



CITY OF ELIZABETHTOWN

Joe Reverman, AICP
Director
Planning & Development
Department

JEFFREY H. GREGORY, MAYOR

Elizabethtown Planning Commission Regular Meeting Agenda

August 12, 2025

6:00 p.m.

Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – July 22, 2025
3. Commercial Design Guideline Waiver for Scooter's Coffee
Location: 901 North Mulberry
4. Commercial Design Guideline Waiver for Buffalo Wild Wings
Location: 1515 Ring Road
5. Development Plan with Commercial Design Review and CDG Waivers for Towne Mall
Location: 1704 North Dixie Avenue
6. Development Plan with Commercial Design Review, CDG Waivers, and Parking Waiver for Brite Electric
Location: 656 East Dixie Avenue
7. Development Plan with Commercial Design Review, CDG Waivers, and Parking Waiver for Baskin Robbins
Location: 1010 Ring Road
8. Development Plan with Commercial Design Review, CDG Waivers, and Parking Waiver for KDS Plaza
Location: 1326 Woodland Drive
9. Director's Report
8. Commission Member Items
9. Adjournment

**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
AUGUST 12, 2025**

A meeting of the Elizabethtown Planning Commission was held on August 12, 2025 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, Senior Planner
Madeline Drake, City Planner
Commission Attorney Matt Hess

The following matters were considered:

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PROCLAMATION TO KASEY MCCRARY

Mayor Jeff Gregory presented Kasey McCrary with a Proclamation for Outstanding Citizen for her service on the Elizabethtown Planning Commission.

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APPROVAL OF MINUTES

JULY 22, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on July 22, 2025.

The vote was as follows:

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

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COMMERCIAL DESIGN GUIDELINE WAIVER FOR 901 NORTH MULBERRY STREET

Request: Commercial Design Guideline Waiver
Project Name: Scooter's Coffee
Location: 901 North Mulberry Street
Owner: Abundant Heritage SC, LLC
Applicant: Abundant Heritage SC, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to utilize an LED lighting strip along the northwest, southwest, and southeast facades. The LED strip was installed during construction but was not approved during the commercial design guideline review process. A waiver of Section 154.134(A)(3) – Materials and Colors, to allow the LED strip as an accent is being requested. Staff recommends approval of the request with conditions.

Commissioner McCrary asked if the LED light strobes or flashes. Mr. Hawkins responded no and that the light reflects towards the building. Chairperson Rice asked the staff to review the commercial design guidelines to look into and possibly incorporate and make LED lights acceptable with conditions. Council Member Fulkerson noted the signage on the building is brighter than the LED light strip.

Those speaking on the request:

No one spoke on this request.

Commercial Design Guideline Waiver

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

Waiver of Section 154.134(A)(3) – Materials and Colors

WHEREAS, the use of the LED strip along the façade is minimal to the overall design of the building and does not adversely affect nearby residential uses. The ordinance references neon tubing, and while the LED strip is similar enough to be subject to regulations for neon tubing, the technology of LED lighting is such that it will have less of a negative impact to nearby properties. The property is located along North Mulberry, which is a major commercial corridor.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guideline Waiver for Scooter's Coffee, located at 901 North Mulberry Street, with the following condition:

1. The location and amount of the LED strip be limited to what was presented to the Planning Commission on August 12, 2025.

The vote was as follows:

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

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Motion to direct Planning & Development staff to research LED lighting and other accent and architectural lighting and recommend amendments to the Commercial Design Guidelines

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

The Elizabethtown Planning Commission does hereby direct staff to review the commercial design guidelines and update those guidelines to allow LED lighting and other forms of accent and architectural lighting and present their recommendation to the Commission.

The vote was as follows:

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

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COMMERCIAL DESIGN GUIDELINE WAIVER FOR 1511 RING ROAD

Request:	Commercial Design Guideline Waiver
Project Name:	Buffalo Wild Wings
Location:	1511 Ring Road
Owner:	Elizabethtown Investment Partners, LLC
Applicant:	Kevin Parrish

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to utilize an LED lighting strip around the sign over the main entrance along the north façade facing Ring Road. Approval of this request would allow for the installation of the LED strip. A waiver of Section 154.134(A)(3) – Materials and Colors, to allow the use of an LED strip as an accent is being requested. Staff recommends approval of the waiver request with conditions.

The Commission had no questions of staff.

Those speaking on the request:

No one spoke on this request.

Commercial Design Guideline Waiver

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

Waiver of Section 154.134(A)(3) – Materials and Colors

WHEREAS, the use of an LED lighting strip along the edge of a façade is intended to be an accent to the overall design of the building and provide a special circumstance for this waiver request. Since Section 154.134 was written into the Zoning Ordinance, lighting technology has evolved and the use of LED lights is different from neon tubing both in efficiency and visibility.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guideline Waiver for Buffalo Wild Wings, located at 1511 Ring Road, with the following condition:

1. The location and amount of the LED strip be limited to what was presented to the Planning Commission on August 12, 2025.

The vote was as follows:

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

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AMENDED DEVELOPMENT PLAN WITH COMMERCIAL DESIGN REVIEW FOR 1704 NORTH DIXIE AVENUE

Request: Amended Development Plan with Commercial Design Review and waiver
Project Name: The Towne Mall
Location: 1704 North Dixie Avenue
Owner: Linnick Investments, LLC
Applicant: Linnick Investments, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission to the location of the property and identified nearby zoning classifications and uses. Through the Creating Vibrant Communities grant, a master plan was developed for this site which identifies development opportunities for both the existing mall structure and surrounding properties. The plan recommended the existing structure be opened up for external storefront access, which is currently in process by the developer. The amended development plan shows the extension of Crossings Way to connect to Towne Center Loop, which will provide direct access to Ring Road from the mall development. Utilities are existing onsite. Landscaping shown meets the requirement of the Zoning Ordinance. Staff recommend approval of the amended development plan and landscape plan with no conditions.

Reviewing commercial design, the developer has updated the façade with a color scheme of multi-tone gray colors. The proposed materials for the front of the building are predominately brick with accents of EIFS. A waiver is being requested on the north and south facades to allow EIFS to be used as the predominant material. Staff recommend approval of the commercial design with requested waiver.

Those speaking on the request:

No one spoke on this request.

Commercial Design Review and Waiver

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

Waiver of Section 154.134(A)(1) – Materials and Colors

WHEREAS, there are special circumstances with the requested waivers because the original building was not required to go through commercial design review; and

WHEREAS, the proposed building changes will be of better quality in both design and appearance than the existing mall; and

WHEREAS, the North Dixie Sub Area (Sub Area 2) guidelines say that underutilized properties impact the character of the community, pose safety issues if abandoned, and reduce the property tax that could be generated. As The Towne Mall, this site was underutilized and was beginning to have a negative impact on the character of the community. The developer is redeveloping this site to enhance a regional

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shopping destination. The guidelines further state that some flexibility on one or more uses could be considered that complement or are compatible with regional commercial uses.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Review for The Towne Mall, located at 1704 North Dixie Avenue, with the following waiver and no conditions:

- Waiver of Section 154.134(A)(1) – Materials and Colors, to allow the use of EIFS as the predominant material for the north and south facades.

The vote was as follows:

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

Amended Development Plan

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Amended Development Plan for The Towne Mall, located at 1704 North Dixie Avenue, with no conditions.

The vote was as follows:

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

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DEVELOPMENT PLAN WITH COMMERCIAL DESIGN REVIEW FOR 656 EAST DIXIE AVENUE

Request:	Development Plan with Commercial Design Review and waivers
Project Name:	Brite Electric
Location:	656 East Dixie Avenue
Owner:	B & S Properties, LLC
Applicant:	B & S Properties, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to construct a new 49,718 square foot building on the property to serve as the new location for Brite Electric. Access will come from existing entrances from East Dixie Avenue. The shared entrance with 654 East Dixie Avenue will be adjusted per KYTC request. Utilities are available on site. Landscaping shown on the development plan meets the requirement of the Zoning Ordinance. The number of parking spaces required for the site is 124. The applicant is requesting a parking waiver of 61 spaces to reduce the number of spaces to 63. Staff recommend approval of the development plan, landscape plan, and parking waiver.

Reviewing commercial design, the building exterior will be composed of brick, textured concrete, and metal siding. The east façade will be a mixture of all three materials, while the north and south facades will be predominantly metal siding with brick accent, and the west façade will only be metal siding. A waiver request has been submitted to allow metal as the predominant material on the north, south, and west facades. All facades will be greater than 100 feet in length. The east façade has building projections and roofline variations, however, the north, west, and south facades do not, which will require a waiver. Staff recommend approval of the commercial design and requested waivers.

Commissioner McCrary asked staff if the condition placed on the development plan could impact construction. Ms. Drake responded it would only impact sidewalk construction and the shared entrance with 654 East Dixie Avenue.

Those speaking on the request:

No one spoke on this request.

Commercial Design Review and Waivers

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

Waiver of Section 154.134(A)(2) – Materials and Colors

Waiver of Section 154.134(B)(2) – Facades and Exterior Walls

Waiver of Section 154.134(C)(2) – Detail Features

Waiver of Section 154.134(D)(2) – Roofs

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WHEREAS, the storage needs for this use create special circumstances in that the building has to be much larger than most retail stores, therefore, invoking greater design requirements despite most of its floor area being dedicated to product storage; and

WHEREAS, the north and south facades do incorporate roof and façade variation – one roof variation and one 3’ façade projection each – just not the required amount; and

WHEREAS, the enhanced landscaping around the building and the existing landscaping and tree line on site serve to screen this site from the interstate and parkway.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Review for Brite Electric, located at 656 East Dixie Avenue, with the following waivers and no conditions:

- Waiver of Section 154.134(A)(1) – Materials and Colors, to allow metal as the predominant material on the north, south, and west facades.
- Waiver of Section 154.134(B)(2) – Facades and Exterior Walls, to incorporate only one projection on the north and south facades, and none on the west façade.
- Waiver of Section 154.134(C)(2) – Detail Features, to waive the requirement for design elements on the west façade.
- Waiver of Section 154.134(D)(2) – Roofs, to waive the requirement for multiple roofline variations on the north and south facades.

The vote was as follows:

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

Development Plan and Parking Waiver

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

Waiver of Section 154.063(H) – Parking, C-3 Zone

WHEREAS, the type of retail use is unique and not contemplated in the zoning ordinance. While the total floor area is 49,718 square feet, 37,282 square feet of that is intended for storage. This area will not generate additional customers; and

WHEREAS, the 12,436 square feet of office and sales space in the proposed building would require 31 parking spaces if on its own. The applicant is proposing to provide double that amount.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan for Brite Electric, located at 656 East Dixie Avenue, with the following Parking Waiver and condition:

- Waiver of Section 154.063(H) – Parking, C-3 Zone, to allow for the required number of parking spaces to be reduced from 124 to 63, a waiver of 61 spaces.

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With the following condition:

1. The applicant needs to coordinate with the Kentucky Transportation District 4 and notify Staff of any changes made to the plan for site entrances and sidewalk construction.

The vote was as follows:

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

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DEVELOPMENT PLAN WITH COMMERCIAL DESIGN REVIEW FOR 980 Ring Road

Request:	Development Plan with Commercial Design Review and waivers
Project Name:	Restaurant Plex, including Baskin Robbins
Location:	980 Ring Road
Owner:	Green Dynasty, LLC
Applicant:	Green Dynasty, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to construct a 4,264 square foot multi-restaurant building on the vacant lot next to Dollar General on the south side of the Ring Road and Patriot Parkway intersection. A single access point will come from Ruth Lane. Utilities are available onsite. Landscaping shown on the development plan meets the requirement of the Zoning Ordinance. The number of parking spaces required for the site is 32. The applicant is requesting a parking waiver of 3 spaces to reduce the number of spaces to 29. Staff recommend approval of the development plan, landscape plan, and parking waiver.

Reviewing commercial design, the building exterior will be composed predominately of brick and stone veneer, with an accent of EIFS along the roof. The rear and front facades are over 100 feet in length. The front façade has fulfilled the articulation requirement, however, a request to waive this requirement along the rear façade has been submitted. Staff recommend approval of the commercial design guidelines and requested waiver.

Vice Chairperson Dozer asked if staff was calculating the required parking space minimums based on the potential three restaurants could occupy the building. Ms. Drake responded yes.

Those speaking on the request:

No one spoke on this request.

Commercial Design Review and Waiver

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

Waiver of Section 154.134(B)(2) – Facades and Exterior Walls

WHEREAS, the rear façade of the building is proposed to be 109.32' over the 100' requirement cutoff, is not visible from Ring Road or Ruth Lane, and faces an abandoned roadway that may not be a public right-of-way.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Review with the following waiver and no conditions:

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- Waiver of Section 154.134(B)(2) – Facades and Exterior Walls, to waive projection requirements on the west façade.

The vote was as follows:

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

Development Plan and Parking Waiver

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

Waiver of Section 154.063(H) – Parking, C-2 Zone

WHEREAS, the requirement for outdoor dining areas to be added into the building area for parking calculations creates a special circumstance for this use. The picnic area will serve all three restaurants as an option for guests when weather permits, not as an essential and regularly used table. If the picnic area were not factored in, there would be no need for a waiver; and

WHEREAS, the oil line easement on this property prevents extra parking spaces from being striped in that area.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan for the Restaurant Plex, including Baskin Robbins, located at 980 Ring Road, with the following Parking Waiver and no conditions:

- Waiver of Section 154.063(H) – Parking, C-2 Zone, to allow for the required number of parking spaces to be reduced from 32 to 29, a waiver of 3 spaces.

The vote was as follows:

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

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DEVELOPMENT PLAN WITH COMMERCIAL DESIGN REVIEW FOR 1326 WOODLAND DRIVE

Request:	Development Plan with Commercial Design Review and waivers
Project Name:	KDS Plaza
Location:	1326 Woodland Drive
Owner:	KDS Holdings, LLC
Applicant:	KDS Holdings, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to construct a 5,787 square foot plaza on Woodland Drive. Access will come from one point from Woodland Drive and a potential future connection with the adjacent property to the north. The number of parking spaces required for the site is 12. The applicant is requesting a parking waiver of 2 spaces to reduce the number of spaces to 10. Staff recommends approval of the development plan, landscape plan, and parking waiver.

Reviewing commercial design, the building exterior will be composed of metal siding, EIFS, and stone veneer. The front and rear facades are over 100 feet in length and require façade projections and roofline variations. The front façade meets these requirements, however, a request to waive this requirement along the rear façade has been submitted. Staff recommend approval of the commercial design guidelines and waiver.

The Commission had no questions of staff.

Those speaking on the request:

No one spoke on this request.

Commercial Design Review and Waiver

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

Waiver of Section 154.134(B)(2) – Facades and Exterior Walls

WHEREAS, the rear façade of the building is proposed to be screened by a mixture of trees and shrubs on this property, as well as the existing landscaping on the medical clinic property to the south; and

WHEREAS, the maximum impervious surface ration allowed in the Woodland Corridor District is far less than the maximum permitted in the surrounding C-3 zones. This constraint on the developable area of the lot presents a special circumstance in that another façade projection on this building would not be possible, and a recession would decrease the building area.

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Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Review for KDS Plaza, located at 1326 Woodland Drive, with the following waiver and no conditions:

- Waiver of Section 154.134(B)(2) – Facades and Exterior Walls, to waive projection requirements on the south façade.

The vote was as follows:

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

Development Plan and Parking Waiver

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

Waiver of Section 154.071(H) – Parking, WCD-2 Zone

WHEREAS, the need for the paint store to be large enough to store and showcase products presents a special circumstance for this use, as the extra space needed for products is not representative of the amount of customers in-store at a given time; and

WHEREAS, a real estate office also generates far less foot traffic than other office uses, also presenting a special circumstance in that most real estate services are provided either virtually or on the site of the property for sale.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan for the KDS Plaza, located at 1326 Woodland Drive, with the following Parking Waiver and no conditions:

- Waiver of Section 154.071(H) – Parking, WCD-2 Zone, to allow for the required number of parking spaces to be reduced from 12 to 10, a waiver of 2 spaces.

The vote was as follows:

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

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Director's Report:

The Chairperson introduced the agenda item. Joe Reverman gave an update on upcoming agenda items.

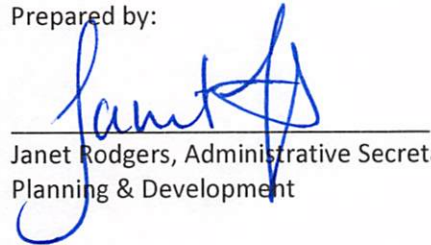
Commission Member Items:

The Chairperson introduced the agenda item. Chairperson Rice thanked Commissioner McCrary for her time and dedication on the Commission.

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 7:14 p.m.

Prepared by:



Janet Rodgers, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

26 day of August, 2025



Steve Rice, Chairperson
Elizabethtown Planning Commission