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

CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION REGULAR MEETING AGENDA NOVEMBER 22, 2022

1. Call to Order
2. Approval of Minutes – November 8, 2022
3. Public Hearing #2022-PC-30
Review of a map amendment request for property located at 4326 North Dixie Avenue to change the zoning classification from Planned Neighborhood Commercial (PNC) to Regional Commercial (C-3) as requested by Hogan Real Estate
4. Review of a development plan and parking waiver for property located at 1506 Ring Road (Entertainment Menu)
5. Review of a commercial design guideline waiver for Helmwood Plaza located at 611 West Poplar Street, Suite A4 (Xtreme Arcade)
6. Director's Report
7. Commission Member Items
8. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
NOVEMBER 22, 2022**

A meeting of the Elizabethtown Planning Commission was held on November 22, 2022 at 6:00 p.m. at City Hall in the 2nd floor Council Chambers, located at 200 West Dixie Avenue, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Kendra Scott

Kasey McCrary

Maurice Young

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

Commission members absent:

Ken Dozer, Vice Chairman

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner

Matt Hess, Commission Attorney

The following matters were considered:

**PLANNING COMMISSION MINUTES
NOVEMBER 22, 2022**

APPROVAL OF MINUTES

NOVEMBER 8, 2022 PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on November 8, 2022.

The vote was as follows:

YES: Commissioners Rice, Scott, McCrary, and Young

NOT PRESENT: Commissioner Dozer

**PLANNING COMMISSION MINUTES
NOVEMBER 22, 2022**

PUBLIC HEARING

#2022-PC-30

Request: Change in Zoning from PNC to C-3
Project Name: Financial Institution/Retail Shopping Center
Location: 4326 North Dixie Avenue
Owner: Miller Family Trust
Applicant: Hogan Real Estate

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.

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. The applicant is proposing to construct a financial institution and a retail shopping center. Mr. Hawkins stated the property will be divided into two lots and per the conceptual development plan, there will be two access points off North Dixie Avenue and one access point off an extension of Crossfield Drive.

The following spoke in favor of the request:

Brian Shirley, 1136 South Park Drive, Bowling Green, KY 42103

Summary of testimony of those in favor:

Brian Shirley, speaking on behalf of ACES, said he was present to answer any questions. The Commission had no questions.

Summary of testimony of those in opposition:

No one spoke in opposition.

Deliberation:

The Commission members felt this was a good use of the land.

**PLANNING COMMISSION MINUTES
NOVEMBER 22, 2022**

Change in zoning from PNC to C-3

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

WHEREAS, the Elizabethtown Planning Commission finds that the proposal is for development of an existing parcel; and

WHEREAS, the Elizabethtown Planning Commission finds that the water and sewer can be extended to the site and can meet the additional demand placed on them by this development; and

WHEREAS, the Elizabethtown Planning Commission finds that the proposed development will reflect the character and style of the commercial uses along the North Dixie Avenue corridor; and

WHEREAS, the Elizabethtown Planning Commission finds that there is a proposed interconnection via an extension of Crossfield Drive; and

WHEREAS, the Elizabethtown Planning Commission finds that the proposed use is a mixed-use development; and

WHEREAS, the Elizabethtown Planning Commission finds that a sidewalk installation will be required (with pedestrian connections to each building) along both North Dixie Avenue and the Crossfield Drive extension; and

WHEREAS, the Elizabethtown Planning Commission finds that each development will be required to go through the Commercial Design Review process; and

WHEREAS, the Elizabethtown Planning Commission finds that the portion of the property on the east side of the Crossfield Drive extension is proposed to be left as open space, offering a buffer/transition to the golf course and single family residential uses to the east

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the change in zoning from PNC, Planned Neighborhood Commercial to C-3, Regional Commercial be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Scott, McCrary, and Young

NOT PRESENT: Commissioner Dozer

Chairperson Rice closed the hearing at 6:30 p.m.

**PLANNING COMMISSION MINUTES
NOVEMBER 22, 2022**

DEVELOPMENT PLAN AND PARKING WAIVER for 1506 Ring Road

Request: Approval of development plan and parking waiver to reduce the required number of parking spaces from 327 to 159 (51.5%)
Project Name: Entertainment Menu
Location: 1506 Ring Road
Owner: DENTAC Properties, LLC
Applicant: DENTAC Properties, 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 development, reviewing the adjoining zoning classifications and developments. He stated the development plan is for an indoor entertainment complex that would provide a restaurant/bar, bowling, axe throwing, arcade, and laser tag. The entrance to the site will be via the existing shared private access road (Crossings Way) off Ring Road.

Mr. Hawkins noted the applicant is requesting a parking waiver. While the Zoning Ordinance does not have a parking requirement for this type of use, staff believes the restaurant can operate independently from the amusement portion and needs to meet the restaurant parking requirement as well, bringing the total parking spaces required to 327. The owner is requesting to reduce the number of parking spaces from 327 to 159, a 51.5% reduction. The Commission can only waive a 50% parking reduction and because of that, staff recommends tabling the requested development plan and parking waiver to allow the applicant more time to figure out how to add enough spaces on site to reduce the waiver to at least 50%.

Commission asked if a shared parking agreement with Sam's and/or Home Depot was a possibility. Staff said that would be acceptable.

The following spoke in favor of the request:

Charles Ferguson, 1807 Locust Grove Road, Elizabethtown, KY 42701
Josh Elmore, 128 Shirley Boulevard, Vine Grove, KY 40175

Summary of testimony of those in favor:

Charles Ferguson, owner, stated he has a tenant interested in the building and has reached out to both Sam's and Home Depot to discuss a potential parking agreement. Mr. Ferguson also said it would be difficult at this time to add parking spaces due to the topography and layout of the property. Josh Elmore discussed the type of restaurant they hope to have occupy the space.

Deliberation:

The Commission agrees with staff to table the request so the applicant can come up with a solution on how to reduce the waiver to 50%.

**PLANNING COMMISSION MINUTES
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On a motion by Commissioner McCrary, seconded by Commissioner Young, the Elizabethtown Planning Commission does hereby **TABLE** the development plan and parking waiver to the December 13, 2022 Planning Commission meeting.

The vote was as follows:

YES: Commissioners Rice, Scott, McCrary, and Young

NOT PRESENT: Commissioner Dozer

**PLANNING COMMISSION MINUTES
NOVEMBER 22, 2022**

COMMERCIAL DESIGN GUIDELINE WAIVER for 611 West Poplar Street, Ste. A4

Request: Approval commercial design guideline waiver
Project Name: Xtreme Arcade
Location: 611 West Poplar Street, Suite A4
Owner: Equity Real Est. Investment Number One
Applicant: Xtreme Arcade (Adam Anson)

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. Mr. Hawkins oriented the Commission with the location of the development, reviewing the adjoining classifications and developments. He said the applicant has the space under contract for a new indoor entertainment facility. The applicant painted the front of their suite without verifying the color scheme with the planning staff, choosing the colors black for the lower half of the façade and fluorescent yellow for the upper half. The waiver requested is to allow the fluorescent color as a predominant material on the upper half of the suite façade. Staff has proposed a compromise to repaint the upper half of the façade back to the original color, leaving a 1' strip of the fluorescent color, which could then be considered an accent color.

Those speaking in favor of the request:

Adam Anson, 1096 Eastview Road, Cecilia, KY 42724
Brandon Young, 101 Easton Court, Elizabethtown, KY 42701

Summary of those speaking in favor of the request:

Adam Anson, owner of Xtreme Arcade, said he asked permission from the landlord to paint the façade the fluorescent yellow and black and the landlord had no objection. Mr. Anson showed the Commission pictures of other businesses in the City using comparable color schemes. Brandon Young discussed the size and colors of the sign they are planning to install.

Deliberation:

The Commission agrees with staff to deny the waiver and would like the applicant to work with staff to come up with an acceptable color scheme for the upper half of the suite façade.

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 **DENY** the waiver and directs staff to work with the applicant to come up with an acceptable solution that meets code.

The vote was as follows:

YES: Commissioners Rice, Scott, McCrary, and Young

NOT PRESENT: Commissioner Dozer

PLANNING COMMISSION MINUTES
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Director's Report:

The Chairperson introduced the agenda item. Joe Reverman presented the staff memorandum dated November 22, 2022. He discussed the construction activity for October 2022 and the upcoming meeting schedule and potential agenda items.

Commission Member Items:

The Chairperson introduced the agenda item. There was discussion on how to better inform local businesses about the City's rules and regulations and permitting process.

Adjournment:

There being no further items to discuss, Commissioner Scott made a motion to adjourn with a second by Commissioner McCrary. Chairperson Rice declared the meeting adjourned at 7:34 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

13 day of Dec, 2022



Steve Rice, Chairperson
Elizabethtown Planning Commission