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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

APRIL 11, 2023

6:00 P.M.

CITY HALL, COUNCIL CHAMBERS, 200 WEST DIXIE AVENUE

1. Call to Order
2. Approval of Minutes – March 28, 2023
3. Public Hearing No. 2023-PC-06  
Annexation Zoning Assignment  
Location: 6796 South Wilson Road
4. Public Hearing No. 2023-PC-07  
Annexation Zoning Assignment  
Location: 148 Deerbrook Lane
5. Director's Report
6. Commission Member Items
7. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
APRIL 11, 2023**

A meeting of the Elizabethtown Planning Commission was held on April 11, 2023 at 6:00 p.m. in the Council Chambers in City Hall, 200 West Dixie Avenue, Elizabethtown.

**Commission members present:**

Steve Rice, Chairperson

Kendra Scott

Kasey McCrary

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

**Commission members absent:**

Ken Dozer, Vice Chairperson

Maurice Young

**Staff members present:**

Joe Reverman, Planning Director

Jim Shaw, Senior Planner

Aaron Hawkins, Planner

Stephen VanZant, substituting for Commission Attorney Matt Hess

The following matters were considered:

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**APPROVAL OF MINUTES**

**MARCH 28, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES**

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

**RESOLVED**, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on March 28, 2023.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, and McCrary

**NOT PRESENT:** Commissioners Dozer and Young

**PLANNING COMMISSION MINUTES  
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**ANNEXATION ZONING ASSIGNMENT for 6796 South Wilson Road**

**Request:** Annexation Zoning Assignment  
**Project Name:** Helping Hand of Hope  
**Location:** 6796 South Wilson Road  
**Owner:** Helping Hand of Hope, Inc.  
**Applicant:** City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 6:00 p.m. and presented the hearing procedures. Stephen VanZant administered the oath to all those intending to testify at the hearing.

Joe Reverman 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:**

Joe Reverman oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The Recommended Land Use Map designates the property as Suburban Residential, however, the adjacency of existing commercially zoned and used land makes this existing commercial property compatible with adjacent properties. The recommended zoning of C-3 Regional Commercial, and the existing commercial use of the property will provide an appropriate transition to adjacent properties. Further, the site is already developed with access to South Wilson Road and access to necessary utilities. Mr. Reverman stated that based on the goals and objectives and the Recommended Land Use Patterns for this area in the plan, the recommended zoning district classification is C-3 Regional Commercial.

Commissioner McCrary asked for surrounding zoning classifications and who is responsible for payment of installation of City utilities. Mr. Reverman replied that surrounding properties are a mixture of commercial and residential classifications. City Administrator Ed Poppe answered the extension of utilities is at the cost of the property owner.

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

Harrison Isom, 301 Moore Drive, Elizabethtown, KY

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

Harrison Isom stated he is in favor of extending the City limits and it's services in accordance with the Comprehensive Plan.

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**Those speaking in opposition:**

No one spoke in opposition.

**Annexation Zoning Assignment for 6796 South Wilson Road**

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 the Comprehensive Plan encourages the City to plan for growth by expanding the existing City limits (Goal 4); and

**WHEREAS**, the Elizabethtown Planning Commission finds that this annexation was requested by the property owner; and

**WHEREAS**, the Elizabethtown Planning Commission finds that the Community-Wide Development Policies recommend development to occur in areas where utility services from public agencies can meet the additional demand, and for developers and property owners to be responsible for necessary extensions; and

**WHEREAS**, the Elizabethtown Planning Commission finds that the property is already developed with necessary utilities and access to South Wilson Road; and

**WHEREAS**, the Elizabethtown Planning Commission finds that the property is located in Sub Area 2, North Dixie, of the recommended land use map with a recommendation for Suburban Residential, but that the adjacency of existing commercially zoned and used land makes this existing commercial property compatible with adjacent properties; and

**WHEREAS**, the Elizabethtown Planning Commission finds that the recommended zoning of C-3 Regional Commercial, and the existing commercial use of the property will provide an appropriate transition to adjacent properties.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of C-3 Regional Commercial for the proposed annexation at 6796 South Wilson Road be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Rice, Scott, and McCrary

**NOT PRESENT:** Commissioners Dozer and Young

Chairperson Rice closed the hearing at 6:22 p.m.

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**ANNEXATION ZONING ASSIGNMENT for 148 Deerbrook Lane**

**Request:** Annexation Zoning Assignment  
**Project Name:** Brantingham Property  
**Location:** 148 Deerbrook Lane  
**Owner:** Brantingham Living Trust  
**Applicant:** City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 6:00 p.m.

Joe Reverman 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:**

Joe Reverman oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The site is within Sub Area 3, Outer Ring Road East and the Recommended Land Use Map designates the property as Suburban Residential. The recommended zoning of R-2 Suburban Residential is compatible with the surrounding properties and will provide an appropriate scale of development and transition to adjacent properties. However, a higher density, urban residential zoning district may be appropriate when a plan for development is ready. Access is available from Jackie Street and connectivity will be evaluated with future development. Utilities are also available to the property. Mr. Reverman stated that based on the goals and objectives and the Recommended Land Use Patterns for this area in the plan, the recommended zoning district classification is R-2 Suburban Residential.

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

Paul Brantingham, 148 Deerbrook Lane, Elizabethtown, KY 42701

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

Paul Brantingham familiarized the Commission with the site and described the surrounding area and zoning classifications of adjacent properties. Mr. Brantingham would like to see the property zoned R-4 to provide smaller lots and with higher density.

**Those speaking in opposition:**

Jessica Ortega, 412 Natalie Drive, Elizabethtown, KY 42701  
Delmar Sisk, 414 Natalie Drive, Elizabethtown, KY 42701  
Greg Corbin, 103 Jackie Street, Elizabethtown, KY 42701  
Chuck Perry, 412 Natalie Drive, Elizabethtown, KY 42701  
Jennifer Corbin, 103 Jackie Street, Elizabethtown, KY 42701

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

Jessica Ortega asked questions about the process and steps taken for an annexation zoning assignment. Ms. Ortega also had questions about the services provided by the City beyond utilities. Delmar Sisk has drainage and flooding concerns. Greg Corbin has concerns about an increase in traffic and asked if sidewalks would be installed. Chuck Perry stated he has concerns about an increase in traffic and drainage. Jennifer Corbin also has concerns about the potential increase in traffic.

**Deliberation:**

There was discussion about staff recommending a zoning assignment the property owner has not requested. Mr. Reverman stated the City recommends what is appropriate for the area based on the Comprehensive Plan. He also noted staff discussed with the property owner about requesting a higher density zoning district when a development plan is ready to be proposed to address mitigation of potential adverse impacts. However, without a development proposal, staff relies on the Comprehensive Plan.

**Annexation Zoning Assignment for 148 Deerbrook Lane**

Chairperson Rice made a motion to recommend a zoning district of R-2, Suburban Residential for the proposed annexation of property at 148 Deerbrook Lane based on staff analysis and testimony heard at the hearing. Commissioner McCrary seconded the motion. The motion failed by a vote of 1-2.

**The vote was as follows:**

**YES:** Commissioner Rice

**NO:** Commissioners Scott and McCrary

**NOT PRESENT:** Commissioners Dozer and Young

Mr. Reverman stated that since the vote failed, the Commission should either present another motion, or continue deliberations.

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

**WHEREAS**, the Elizabethtown Planning Commission finds that the Comprehensive Plan encourages the City to plan for growth by expanding the existing City limits (Goal 4); and

**WHEREAS**, the Elizabethtown Planning Commission finds that this annexation was requested by the property owner; and

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**WHEREAS**, the Elizabethtown Planning Commission finds that the Community-Wide Development Policies recommend development to occur in areas where utility and services from public agencies can meet the addition demand, and for developers and property owners to be responsible for necessary extensions; and

**WHEREAS**, the Elizabethtown Planning Commission finds that future development of the property will be evaluated for appropriate transitions to adjacent properties and mitigation of any adverse impacts.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of FDH, Future Development Holding, for the proposed annexation at 148 Deerbrook Ave be **APPROVED**.

**The vote was as follows:**

**YES:** Commissioners Scott and McCrary

**NO:** Commissioner: Rice

**NOT PRESENT:** Commissioners Dozer and Young

Chairperson Rice closed the hearing at 7:20 p.m.



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**Director's Report:**

The Chairperson introduced the agenda item. Joe Reverman gave an update on the Extreme Arcade and stated the sign on the building is now in compliance. He also discussed the RV parking at Walmart and said staff and the Police Department are working with Walmart to remedy the situation.

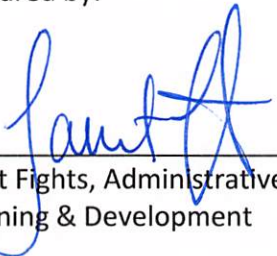
**Commission Member Items:**

The Chairperson introduced the agenda item. Commissioner McCrary asked about the access to the Sports Park off Saint John Road and when that would be available. Mr. Poppe answered KYTC will not allow that access to be used until Saint John Road is widened.

**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 7:25 p.m.

Prepared by:

  
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Janet Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

25 day of April, 2023

  
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Steve Rice, Chairperson  
Elizabethtown Planning Commission