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Commission Members
Steve Rice, Chairperson
Ken Dozer, Vice Chairperson
Kasey McCrary
Maurice Young
Kyle Souleyrette

CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION
REGULAR MEETING AGENDA

APRIL 9, 2024

6:00 P.M.

PRITCHARD COMMUNITY CENTER, 404 S. MULBERRY STREET

1. Call to Order
2. Approval of Minutes – March 26, 2024
3. Public Hearing No. 2024-PC-03
 - Zoning Map Amendment, R-5 Urban Residential Mixed to R-6 High Density Residential
 - Development Plan for St. John Townhomes and ApartmentsLocation: 1203 & 1205 Saint John Road
4. Public Hearing No. 2024-PC-04
 - Zoning Map Amendment, R-4 Urban Residential, General to R-5 Urban Residential, Mixed
 - Conceptual Development Plan for FourplexLocation: 806 North Miles Street
5. Preliminary Subdivision Plat for Financial Place Subdivision, Lot 19
Location: 2875 Shepherdsville Road
6. Adoption of the Elizabethtown Safety Action Plan
7. Director's Report
8. Commission Member Items
9. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
APRIL 9, 2024**

A meeting of the Elizabethtown Planning Commission was held on April 9, 2024 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Ken Dozer, Vice Chairperson

Kasey McCrary

Maurice Young

Kyle Souleyrette

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

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Melissa Harrell-Nepi, Grants Administrator

Commission Attorney Matt Hess

The following matters were considered:

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APPROVAL OF MINUTES

MARCH 26, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on March 26, 2024.

The vote was as follows:

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

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PUBLIC HEARING No. 2024-PC-03

Request: Zoning Map Amendment and Development Plan
Project Name: Saint John Townhomes and Apartments
Location: 1203 & 1205 Saint John Road
Owner: Crossroads Baptist Church of Elizabethtown, Inc.
Applicant: Poe Companies, LLC

Chairperson Rice introduced the agenda item and opened the public hearing at 6:04 p.m. and presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Agency Testimony:

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 request for this zone change is to allow for multifamily development. The proposed development would consist of 310 dwelling units with a combination of townhomes and apartments, which puts the density at 15 units an acre. In the R-5 zone the maximum density allowed is only 12 units per acre, whereas an R-6 zoning would allow up to 20 units an acre, necessitating the need for the zone change request. Staff recommends approval of the zone change from R-5 to R-6.

Mr. Hawkins presented the development plan. Utilities are provided onsite except for sanitary sewer, which will require a connection to the 36-inch sanitary sewer main that runs along Billy Creek to the east. A single access point is proposed off Saint John Road. The developer plans to construct the townhomes at the front of the development with the apartment buildings in the rear to provide transition away from the single family uses across Saint John Road. Multiple amenities are shown on the development plan. A walking trail at the rear of the property with a stub to the property line will be constructed allowing for a potential connection to the Greenspace trail along Billy Creek. A landscape plan has been submitted. The applicant will need to work with staff to finalize the plan. Staff recommends approval of the development plan and landscape plan with conditions.

Commissioner Souleyrette had a question about the landscape screening required for the development and if the city required the trees to be at a certain height when planted. Mr. Hawkins said the city does require the trees to be at a certain height when planted, but screening requirements are different depending on surrounding uses.

Mr. Hawkins presented an email from Megan and Derek Ray stating their opposition to the zone change. They have concerns about a potential increase in crime and traffic.

Those speaking in favor of the request:

Kevin Young, 503 Washburn Avenue, Louisville, KY 40222
Steve Poe, 111 West Washington Street, Louisville, KY 40207
Richard Shufelt, 530 West Lincoln Trail Boulevard, Radcliff, KY 40160

Summary of those speaking in favor of the request:

Kevin Young, described the project stating the developers have been in contact with KYTC to determine the best location for an entrance. The clubhouse and a large green space will be visible to passersby from Saint John Road. Parking will be located to the rear of the development so as not to cause a backup

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onto Saint John Road. There will be pedestrian connectivity from the development to the sidewalk system along Saint John Road. Enhanced landscaping and a solid wood fence will be installed around the residential home that this development surrounds. Steve Poe discussed how the development location was chosen, noting it was centrally located with access to Ring Road and the 31W Bypass. Mr. Poe stated during the design phase, it was decided to construct the townhomes at the front of the site along Saint John Road, and the apartments to the rear of the property to provide a gradual transition in density from the residential uses across the road.

Commissioner McCrary asked where the mailbox will be located, if amenities will be staffed and if they are only available to renters, and were any other road modifications explored regarding the entrance off Saint John Rd. Mr. Poe and Mr. Young stated mail would be collected at the clubhouse, amenities, such as the gym, pool, etc. will be staffed during the day and are exclusive to those renting, the entrance to the development was discussed thoroughly with KYTC and since it's a state road, any modifications would be their decision. There was also discussion about short-term rentals, such as overnight stays at the property, and if they would be permitted. Mr. Poe stated it's not uncommon to rent for six to eight months at a time but is open to a shorter time frame.

Those speaking in opposition:

No one spoke in opposition to the request.

Those speaking neither for nor against the request:

Lee Sparks, 1200 Saint John Road, Elizabethtown, KY 42701

Raymond Thomas, 6770 Saint John Road, Elizabethtown, KY 42701

Summary of those neither for nor against:

Lee Sparks asked if a traffic light would be added at the entrance to the development. Mr. Young stated with St. John Road being a state road, the state would have final say on installation of traffic lights on any of its roadways. Raymond Thomas stated concerns with only having a single access point and how that may affect emergency services. Mr. Poe and Mr. Young stated the entrance will be 36 feet wide which should provide plenty of space for emergency services.

Rebuttal:

Richard Schufelt stated when the developers first brought this proposal before the Commission in 2023, the Commission wanted to see a more detailed development plan and an enhanced amenity package. The developers have addressed those suggestions with this proposal.

Deliberation:

The Commission felt this development was thoughtfully put together, especially taking into consideration the residential uses across the street. Traffic concerns still exist, specifically when the sports park is open. Commissioner McCrary would like to see short-term rentals lasting less than a week not permitted. Chairperson Rice stated this is one of the better developments that have come before the Commission.

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Zoning Map Amendment for 1203 and 1205 Saint John Road

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

WHEREAS, the Elizabethtown Planning Commission (Commission) finds the proposed zoning map amendment from R-5, Urban Residential, Mixed to R-6, High Density Residential complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, the Commission finds redevelopment of the subject property will utilize one access point on Saint John Road that has been preliminarily approved by the Kentucky Transportation Cabinet; and

WHEREAS, the Commission finds one proposed interconnection is shown on the development plan to the property to the west should a connection be possible in the future; and

WHEREAS, the Commission finds that water and sanitary sewer are available to be extended to the property; and

WHEREAS, the Commission finds this development is utilizing townhomes adjacent to and across from the existing single family uses to provide an appropriate transition to higher density in the rear of the property; and

WHEREAS, the Commission finds that sidewalks are shown within the development and will connect with a sidewalk that will be constructed along Saint John Road; and

WHEREAS, the Commission finds that a walking trail is proposed on the north side of this development that will have a stub to the property line for future interconnection with the Billy Creek Greenspace Trail; and

WHEREAS, the Commission finds that enhanced amenities, landscaping and building design will be provided as presented to the Commission at the public hearing.

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from R-5 Urban Residential, Mixed to R-6 High Density Residential, for property located at 1203 and 1205 Saint John Road, be **APPROVED**.

The vote was as follows:

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

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Development Plan and Landscape Plan for 1203 and 1205 Saint John Road

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 Development Plan and Landscape Plan, for property located at 1203 and 1205 Saint John Road, with conditions:

1. A trail easement shall be provided on the rear of property to allow for future connection to the Billy Creek Greenspace Trail.
2. The design of building(s) shall be as shown at the April 9, 2024 Planning Commission hearing.
3. Enhanced landscaping shall be provided as shown at the April 9, 2024 Planning Commission Hearing. The applicant shall work with Planning and Development staff to finalize a landscape plan.

The vote was as follows:

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

Chairperson Rice closed the hearing at 7:15 p.m.

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PUBLIC HEARING No. 2024-PC-04

Request: Zoning Map Amendment and Conceptual Development Plan
Project Name: Landon's Quad
Location: 806 North Miles Street
Owner: William and Joan Clagett
Applicant: Lucky Acquisitions, LLC

Agency Testimony:

The Chairperson introduced the agenda item and opened the hearing at 7:18pm. 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 request for this zone change is to allow for multifamily development. The current R-4 zoning allows no more than two dwelling units in a building. The applicant is proposing a development that would consist of a quadplex on this site which would be comprised of four townhomes. Staff recommends approval of the zone change from R-4 to R-5.

Mr. Hawkins presented the conceptual development plan. Access will come from a single access point off Joan Avenue with parking at the rear of the property. Utilities are currently available to the site. Stormwater will be directed to a collection system along Joan Avenue and North Miles Street. Staff recommends approval of the conceptual development plan with conditions.

Those speaking in favor of the request:

Landon Goff, 1590 Stovall Road, Elizabethtown, KY 42701

Summary of those speaking in support:

Mr. Goff declined to comment.

Questions of the staff presentation:

Autumn Burgess, 304 Joan Avenue, Elizabethtown, KY 42701
Travis King, 804 North Miles Street, Elizabethtown, KY 42701
Judy Wilson, 310 Joan Avenue, Elizabethtown, KY 42701

Summary of questions:

Autumn Burgess asked for clarification on the landscape screening between her house and the parking lot. Mr. Hawkins stated what is presented tonight is only a conceptual plan and that staff is recommending approval with the condition of the enhanced landscape screening. Landon Goff, developer, stated there is also a natural buffer that exists between this property and Ms. Burgess' that will remain untouched during development. Travis King asked where the 16" drainage pipe will be rerouted to that currently drains onto his property. Mr. Hawkins stated any changes made to drainage would need to be approved by the engineering and stormwater departments. Judy Wilson asked about drainage issues in the area. Councilman Fulkerson stated he was unaware of any drainage issues in the area but would meet with the stormwater department to discuss. Ms. Burgess asked about the location of the sidewalks that will be installed along with this development. Mr. Hawkins stated the sidewalks would be installed just along this property.

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Those speaking in opposition:

Judy Wilson, 310 Joan Avenue, Elizabethtown, KY 42701

Autumn Burgess, 304 Joan Avenue, Elizabethtown, KY 42701

Travis King, 804 North Miles Street, Elizabethtown, KY 42701

Summary of those speaking in opposition:

Judy Wilson is opposed to the proposed four dwelling units and 8 parking spaces. Ms. Wilson has concerns that this development could increase traffic. Autumn Burgess has privacy concerns with the parking lot being so close to her property line. Ms. Burgess would like to see speed bumps installed along Joan Avenue and less on-street parking. She also feels the lot is too small for a fourplex. Travis King is concerned about security, privacy, and drainage.

The Commission discussed the on-street parking issue along Joan Avenue. Mr. Reverman stated the Commission couldn't regulate on-street parking, but the City could look into it.

Deliberation:

The Commission stated the zoning request seemed appropriate and when the development plan comes back before the Commission, they will be able to address concerns heard tonight at the meeting.

Zoning Map Amendment for 806 North Miles Street

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

WHEREAS, the Elizabethtown Planning Commission (Commission) finds the proposed zoning map amendment from R-4, Urban Residential, General to R-5, Urban Residential, Mixed complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, the Commission finds access to the property will come from Joan Avenue, the lower street classification; and

WHEREAS, the Commission finds the size and scale of a townhome development would be comparable to the nearby patio home development on the corner of French Street and N Miles Street; and

WHEREAS, the Commission finds water and sewer are available on the property; and

WHEREAS, the Commission finds water supply and pressure are adequate for the proposed development; and

WHEREAS, the Commission finds the Recommended Land Use Map designates this property as Urban Residential. The proposed R-5 zoning district falls within the recommended density range for the Urban Residential category; and

WHEREAS, the Commission finds a zoning map amendment to a higher residential zoning classification would allow an appropriate infill development of an existing city lot that has public services nearby; and

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WHEREAS, the Commission finds a sidewalk will be required to be constructed along Joan Avenue with connections to each dwelling unit; and

WHEREAS, the Commission finds this is a new residential development and is on the higher end of the recommended density and is a different home type than single family residential; and

WHEREAS, the Commission finds adequate screening will be provided per the requirements of the Zoning Ordinance through a Landscape Plan to help screen this use and provide an appropriate transition/buffer from the adjoining lower dense single family residential uses; and

WHEREAS, the Commission finds this development will utilize a shared parking lot between all four dwelling units; and

WHEREAS, the Commission finds the building design will be compatible with the development patterns of the nearby residential developments at a neighborhood scale.

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from R-4 Urban Residential, General to R-5 Urban Residential, Mixed, for property located at 806 North Miles Street, be **APPROVED**.

The vote was as follows:

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

Conceptual Development Plan for 806 North Miles Street

On a motion by Commissioner McCrary, seconded by Commissioner Dozer, 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, for property located at 1203 and 1205 Saint John Road, with conditions:

1. A sidewalk be required along Joan Avenue with connections to each individual unit.
2. Appropriate landscape screening shall be required along the parking area.
3. Enhanced landscape screening shall be required along the south and west facades.
4. Building design shall be substantially similar to the rendering shown at the April 9, 2024 hearing.

The vote was as follows:

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

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PRELIMINARY SUBDIVISION PLAT for 2827 Shepherdsville Road

Request: Preliminary Subdivision Plat for Financial Place Subdivision, Lot 19
Project Name: Reserve at Cool Springs, Phase 2
Location: 2827 Shepherdsville Road
Owner: Reserve at Cool Springs, LLC
Applicant: Reserve at Cool Springs, 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 site, reviewing adjoining zoning classifications and developments. This plat involves the remaining portion of property owned by the Reserve at Cool Springs, LLC. Currently vacant, this will become Phase 2 of the Reserve at Cool Springs multifamily development. This will leave a gap on Nelson Drive on the property owned by Meijer's Corporation. When that lot is developed, it will be a requirement for the two ends of Nelson Drive to be connected. Access for Phase 2 of this development will come from either an interconnect with Phase 1 or Nelson Drive.

Mr. Hawkins reviewed the transportation and street design, stating the new city street, Nelson Drive, will be platted as part of this subdivision along the southern portion of this lot. 5 foot sidewalks will be constructed along both sides of the new city street.

Reviewing utilities, drainage and access, Mr. Hawkins stated adequate utilities are existing and available in the area, stormwater will be covered at the development level on this property, and access to Lot 19 will come from either Nelson Drive or an interconnection with Phase 1. No access will be given off Shepherdsville Road. Staff recommends approval of the Preliminary Plat with conditions.

Those speaking in favor of the request:

No one spoke in favor of the request.

Those speaking in opposition to the request:

No one spoke in opposition to the request.

Preliminary Subdivision Plat for Financial Place Subdivision, Lot 19, located at 2877 Shepherdsville Rd.

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

RESOLVED, that the Elizabethtown Planning Commission does hereby APPROVE the Preliminary Subdivision Plat for Financial Place Subdivision, Lot 19, for property located at 2877 Shepherdsville Road, with the following condition:

1. Grading and elevations of the new city street shall accommodate future access to adjacent properties to the south.

The vote was as follows:

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

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ADOPTION OF THE ELIZABETHTOWN SAFETY ACTION PLAN

The Chairperson introduced the agenda item. Joe Reverman presented the Elizabethtown Safety Action Plan. The City is committed to eliminating all traffic fatalities and severe injuries for all road users by 2050, transitioning from a focus on vehicle throughput to prioritizing safety, health, and equitable mobility of all road users, through their EnVisionZero initiative. The Action Plan can be found on the Elizabethtown Planning & Development's EnVisionZero webpage.

Adoption of the Elizabethtown Safety Action Plan

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

WHEREAS, Envision Elizabethtown 2040 is a comprehensive planning document that guides growth and development of the city through the identification of goals and objectives and a series of action steps; and

WHEREAS, goal 3.C of the Envision Elizabethtown 2040 Comprehensive Plan (Comprehensive Plan) states that safety is a key aspect of our transportation network, and that crashes result in personal injuries, fatalities and the degradation of the quality of life for those involved, and that it is important to identify crash locations and determine improvements that could improve safety; and

WHEREAS, goal 3.C of the Comprehensive Plan states that the city should develop a safety plan to identify the history of crash locations and severity and develop a list of projects that would improve safety; and

WHEREAS, the City of Elizabethtown is committed to creating safer streets for all users, and eliminating fatalities and serious injury crashes; and

NOW, THEREFORE, be it resolved that the Elizabethtown Planning Commission does hereby recommend to the Elizabethtown City Council to adopt the Elizabethtown Safety Action Plan.

The vote was as follows:

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

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Commission Member Items:

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

Adjournment:

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner McCrary. The Chairperson declared the meeting adjourned at 9:07 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

23 day of April, 2024



Steve Rice, Chairperson
Elizabethtown Planning Commission