

JOE REVERMAN, AICP  
DIRECTOR  
200 West Dixie Avenue  
Elizabethtown, KY 42701  
(270) 982-3264  
[w.elizabethtownky.org](http://w.elizabethtownky.org)



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  
FEBRUARY 14, 2023  
6:00 P.M.  
CITY HALL COUNCIL CHAMBERS

1. Call to Order
2. Approval of Minutes – January 24, 2023
3. Public Hearing No. 2023-PC-02  
Map Amendment request for property located at 404 South Mulberry Street, 226 College Street, 305 Neubert Drive, 350 South Mulberry Street, and 370 South Mulberry Street to change the zoning classification from PNR-2, Planned Neighborhood Residential and C-3, Regional Commercial to C-5, Downtown Mixed Use as requested by the City of Elizabethtown
4. Development Plan with Commercial Design for QuikTrip located at 1800 South Dixie Avenue
5. Development Plan with Commercial Design for Huck's located at 121 Ring Road
6. Presentation of 2022 Annual Report
7. Commission Member Items
8. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
FEBRUARY 14, 2023**

A meeting of the Elizabethtown Planning Commission was held on February 14, 2023 at 6:00 p.m. at City Hall in the 2<sup>nd</sup> floor Council Chambers, located at 200 West Dixie Avenue, Elizabethtown.

**Commission members present:**

Steve Rice, Chairperson

Kasey McCrary

Maurice Young

Julia Springsteen, City Council Representative (non-voting member)

**Commission members absent:**

Ken Dozer, Vice Chairperson

Kendra Scott

**Staff members present:**

Joe Reverman, Planning Director

Aaron Hawkins, Planner

Matt Hess, Commission Attorney

Ed Poppe, City Administrator

**The following matters were considered:**

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**APPROVAL OF MINUTES**

**JANUARY 24, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES**

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

**RESOLVED**, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on January 24, 2023.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioners Dozer and Scott

**PLANNING COMMISSION MINUTES  
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**PUBLIC HEARING NO. 2023-PC-02**

**Request:** Zoning Map Amendment from PNR-2, Planned Neighborhood Residential and C-3, Regional Commercial to C-5, Downtown Mixed Use

**Location:** 404, 350, 370 South Mulberry Street, 226 College Street, and 305 Neubert Drive

**Owner:** City of Elizabethtown

**Applicant:** City of Elizabethtown

The Chairperson introduced the agenda item and opened the public hearing at 6:02 p.m. Chairperson Rice presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Aaron Hawkins 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:**

Aaron Hawkins oriented the Commission with the location of the property and identified nearby zoning classifications and uses. This property is owned by the City of Elizabethtown and includes five different parcels. Three of the parcels are currently zoned C-3 and are the site of the existing Pritchard Community Center as well as two vacant parcels directly adjacent to the Pritchard Community Center site. The remaining two parcels were recently acquired by the City of Elizabethtown with the intention of selling to a developer to construct a multi-family development. One parcel was the former Elizabethtown Sportswear site (that has since been demolished) and is currently zoned C-5, the other parcel was the former mobile home park accessed off Neubert Drive and all mobile homes have since been removed. That site is currently zoned PNR-2. Access for the proposed multifamily site will come off both College Street and Neubert Drive. There is proposed to be an access point across the creek to connect the multifamily development to the arboretum at the Pritchard Community Center.

City Administrator, Ed Poppe, discussed redevelopment of the site and stated the zone change to the surrounding properties would provide the City flexibility if it needed to move lot lines in the future for the adjacent City owned properties.

**The following spoke in favor of the request:**

No one spoke in favor of the request.

**The following spoke in opposition of the request:**

No one spoke in opposition of the request.

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**Deliberation:**

The Commission members noted the Planning Commission cannot restrict other uses that are permitted in the C-5 zoning district.

**Zoning Map Amendment for 404, 350, 370 South Mulberry Street, 226 College Street, and 305 Neubert Drive**

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 finds that the change of zoning to C-5, Downtown Mixed Use is appropriate for three parcels and in compliance with the Goals and Objectives, the Recommended Land Use Map, and the Guidelines for Sub Areas 9 and 10; and

**WHEREAS**, the Commission further finds that the reuse/redevelopment of the property along College Street, the connection between the properties along Valley Creek to protect the area and create open space for the adjoining neighborhood and the community as a whole, the sharing of parking resources and the continued utilization of Pritchard Community Center as an entry into downtown, support the C-5 zone.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council the change in zoning classification from PNR-2, Planned Neighborhood Residential and C-3, Regional Commercial to C-5, Downtown Mixed Use, be **APPROVED**.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioners Dozer and Scott

Chairperson Rice closed the hearing at 6:26 p.m.

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**DEVELOPMENT PLAN WITH COMMERCIAL DESIGN REVIEW for 1800 SOUTH DIXIE AVENUE**

**Request:** Approval of development plan with commercial design review and waivers  
**Project Name:** QuikTrip #7169  
**Location:** 1800 South Dixie Avenue  
**Owner:** Burton and Barbara Langley Revocable Trust/Mackey Family Trust/William Brandenburg  
**Applicant:** QuikTrip Corporation (Michael Burk)

**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. He stated the applicant is proposing to develop a QuikTrip Truck Stop. Mr. Hawkins also reviewed access points, utilities, and waiver requests. Staff approves the waiver request for facades and exterior walls and the waiver for outdoor storage, trash collection and loading areas.

Mr. Hawkins presented the development plan. He stated the plans have been reviewed by all appropriate departments and jurisdictions and are in compliance with most requirements. No waiver requests were made.

**The following spoke in favor of the request:**

Michael Burk, 952 Old Peachtree Road NW, Lawrenceville, GA 30043

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

Michael Burk, QuikTrip Truck Stop employee, described the site and store, access points along Lincoln Parkway, pedestrian access, and landscaping.

**The following spoke in opposition of the request:**

No one spoke in opposition of the request.

**Deliberation:**

The Commission discussed dumpster enclosure location, access points, amount of parking for semi-trucks, and signage.

**Commercial Design Review Guidelines**

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

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**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the commercial design review guidelines with a waiver of Section 4.4.2 for façade projection on the east façade and Section 4.5.6 for enclosure being visible from a street on the following conditions:

1. The enclosure being adequately screened on all sides by evergreen trees/shrubs (comparable to an arborvitae).

**The vote was as follows:**

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

**NOT PRESENT:** Commissioners Dozer and Scott

**Development Plan**

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 for QuikTrip Truck Stop on the following conditions:

1. The applicant submit a plat to define boundaries of property as shown on the development plan; and
2. Dedicate the internal drive lane as an access easement; and
3. Receive encroachment permit from the KYTC District 4 office.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioners Dozer and Scott

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**DEVELOPMENT PLAN WITH COMMERCIAL DESIGN REVIEW for 121 Ring Road**

**Request:** Approval of development plan with commercial design review and waiver  
**Project Name:** Huck's Marketplace  
**Location:** 121 Ring Road  
**Owner:** Huck's  
**Applicant:** Huck's

**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. He stated the applicant is proposing to develop a Huck's Marketplace convenience store. Mr. Hawkins also reviewed access points, utilities, and waiver requests. Staff approves the waiver request for facades and exterior walls .

Mr. Hawkins presented the development plan. He stated the plans have been reviewed by all appropriate departments and jurisdictions and are in compliance with most requirements. No waiver requests were made.

**The following spoke in favor of the request:**

No one spoke in favor of the request.

**The following spoke in opposition of the request:**

No one spoke in opposition of the request.

**Deliberation:**

The Commission discussed the pedestrian crosswalk from North Black Branch Road to the site, landscaping, and the fence between Central Hardin High School and Huck's.

**Commercial Design Review Guidelines**

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 commercial design review guidelines with a waiver of Section 4.4.2 for façade projection on the east façade.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioners Dozer and Scott



**PLANNING COMMISSION MINUTES  
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**Development Plan**

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 for Huck's Marketplace.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioners Dozer and Scott

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**2022 Annual Report:**

The Chairperson introduced the agenda item. Joe Reverman reviewed the 2022 Planning and Development Annual Report discussing permitting, cost of construction, proposed developments, updating the zoning ordinance, and gave an outlook on what to expect in 2023.

**Commission Member Items:**

The Chairperson introduce the agenda item. Items discussed were the T-Mart convenience store located at the corner of French Street and Mulberry Street.

**Adjournment:**

There being no further items to discuss, Commissioner McCrary made a motion to adjourn with a second by Commissioner Young. The Chairperson declared the meeting adjourned at 7:45 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

28 day of Feb, 2023

  
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Steve Rice, Chairperson  
Elizabethtown Planning Commission