



CITY OF ELIZABETHTOWN

Joe Reverman, AICP
Director
Planning & Development
Department

JEFFREY H. GREGORY, MAYOR

Elizabethtown Planning Commission

Regular Meeting Agenda

October 14, 2025

6:00 p.m.

Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – September 23, 2025
3. Amended Development Plan and Waiver for Fischbach, USA, Inc.
Location: 900 Peterson Drive
4. Public Hearing No. 2025-PC-20
Zoning Map Amendment, R-4 to R-5, with Development Plan
Location: 325 Helm Street
(This item has been rescheduled to the October 28, 2025 meeting)
5. Public Hearing No. 2025-PC-14
Zoning Map Amendment, R-2 to R-4, with Amended Preliminary Plat
Location: 320 Pear Orchard Road NW
6. Director's Report
6. Commission Member Items
7. Adjournment

**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
OCTOBER 14, 2025**

A meeting of the Elizabethtown Planning Commission was held on October 14, 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
Maurice Young
Kyle Souleyrette
Alicia Jenkins
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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APPROVAL OF MINUTES

SEPTEMBER 23, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on September 23, 2025.

The vote was as follows:

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

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Amended Development Plan and Waiver for 900 Peterson Drive

Request: Amended Development Plan and Landscape Buffer Waiver of Section 154.066(l)
Project Name: Fischbach USA, Inc.
Location: 900 Peterson Drive
Owner: Fischbach USA, Inc.
Applicant: Fischbach USA, Inc.

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 construction of a new parking lot consisting of 29 parking spaces along the northeast corner of the property to the rear of the building. A previous expansion took up the remaining open space portion of this lot and left the facility without additional room for changes and/or additions. Due to the existing residential properties to the rear, a 30' landscape buffer is required. However, to add additional parking spaces, the new parking lot will need to encroach into the landscape area. The applicant is requesting to encroach 9.5' to 3.5' into the 30' buffer. Staff recommend approval of the amended development plan and landscape buffer waiver request with conditions.

Vice Chairperson Dozer asked how long it will take for the new trees to mature and if the trees are required to be a certain height before planting. Mr. Hawkins stated the trees may reach a mature height within 5 years and staff are not requiring the trees to be a certain height before planting.

Those speaking on the request:

No one spoke on this request.

Amended Development Plan and Landscape Buffer Waiver

On a motion by Commissioner Young, seconded by Vice Chairperson 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 and Landscape Buffer Waiver for Fischbach USA, Inc., located at 900 Peterson Drive, with the following condition:

1. That 20 green giant arborvitaes planted 13 feet on center and a 6-foot-tall privacy fence be provided between the parking and property line.

The vote was as follows:

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

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PUBLIC HEARING NO. 2025-PC-20

Request: Zoning Map Amendment, R-4 to R-5 and Development Plan
Project Name: Thomas Street Complex
Applicant: ARProps, LLC and Lawrence Street Holdings, LLC

This item has been rescheduled to the October 28, 2025, Elizabethtown Planning Commission meeting.

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PUBLIC HEARING NO. 2025-PC-14

Request:	Zoning Map Amendment, R-2 to R-4 and Amended Preliminary Plat
Location:	Pear Orchard Road NW
Proposed Use:	Single-unit attached residential
Project Name:	Heartland Meadows
Applicant:	Omni Land Development, LLC
Owner:	Omni Land Development, LLC

The Chairperson introduced the agenda item and opened the public hearing at 6:09 p.m. Matt Hess administered the oath to all those who intended to testify at the hearing.

Agency Testimony:

Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The current R-2 zoning requires single-unit detached homes to have a minimum lot width of 75 feet. The applicant is proposing the development of 77 total lots, 74 of which will be detached single-unit homes, with the required 50' minimum lot width, which is allowed in the R-4 zoning district. Staff recommend approval of the zone change request from R-2 to R-4.

Utilities along Pear Orchard Road NW and Natalie Drive are available to the site and will be improved and extended for this development. Stormwater will be directed to the proposed basin located on lot 76. Access will come from two new city streets via Pear Orchard Road NW, two new interior city streets, and an extension of Natalie Drive. Also, as part of the Pear Orchard Road NW improvement project, the property owner will dedicate 0.44 acres of right-of-way to the City.

A waiver of Subdivision Regulations 4.2.3 – Lot Frontage and Access is being requested to reduce the lot frontage along lots 33, 76, and 77. The Commission may waive this frontage to no less than 20 feet as these lots are to be reserved for public use. Staff recommend approval of the amended preliminary plat and requested waiver with conditions.

Joe Reverman gave an update on the Pear Orchard Road NW improvement project stating Phase I of the project should begin in the spring or summer of 2026.

Those speaking in favor of the request:

Mike Brantingham, 115 Hollow Bridge Drive, Elizabethtown, KY 42701

Summary of those speaking in favor of the request:

Mike Brantingham stated the development is needed in the City. The subdivision will have an HOA and Deed of Restrictions.

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Questions of the applicant:

Craig Hoffman, 507 Brighton Court, Elizabethtown, KY 42701
Kyle Epperson, 311 Pear Orchard Road NW, Elizabethtown, KY 42701
Edward Dick, 425 Chestnut Street, Elizabethtown, KY 42701
Robert Rhodes, 2113 Crossfield Drive, Elizabethtown, KY 42701
Dianne Aldrich, 2041 Pear Orchard Road NW, Elizabethtown, KY 42701
Ishmael John, 2141 Crossfield Drive, Elizabethtown, KY 42701
Joe Dexter, 1713 Oriole Drive, Elizabethtown, KY 42701
Mike Epperson, 311 Pear Orchard Road NW, Elizabethtown, KY 42701
Don Wise, 512 White Oak Drive, Elizabethtown, KY 42701
Barbara Sisk, 414 Natalie Drive, Elizabethtown, KY 42701
Laurie Berg, 2129 Crossfield Drive, Elizabethtown, KY 42701

Summary of questions:

Craig Hoffman asked the average value of the homes that are proposed to be built. Mr. Brantingham stated that it is unknown at this time. Chairperson Rice asked what the average square feet of the homes could be. Mr. Brantingham stated on these lots you could potentially build a home between 1500-3000 square feet. Council Member Fulkerson asked if they plan to develop the subdivision and construct the homes or sell the lots to another developer. Mr. Brantingham stated they plan to develop the subdivision but not construct the homes. Kyle Epperson asked if there was a height restriction for dwelling units in R-4, what the density was for the proposed development, and how many feet Crossfield Drive will be from the new proposed access. Staff responded that 35 feet is the maximum height for a dwelling unit in R-4, the proposed development density is 3 units per acre, and that the new access point will be approximately 300 feet from Crossfield Drive. Edward Dick asked if another developer purchased the subdivision could they build a multi-unit development if they followed state or federal zoning regulations. Mr. Reverman stated the R-4 zoning designation is enacted/enforced through local ordinance and the R-4 zoning district in Elizabethtown does not allow for multi-unit development. Robert Rhodes asked if the existing tree line behind the homes along Crossfield Drive would remain during development. Mr. Brantingham stated yes. Dianne Aldrich asked if the widening of the road would cause additional traffic issues. Mr. Reverman stated he does not know the scope of the project and encouraged Ms. Aldrich to reach out to the City Engineer. Ishmael John asked staff to identify the location of the proposed new streets and asked about a tree line in a different location. Staff identified the new streets on the map and noted on the map the tree line in question is not on the developer's property. Mr. John also asked how drainage would be managed. Mr. Brantingham stated they are working with their civil engineer and will route drainage to the new proposed detention basins. Joe Dexter asked if fencing would be installed along the boundary of the subdivision and if there would be any open space provided within the subdivision. Mr. Brantingham stated they have no plans to install fencing and there will be open space provided with a walking trail. Mr. Dexter also asked if there are similar subdivisions in the City to compare what is being proposed and would like the City to install ways to slow traffic along Pear Orchard Road. Mr. Brantingham responded Summit Creek Subdivision and a section of The Cedars. Mike Epperson asked about a past project to improve Pear Orchard Road NW that was not completed and believes it needs to be improved. Council Member Fulkerson stated part of Pear Orchard Road NW is within City limits, while other sections are in Hardin County. Don Wise has concerns with the size of the lot width and on-street parking. Barbara Sisk asked how additional traffic would be handled and has concerns with the Natalie Drive extension into this development. Mr. Reverman stated the extension of Natalie Drive is a requirement of the city to interconnect to this development. Laurie

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Berg asked if apartments will be constructed in the R-4 zoning district. Mr. Brantingham responded multi-unit development is not permissible in the R-4 zone.

Those speaking in opposition to the request:

Edward Dick, 425 Chestnut Street, Elizabethtown, KY 42701
Robert Bivens, 1480 W. Bryan Road, Elizabethtown, KY 42701
Jonathan Forby, 2105 Crossfield Drive, Elizabethtown, KY 42701
Thomas Taylor, 2133 Crossfield Drive, Elizabethtown, KY 42701
Barbara Sisk, 414 Natalie Drive, Elizabethtown, KY 42701
Joe Dexter, 1713 Oriole Drive, Elizabethtown, KY 42701
Laurie Berg, 2129 Crossfield Drive, Elizabethtown, KY 42701
CJ Shepard, 505 Richmond Court, Elizabethtown, KY 42701

Summary of those speaking in opposition:

Edward Dick feels the city has enough housing at this current time and has concerns with the R-4 zone. Robert Bivens has traffic and speeding concerns. Jonathan Forby has traffic and safety concerns even with the proposed road improvements. Thomas Taylor has traffic and speeding concerns. Barbara Sisk has traffic and drainage concerns. Joe Dexter has concerns with the allowable density in R-4. Laurie Berg would like to see the road improved prior to development. CJ Shepard would also like to see the road improved.

Rebuttal:

Mike Brantingham feels this is a good fit for the site and will be a benefit to the city.

Deliberation:

Vice Chairperson Dozer stated if the proposal were to change that needed a zone change, it would need to come back to the Commission for approval.

Public Hearing No. 2025-PC-14, Zoning Map Amendment R-2 to R-4

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

WHEREAS, the Commission finds that the proposal complies with the Community-Wide Development Policies of The Plan, that the size and scale of an R-4 residential development would be generally compatible with nearby existing residential development, that access to the property is available from Pear Orchard Road Northwest and Natalie Drive, that development of this property would provide interconnectivity and alternate access points for the existing Pleasant Acres Subdivision, that water and sewer are available to the property and can be extended to support further development, and that water supply and pressure are adequate for residential development of the lot; and

WHEREAS, the Commission finds that the property is located in Sub Area 3, Outer Ring Road East, that the proposal complies with the Recommended Land Use Map of The Plan which designates this property as Suburban Residential between 2 and 6 residential units per acre, that the proposed R-4 zoning district allows a maximum of 10 dwelling units per acre, that uses in R-4 are compatible with surrounding developments,

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and that proposals that exceed 6 dwelling units per acre should provide enhanced amenities; and

WHEREAS, the Commission finds that development of this property would extend utilities and infrastructure, the size and scale of an R-4 development would be compatible with nearby existing development, that this property has opportunities to provide connectivity and alternate access points to adjacent subdivisions, that a sidewalk will be required to be constructed along both sides of all new city streets to encourage pedestrian accessibility, that water and sewer are available to allow for appropriate development of the property; and

WHEREAS, the Commission finds that the subject property is not located in a Targeted Planning Area within Sub Area 3, Outer Ring Road East of The Plan.

RESOLVED, that the Elizabethtown Planning Commission **RECOMMEND** to the Elizabethtown City Council that the zoning map amendment for 320 Pear Orchard Road NW, from R-2 Suburban Residential to R-4, Urban Residential, General, be **APPROVED**.

The vote was as follows:

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

Amended Preliminary Plat for Heartland Meadows

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

Waiver of Subdivision Regulations 4.2.3 – Lot Frontage and Access

WHEREAS, this waiver request is for the two (2) proposed open space lots and one mail kiosk lot for this subdivision. Lot 76 will be reserved for community use and will have three public access points leading to a paved path and open grassy area. Lot 77 will have two stormwater basins for this subdivision and a paved access path for residents and Stormwater staff to view and evaluate the basins. Lot 33 will serve as a small, dedicated lot for the mail kiosk, which are a USPS requirement for all new single-unit developments. These lots are to provide an amenity for the residents and do not have the same need for access as inhabited lots.

RESOLVED, that the Elizabethtown Planning Commission **RECOMMEND** to the Elizabethtown City Council that the zoning map amendment for 320 Pear Orchard Road NW, from R-2 Suburban Residential to R-4, Urban Residential, General, be **APPROVED**, with the following waiver:

- Waiver of Subdivision Regulations 4.2.3 – Lot Frontage and Access is being requested to reduce the lot frontage along lots 33, 76, and 77

And following condition:

1. At the record plat stage, provide a means of common ownership, management, funding and maintenance of platted common space.

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The vote was as follows:

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

Chairperson Rice closed the public hearing at 7:45 p.m.

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Director's Report:

The Chairperson introduced the agenda item. Mr. Reverman reviewed upcoming agenda items, including two public hearings. Mr. Hawkins gave an update on the Downtown Master Plan. Mr. Reverman also gave an update on the online permitting software progress.

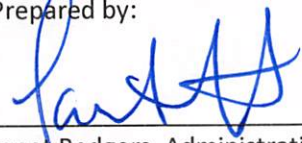
Commission Member Items:

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 Jenkins. The Chairperson declared the meeting adjourned at 7:57 p.m.

Prepared by:



Janet Rodgers, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

28 day of Oct., 2025



Steve Rice, Chairperson
Elizabethtown Planning Commission