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Commission Members  
Steve Rice, Chairperson  
Ken Dozer, Vice Chairperson  
Kendra Scott  
Kasey McCrary  
Maurice Young

## **CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT**

**ELIZABETHTOWN PLANNING COMMISSION  
REGULAR MEETING AGENDA  
JANUARY 24, 2023  
CITY HALL COUNCIL CHAMBERS  
6:00 P.M.**

1. Call to Order
2. Approval of Minutes – January 10, 2023
3. Commercial Design for Chick-fil-A located at 1034 Executive Drive
4. Preliminary Subdivision Plat for Buffalo Ridge Subdivision located by Parcel ID No. 220-30-00-025 & 220-30-00-025.01
5. Resolution No. 1-2023 requesting Planning and Development Department research land use regulations related to utility scale solar developments
6. Director's Report
7. Commission Member Items
8. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
JANUARY 24, 2023**

A meeting of the Elizabethtown Planning Commission was held on January 24, 2023 at 6:00 p.m. at City Hall in the 2<sup>nd</sup> floor Council Chambers, located at 200 West Dixie Avenue, Elizabethtown.

**Commission members present:**

Ken Dozer, Vice Chairperson

Kasey McCrary

Maurice Young

Marty Fulkerson, City Council Representative (non-voting member)

**Commission members absent:**

Steve Rice, Chairperson

Kendra Scott

**Staff members present:**

Joe Reverman, Planning Director

Aaron Hawkins, Planner

Matt Hess, Commission Attorney

The following matters were considered:

**PLANNING COMMISSION MINUTES  
JANUARY 24, 2023**

**APPROVAL OF MINUTES**

**JANUARY 10, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion made by Commissioner Young, seconded by Commissioner McCrary, the following resolution was adopted.

**RESOLVED**, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on January 10, 2023.

**The vote was as follows:**

**YES:** Commissioners Dozer, McCrary, and Young

**NOT PRESENT:** Commissioners Rice and Scott

**PLANNING COMMISSION MINUTES  
JANUARY 24, 2023**

**DEVELOPMENT PLAN WITH COMMERCIAL DESIGN REVIEW for 1034 Executive Drive**

**Request:** Approval of a development plan with commercial design review and waivers  
**Project Name:** Chick-fil-A  
**Location:** 1034 Executive Drive  
**Owner:** Chick-fil-A, Inc  
**Applicant:** GBC Design, Inc

**Agency Testimony:**

The Vice Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the site, reviewing the adjoining zoning classifications and developments. He stated the applicant is proposing to develop the property as a Chick-fil-A restaurant. Mr. Hawkins also reviewed access points, utilities, and waiver requests. Staff recommends approval of waivers for façade projections and animating features along 60% of the north and south facades and roofline variation on the north and south facades.

Mr. Hawkins presented the development plan. The plan has been reviewed by all appropriate departments and jurisdictions and is in compliance with most requirements. Staff recommends approval of the development plan with a waiver for the requirement to install a sidewalk along North Mulberry Street.

**Those speaking in favor of the request:**

Allan Wiley, 565 White Pond Drive, Akron, OH 44320

**Summary of those speaking in favor of the request:**

Allan Wiley, engineer, discussed the building, drive-thru lanes, and the drive-thru canopies.

**Deliberation:**

The Commissioners discussed the existing tree line that follows the creek that fronts this property along North Mulberry Street.

**Commercial Design Review Guidelines**

On a motion by Commissioner McCrary, seconded by Young the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the commercial design review guidelines with a waiver of Section 4.4.2 for animating features along 60% of the north and south facades and Section 4.4.4 for roofline variation on the north and south facades.

**PLANNING COMMISSION MINUTES  
JANUARY 24, 2023**

**The vote was as follows:**

**YES:** Commissioners Dozer, McCrary, and Young

**NOT PRESENT:** Commissioner Rice and Scott

**Development Plan**

On a motion by Commissioner Young, seconded by McCrary the following resolution was adopted based on staff analysis and testimony heard today.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the development plan with a waiver of Section 9.5.6 for approval of the request to waive the sidewalk installation requirement along North Mulberry Street and conditioned upon the applicant obtaining approval of improvement plans from the City Engineering Department.

**The vote was as follows:**

**YES:** Commissioners Dozer, McCrary, and Young

**NOT PRESENT:** Commissioner Rice and Scott

**PLANNING COMMISSION MINUTES  
JANUARY 24, 2023**

**PRELIMINARY SUBDIVISION PLAT for 200 Cole Gray Boulevard**

**Request:** Approval of Preliminary Subdivision Plat  
**Project Name:** Buffalo Ridge Subdivision  
**Location:** Cole Gray Lane & Pawnee Drive  
**Owner:** TDA Properties  
**Applicant:** WBCS Architecture

**Agency Testimony:**

The Vice Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the subdivision, reviewing the adjoining zoning classifications and developments. This plat proposes the creation of two lots; subdividing the existing parcel directly adjacent to Cole Gray Boulevard into two lots and consolidating one lot with the existing Future Development Tract A of the Nichols Subdivision to form a total of two lots in this Subdivision. The plat also proposes to extend Cole Gray Boulevard and construct a new City Street off of Pawnee Drive which will provide access for this development. This subdivision will be for a multifamily development consisting of townhome style dwelling units. Mr. Hawkins also discussed transportation and street design, utilities, drainage, access, and a waiver request for sidewalk design standards. With crosswalks at the four way stop and a full pedestrian network internally in the development, staff is not concerned with the lack of sidewalk along a portion of the new city street and recommends approval of the waiver.

**The following spoke in favor of the request:**

Ashley Bartley, 9920 Corporate Campus Drive, Suite 1200, Louisville, KY 40223

**Summary of those speaking in favor of the request:**

Ashley Bartley, engineer, discussed the road network inside the development and maintenance requirements since the streets will be privately maintained. Ms. Bartley also said there are approximately 200 units planned for the development.

**The following spoke in opposition of the request:**

No one spoke in opposition.

**Deliberation:**

The Commission discussed the sidewalk waiver and allowable density in the R-5 zone.

On a motion by Commissioner McCrary, seconded by Commissioner Young, the Elizabethtown Planning Commission does hereby **APPROVE** the preliminary subdivision plat for Buffalo Ridge Subdivision with waiver of Section 4.3.2 for approval to waive the installation of 270 linear feet of sidewalk along the east side of the new city street off Pawnee Drive.

**PLANNING COMMISSION MINUTES  
JANUARY 24, 2023**

**The vote was as follows:**

**YES: Commissioners Dozer, McCrary, and Young**

**NOT PRESENT: Commissioner Rice and Scott**

**PLANNING COMMISSION MINUTES  
JANUARY 24, 2023**

**RESOLUTION NO. 1-2023**

**Request:** Approval of Resolution No. 1-2023 to research land use regulations related to utility scale solar developments.

**Agency Testimony:**

The Vice Chairperson introduced the agenda item. Joe Reverman reviewed Resolution No. 1-2023 requesting the Department of Planning and Development research land use regulations related to utility scale solar development which convert sunlight into electricity being located in the AGB zoning district and forward its recommendation to the Planning Commission.

On a motion by Commissioner Young, seconded by Commissioner McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

**WHEREAS**, Kentucky Revised Statutes (KRS) chapter 100.211(3) states that a proposal to amend the text of any zoning regulation may originate with the Planning Commission;

**WHEREAS**, the Elizabethtown Zoning Ordinances permits utility facilities in the I-1 and I-2 zoning districts;

**WHEREAS**, Planning & Development has determined that a utility scale solar development would be required to be located in an I-1 or I-2 zoning district;

**WHEREAS**, a request to amend the zoning ordinance related to utility scale solar developments being permitted in the AGB zoning district was received by Planning & Development on December 28, 2022;

**WHEREAS**, the Planning Commission finds that additional research and information is needed to understand the impacts of siting a utility scale solar facility in the AGB zoning district.

**NOW, THEREFORE, BE IT RESOLVED** by the Elizabethtown Planning Commission, that the Department of Planning & Development is directed to research the impacts of siting a utility scale solar facility in the AGB zoning district.

**The vote was as follows:**

**YES:** Commissioners Dozer, McCrary, and Young

**NOT PRESENT:** Commissioner Rice and Scott



PLANNING COMMISSION MINUTES  
JANUARY 24, 2023

**Director's Report:**

The Vice Chairperson introduced the agenda item. Joe Reverman discussed the upcoming meeting schedule and potential agenda items.

**Commission Member Items:**

The Vice Chairperson introduced the agenda item. There were no items to discuss.

**Adjournment:**

There being no further items to discuss, Commissioner Young made a motion to adjourn with a second by Commissioner McCrary. The Vice Chairperson declared the meeting adjourned at 6:53 p.m.

Prepared by:

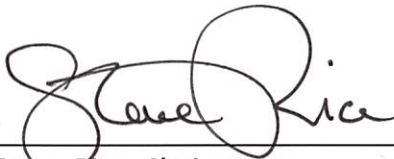


Janet Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

14 day of February, 2023



Steve Rice, Chairperson  
Elizabethtown Planning Commission

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## CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

### ELIZABETHTOWN PLANNING COMMISSION JANUARY 24, 2023 SIGN-IN SHEET

NAME	ADDRESS	
ALAN WILBY	565 WHITE POND DR	ALEXANDRIA OH 44320
Jessica McKinney	WQXE	
ED POPPE	200 W. Dixie	St. 1200
ASHLEY BARTLEY	9920 CORPORATE CAMPUS DR	40223
CHRIS MITCHELL	1801 PAYNE ST.	LOUISVILLE, KY

