than single family residential, a development plan must be submitted to and approved by the Planning and Development Department and the site must be brought into full

compliance regarding public sanitary sewer connections and that requirement must be noted on the plat.

At the end of the presentation, Chairperson Rice asked for questions of staff. There being none he asked for a motion. Commissioner Dozer made a motion to approve the sewer waiver for 212 Pear Orchard Road Northwest with the two conditions presented in the staff report with the second by Commissioner Young. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 4-0.

IV. DISCUSSION OF CURRENT AND PLANNED INFRASTRUCTURE PROJECTS: The Chairperson introduced the agenda item. Kevin Blain and Brad Bottoms who are with the Kentucky Transportation Cabinet Dist. 4, presented a PowerPoint presentation (Exhibit #1) discussing the six year highway plan, current and future projects in the City and Hardin County, and project funding. Michael Page, City Engineer, discussed the sanitary sewer system, cost estimates for sewer upgrades, sidewalks and street projects, and future projects. Rita Davis, Stormwater Director, presented a PowerPoint presentation (Exhibit #2) discussing flood control structures and current and upcoming stormwater projects.

V. DIRECTOR’S REPORT: The Chairperson introduced the agenda item. Jim Shaw presented the staff memorandum dated August 18, 2022 and discussed the upcoming meeting schedule and agenda items.

VI. COMMISSION MEMBER ITEMS: The Chairperson introduced the agenda item. There was discussion about the overgrown landscaping by the drive thru at Chic-fil-a.

VII. ADJOURNMENT: There being no further items to discuss, Commissioner Dozer made a motion to adjourn with a second by Commissioner Young. Chairperson Rice declared the meeting adjourned at 7:36 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachments & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

13 day of Sept., 2022



Steve Rice, Chairperson
Elizabethtown Planning Commission