

JOE REVERMAN, AICP
DIRECTOR
200 West Dixie Avenue
Elizabethtown, KY 42701
(270) 982-3264
www.elizabethtownky.org



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

MARCH 14, 2023

6:00 P.M.

CITY HALL, COUNCIL CHAMBERS, 200 WEST DIXIE AVENUE

1. Call to Order
2. Approval of Minutes – February 28, 2023
3. Public Hearing No. 2023-PC-04
Zoning Map Amendment from C-3, Regional Commercial, to R-6, High Density Residential
Location: 475 Hodgenville Rd
This item has been withdrawn and will not be heard
4. Public Hearing No. 2023-PC-05
Zoning Map Amendment from R-2, Suburban Residential, to R-4, Urban Residential
Location: 1601 North Miles Street
5. Development Plan with Commercial Design Review for Southern Way Residential Storage
Location: 2798 South Dixie Avenue
6. Development Plan, Parking Waiver, and Landscape Waiver for Home 2 Hotel
Location: 1041 Executive Drive
7. Presentation of the Hardin County Planning Commission Annual Report
8. Director's Report
9. Commission Member Items
10. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
MARCH 14, 2023**

A meeting of the Elizabethtown Planning Commission was held on March 14, 2023 at 6:00 p.m. in the Council Chambers in City Hall, 200 West Dixie Avenue, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Ken Dozer, Vice Chairperson

Kendra Scott

Kasey McCrary

Maurice Young

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

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner

Matt Hess, Commission Attorney

The following matters were considered:

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

APPROVAL OF MINUTES

FEBRUARY 28, 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 with corrections, of its meeting conducted on February 28, 2023.

The vote was as follows:

YES: Commissioners Rice, Dozer, Scott, McCrary, and Young

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

PUBLIC HEARING NO. 2023-PC-04

Request: Zoning Map Amendment from C-3 Regional Commercial to R-6
High Density Residential
Project Name: Roanoke Apartments
Location: 475 Hodgenville Road
Owner: Roanoke, LLC
Applicant: Grady Stewart

This application has been withdrawn and was not presented at the meeting.

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

PUBLIC HEARING NO. 2023-PC-05

Request: Zoning Map Amendment from R-2 Suburban Residential to R-4 Urban Residential
Project Name: Dentac Duplexes
Location: 1601 North Miles Street
Owner: Trustees & Council of the Protestant Episcopal Diocese of Kentucky
Applicant: Dentac Properties, LLC

The Chairperson introduced the agenda item and opened the public hearing at 6:03 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, and accompanying PowerPoint presentation.

Agency Testimony:

Aaron Hawkins oriented the Commission with the location of the property and identified nearby zoning classifications and uses. This proposal is to construct a duplex development consisting of a total of twenty buildings with 40 total dwelling units. Currently vacant, this development would infill a duplex development that is surrounding by single family and institutional uses. Properties on all sides of this site are built out with either residential uses or institutional uses. Surrounding zoning designations are all R-2 with the exception of a portion of the southwest corner being R-3.

Parking will be contained onsite between garage/driveway parking as well as ten off-street spaces to satisfy the parking requirement. This development is required to provide 90 parking spaces (2.25 spaces/dwelling unit), and the conceptual development plan shows 94 total spaces.

Commissioner Dozer asked what the maximum density is in the R-4 zoning district. Mr. Hawkins responded that up to 10 dwelling units are allowed per acre.

The following spoke in favor of the request:

Charles Ferguson, 1807 Locust Grove Road, Elizabethtown, KY 42701

Summary of those speaking in favor of the request:

Charles Ferguson, developer, discussed the exterior materials and finishes that would be used and the square footage of the units.

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

The following spoke in opposition of the request:

No one spoke in opposition.

The following spoke neither in support or opposition of the request:

Michelle Speten, 1403 Canterbury Ct., Elizabethtown, KY 42701

Karey Speten 1403 Canterbury Ct., Elizabethtown, KY 42701

Summary of those speaking neither in support or opposition:

Karey and Michelle Speten spoke with concerns about screening and buffering along their single-family residential property on Canterbury Court. There was some discussion about the existing trees along the property line, and the buffering requirements of the Zoning Ordinance. They requested to be notified when the development plan is on the agenda for Commission review.

Deliberation:

The Commission felt the R-4 zoning classification was appropriate next to the adjoining commercial and single family residential developments.

Zoning Map Amendment for 1601 North Miles Street

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

WHEREAS, the Elizabethtown Planning Commission finds that water and sewer can be extended to the site and can meet additional demand placed on them by this development. There is adequate water supply and pressure for fire protection; and

WHEREAS, the Elizabethtown Planning Commission finds that access is limited to one access point off North Miles Street; and

WHEREAS, the Elizabethtown Planning Commission finds that the proposed use is a residential use with a density of 8.45 dwelling units per acre; and

WHEREAS, the Elizabethtown Planning Commission finds that this development will transition from the institutional use to the south (church) to the single-family residential use to the north; and

WHEREAS, the Elizabethtown Planning Commission finds that per the submitted Conceptual Development Plan for this site, sidewalks are proposed throughout the site with connections to the sidewalk along North Miles Street; and

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

WHEREAS, the Elizabethtown Planning Commission finds that both water quality measures and stormwater detention are proposed for this site, which is required to be reviewed and approved by the City's Stormwater Director; and

WHEREAS, the Elizabethtown Planning Commission finds that this residential development is at a higher density than the general vicinity and will offer a different type of housing type; and

WHEREAS, the Elizabethtown Planning Commission finds that per the standards of the *Elizabethtown Zoning Ordinance*, this development will be required to provide adequate screening along the north/south/east property lines; and

WHEREAS, the Elizabethtown Planning Commission finds that except for ten parking spaces, all parking is contained at the individual dwelling unit

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council the change in zoning classification from R-2 Suburban Residential, to R-4, Urban Residential, be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Dozer, Scott, McCrary, and Young

Chairperson Rice closed the hearing at 6:39 p.m.

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

DEVELOPMENT PLAN with Commercial Design Review for 2798 South Dixie Avenue

Request: Development Plan with Commercial Design Review & Waiver Requests
Project Name: Southern Way Residential Storage
Location: 2798 South Dixie Avenue
Owner: GHP Investments, LLC
Applicant: GHP Investments, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to develop the property as a residential storage development. Access will come from a new proposed City street, Camping Circle. Camping Circle will provide access to all developments on this site as no development will have direct access to South Dixie Avenue. Mr. Hawkins also reviewed parking requirements, utilities, landscaping, and waiver requests. Staff recommends approval of the Commercial Design Guideline Review and the requested waivers for Section 4.4.1 Materials, Section 4.4.2 Facades and Exterior Walls, and Section 4.4.4 Roofs, with no conditions.

Mr. Hawkins presented the development plan. The development plan and landscape plan were filed as part of the requirements for commercial design review. These plans have been reviewed by all appropriate departments and jurisdictions and are in compliance with most requirements. No waiver requests were made.

The following spoke in favor of the request:

Shawn Goff, 1007 Driftwood Lane, Elizabethtown, KY 42701

Summary of those speaking in favor of the request:

Shawn Goff discussed lighting and stated it would be on the interior of the development directed at the buildings. Mr. Goff briefly discussed the landscaping buffer as well.

The following spoke in opposition of the request:

No one spoke in opposition.

Commercial Design Review

On a motion by Commissioner McCrary, seconded by Dozer, 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 waivers of Section 4.4.1 Materials, Section 4.4.2 Facades and Exterior Walls, and Section 4.4.4 Roofs, with no conditions, based on the following:

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

1. There are special circumstances because of prototypical building design for the type of use; and
2. The general industrial development patterns of the area lend to a more industrial/modern design concept; and
3. The design concept and building materials should be varied in a thoughtful manner but should not detract from the overall design. The development should also be screened from less intense uses. With the addition of the stone veneer and cedar shiplap on the street facing facades and the row of landscaping along the southern lot line, this request complies with the Sub Area Guidelines.

Development Plan

On a motion by Commissioner McCrary, seconded by Scott, 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 and Landscape Plan with no conditions.

The vote was as follows:

YES: Commissioners Rice, Dozer, Scott, McCrary, and Young

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

DEVELOPMENT PLAN with Parking Waiver and Landscape Waiver for 1041 Executive Drive

Request: Development Plan, Parking Waiver, and Landscape Waiver
Project Name: Home 2 Hotel
Location: 1041 Executive Drive
Owner: Etown Too Suite, LLC
Applicant: Etown Too Suite, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. Currently vacant, this site will be for a hotel development that will consist of 84 rooms. Access will come from ingress/egress easements through the adjacent Hilton Garden Inn to the south under common ownership and the Wingfield Inn and Suites hotel to the west. The parking requirement of one space per room is two spaces short and a waiver is needed. Mr. Hawkins stated the applicant is seeking waivers for Section 2.8.9.7 Parking and 5.10.1 Landscaping of Parking Areas. Staff recommends approval of the development plan with waivers.

Commissioner Dozer had a question about the ingress/egress easements between the Hilton Garden Inn, Wingfield Inn and this property, who all share common ownership. Mr. Hawkins answered the access easement is noted on the record plat and should one parcel be sold, that easement would remain unless amended and approved by staff to remove it. However, Mr. Hawkins also stated were the owner to amend the plat, the access easement note would be required on the amended plat.

Those speaking in favor of the request:

No one spoke in favor.

Those speaking in opposition of the request:

No one spoke in opposition.

Development Plan

On a motion by Commissioner Dozer, 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 Development Plan and waiver of Section 2.8.9.7 Parking and Section 5.10.1 Landscaping of Parking Areas, with the following conditions:

1. Receive permission from the KYTC to utilize their right-of-way to grade and install the parking area on this; and
2. Replant trees in the buffer strip next to the new sidewalk.

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

The vote was as follows:

YES: Commissioners Rice, Dozer, Scott, McCrary, and Young

**PLANNING COMMISSION MINUTES
MARCH 14, 2023**

Hardin County Planning Commission 2022 Report:

The Chairperson introduced the agenda item. Adam King, Director of Hardin County Planning, presented the Hardin County Planning and Development Commission 2022 Annual Report. He discussed proposed developments, zone change requests, permits requested, and total construction costs.

Director's Report:

The Chairperson introduced the agenda item. Joe Reverman reviewed the upcoming meeting schedule and agenda items.

Commission Member Items:

The Chairperson introduce the agenda item. The Commission asked for an update on Xtreme Arcade and if staff and the applicant had come to a solution to bring the building into compliance. Mr. Reverman stated that the bright paint color would be significantly reduced, and the business had a temporary certificate of occupancy until the sign issue was resolved.

Adjournment:

There being no further items to discuss, Commissioner McCrary made a motion to adjourn with a second by Commissioner Scott. The Chairperson declared the meeting adjourned at 7:59 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

28 day of March, 2023



Steve Rice, Chairperson
Elizabethtown Planning Commission