

**REGULAR MEETING
OF THE ELIZABETHTOWN PLANNING COMMISSION
JUNE 28, 2022
6:00 P.M.
CITY HALL COUNCIL CHAMBERS
200 WEST DIXIE AVENUE**

FINAL AGENDA

- 1. Call to Order**
- 2. Oath of Office – Maurice Young**
- 3. Approval of Minutes – June 14, 2022**
- 4. Review of a development plan with commercial design for a multi-tenant building at 2618 Ring Road (KORT)**
- 5. Public Hearing #2022-PC-18
Consideration of amendments to the comprehensive plan, *Envision Elizabethtown 2040***
- 6. Director's Report**
- 7. Commission Member Items**
- 8. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION
MEETING MINUTES
JUNE 28, 2022
CITY HALL COUNCIL CHAMBERS**

Members Present: Steve Rice, Ken Dozer, Kendra Scott, Maurice Young, and Marty Fulkerson, City Council Representative

Staff Present: Jim Shaw, Planning Director, Aaron Hawkins, Planner I; Matt Hess, Commission Attorney

I. CALL TO ORDER: Chairperson Rice called the meeting to order at 6:00 p.m. and introduced the Commission and staff members.

II. OATH OF OFFICE-MAURICE YOUNG: Matt Hess administered the oath to new Commission member Maurice Young.

III. APPROVAL OF MINUTES – June 14, 2022: After review of the minutes of the June 14, 2022 meeting and no corrections made to the minutes, Commissioner Scott made a motion to approve the minutes with a second by Commissioner Dozer. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 4-0.

IV. REVIEW OF A DEVELOPMENT PLAN WITH COMMERCIAL DESIGN FOR PROPERTY LOCATED AT 2618 RING ROAD (KORT): The Chairperson introduced the agenda item. Jim Shaw presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the development, reviewing the adjoining zoning classifications and development. He noted the applicant is proposing to develop a multi-tenant commercial building with the northern one-third of the building being occupied by KORT Physical Therapy. Mr. Shaw reviewed access points, building elevations, and landscaping. He presented and reviewed each waiver request.

Mr. Shaw summarized the review of the proposal stating staff recommends approval of the commercial design elements with waivers for the synthetic stone and EIFS as the predominant materials on the front façade, TL-1222 siding as the predominant material on the rear façade, and eliminating projections or recesses for the front and rear facades, but denial of a waiver requiring a minimum of 20% of the parking at the side of the building.

At the conclusion of the presentation, Chairperson Rice asked for questions of staff. There were questions about the exterior materials and color scheme being proposed for the development. Mike Billings, Engineering Design Group, discussed the layout of the building, parking spaces, lot design, and sidewalks.

There being no more questions or discussion, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to approve the commercial design elements with waivers for the synthetic stone and EIFS as the predominant materials on the front façade, TL-1222 siding as the predominant material on the rear façade, eliminating projections or recesses for the front and rear facades and the 20% minimum parking requirement at the side of the building with a second by Commissioner Scott. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 4-0.

Mr. Shaw presented the development plan. He stated staff recommends approval of the plan conditioned upon approval of improvement plans from the City Engineering Department and drainage plans from the City Stormwater Department.

Chairperson Rice asked for questions of staff. There being no questions, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to approve the development plan conditioned upon approval of improvement plans from the City Engineering Department, approval of drainage plans from the City Stormwater Department, and the developer working with staff for approval on a landscaping and sign plan with a second by Commissioner Young. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 4-0.

V. PUBLIC HEARING #2022-PC-18: The Chairperson introduced the agenda item and opened the public hearing at 6:32 p.m. Jim Shaw reviewed the KRS 100 hearing procedures and notification process. Amy Williams, Principal with Taylor Siefker Williams Design Group and City consultant, presented a PowerPoint presentation, *Envision Elizabethtown 2040*, (Exhibit #1) and discussed the planning process providing a summary of the plan amendments. The most significant changes were in the Community-Wide Development Policies, Recommended Land Use Plan (primarily residential land use categories and the recommended land use map), and Sub Area Guidelines. Staff recommends approval of the comprehensive plan amendments.

At the conclusion of the presentation, the Chairperson asked for questions. There being none, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to approve the comprehensive plan amendments as presented with a second by Commissioner Scott. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 4-0. Chairperson Rice closed the hearing at 6:40 p.m.

VI. DIRECTOR'S REPORT: The Chairperson introduced the agenda item. Mr. Shaw presented the staff memorandum dated June 23, 2022. He discussed the upcoming meeting schedule and agenda items. Mr. Shaw also stated the joint meeting with the Hardin County Planning Commission will be held on July 19.

VII. COMMISSION MEMBER ITEMS: The Chairperson introduced with agenda item. There was discussion about the Will Harris office building on North Miles Street.

VIII. ADJOURNMENT: There being no further items with discuss, Commissioner Scott made a motion to adjourn with a second by Commissioner Dozer. Chairperson Rice declared the meeting adjourned at 6:47 p.m.

Prepared by:



Janet M. Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

12 day of July, 2022



Steve Rice, Chairperson
Elizabethtown Planning Commission