

JOE REVERMAN, AICP
DIRECTOR
200 West Dixie Avenue
Elizabethtown, KY 42701
(270) 982-3264
www.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 MEETING AGENDA
FEBRUARY 28, 2023
HISTORIC STATE THEATER - WESBANCO GALLERY
209 WEST DIXIE AVENUE
6:00 P.M.

1. Call to Order
2. Approval of Minutes – February 14, 2023
3. Public Hearing No. 2023-PC-03
Zoning Map Amendment, Development Plan, and Parking Waiver for property located at 1900 & 1950 Tunnel Hill Road to change the zoning classification from FDH Future Development Holding to R-6 High Density Residential
4. Development Plan for Buffalo Ridge Townhomes at 201 Cole Gray Boulevard
5. Development Plan, Parking Waiver, and Landscape Waiver for property located at 1041 Executive Drive
This item will not be heard and will be continued to March 14, 2023
6. Resolution No. 02-2023
Resolution requesting Planning & Development research parking regulations
7. Director's Report
8. Commission Member Items
9. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
FEBRUARY 28, 2023**

A meeting of the Elizabethtown Planning Commission was held on February 28, 2023 at 6:00 p.m. in the WesBanco Gallery of the Historic State Theater 209 West Dixie Avenue, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Kendra Scott

Kasey McCrary

Maurice Young

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

Commission members absent:

Ken Dozer, Vice Chairperson

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner

Matt Hess, Commission Attorney

The following matters were considered:

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APPROVAL OF MINUTES

FEBRUARY 14, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on February 14, 2023.

The vote was as follows:

YES: Commissioners Rice, Scott, McCrary, and Young

NOT PRESENT: Commissioner Dozer

**PLANNING COMMISSION MINUTES
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PUBLIC HEARING NO. 2023-PC-03 with Development Plan and Parking Waiver

Request: Zoning Map Amendment from FDH Future Development Holding to R-6 High Density Residential, Development Plan & Parking Waiver

Project Name: The Stables at Tunnel Hill

Location: 1900 & 1950 Tunnel Hill Road

Owner: Hicks Family Limited Partnership & Trust

Applicant: Sunshine Industries

The Chairperson introduced the agenda item and opened the public hearing at 6:01 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. The proposal is to construct The Stables at Tunnel Hill, a multifamily development on the western portion of the Hicks' farm. This development is proposing a total of twelve apartment buildings with 320 dwelling units, one clubhouse/pool, two amenity areas, and multiple open space areas. Access to this site will come from a single access point off Tunnel Hill Road. The City has requested the applicant provide additional ROW and construct improvements to Tunnel Hill along their site to accommodate an increase in traffic from both this development as well as future development expected on the remaining portion of the Hicks' farm.

Parking will be contained onsite with all parking behind the two buildings lining Tunnel Hill Road. This development is required to provide 720 parking spaces. The developer is requesting a parking waiver to reduce the required amount of parking to 664 spaces, for a total waiver of 56 spaces (8%).

Mr. Hawkins presented the development plan and landscape plan and stated both are in compliance with most requirements and have been reviewed by all utilities and jurisdictions. Staff recommends approval of the Development Plan, Landscape Plan, and the parking waiver with conditions.

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Commissioner McCrary asked if the development falls through, will improvements still be made on Tunnel Hill Road by the City. Council Member Fulkerson answered that there are no improvements for Tunnel Hill Road by the City scheduled at this time.

The following spoke in favor of the request:

John Talbot, 1000 North Hurstbourne Parkway, Louisville, KY 40222
Derek Triplett, 503 Washburn Avenue, Louisville, KY 40222
Damon Garrett, 2104 Club Vista Pl, Louisville KY 40245
Valerie Hicks, 1600 Tunnel Hill Road, Elizabethtown, KY 42701
Tracy Cecil Simpson, 151 Shannon Run Lane, Rineyville, KY 40162

Summary of those speaking in favor of the request:

John Talbot, attorney for developer, discussed the layout of the development, described the amenities being offered, parking requirements, and stated he believes the project is appropriate for the area. Derek Triplett, Land Design Development, discussed the landscape plan, drainage, and greenspace. Damon Garrett, developer, discussed the construction timeline of the development. Valerie Hicks, property owner, discussed the other offers she had for the land from different developers, but felt this project fit the area best. Tracey Cecil Simpson, realtor, reviewed the current housing market in the area and believes this type of development is much needed in the City.

The following spoke in opposition of the request:

Martin Noel, 67 Whirlaway Court, Elizabethtown, KY 42701
James Druin, 435 Bluegrass Road, Elizabethtown, KY 42701
Allen Ellzey, 18 Slumber Court, Elizabethtown, KY 42701
Bob Krausman, 1376 Windgard Drive, Radcliff, KY 40160

Summary of those speaking in opposition of the request:

Martin Noel discussed screening and lighting along the north property line adjacent to the single family residential properties, the current road conditions along Tunnel Hill Road, and flooding in the area. James Druin has concerns about drainage and flooding that could affect the adjacent single family residential properties, a potential decrease in property values, and screening.

Rebuttal:

John Talbot and Derek Triplett addressed concerns presented at the hearing regarding drainage, lighting, and screening. Damon Garret addressed concerns about the potential increase in traffic and the condition of Tunnel Hill Road. Mr. Garret agreed to improve Tunnel Hill Road in front of the subject property and all the way to Ring Road up to a width of 24 feet, or as otherwise approved by the City's Engineering Department. He is also proposing to increase landscaping along the north property line adjacent to the single family residential properties.

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The Commission asked a question about the timeline of the road improvements to Tunnel Hill Road and the possibility of a traffic light being installed at the intersection of Tunnel Hill Road and Ring Road. Mr. Garrett responded that road improvements will begin around the beginning of construction of the site. It was also stated that KYTC reviewed the plans warrants were not met to add a signal at the intersection of Ring Rd at this time.

Deliberation:

The Commission discussed screening, road improvements to Tunnel Hill Road, and the infrastructure being in place to accommodate this development.

Zoning Map Amendment for 1900 & 1950 Tunnel Hill Road

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

WHEREAS, the Elizabethtown Planning Commission finds that water and sewer can be extended to the site and can meet additional demand placed on them by this development. There is adequate water supply and pressure for fire protection; and

WHEREAS, the Elizabethtown Planning Commission finds the proposed development will reflect the character and style of the multifamily development directly adjacent to this site; and

WHEREAS, the Elizabethtown Planning Commission finds there is a proposed interconnection on the southern portion of this site which will connect to the remaining portion of the Hick's farm to the east; and

WHEREAS, the Elizabethtown Planning Commission finds that access is limited to one access point off Tunnel Hill Road; and

WHEREAS, the Elizabethtown Planning Commission finds that the proposed use is a residential use with a density of 19.95 dwelling units per acre. The development will include quality of life amenities such as a clubhouse, swimming pool, two amenity areas, and multiple open space areas, as well as a pedestrian interconnection with the adjacent property to the east; and

WHEREAS, the Elizabethtown Planning Commission finds that this development will continue the high density residential pattern to the west. There is only one single family residential structure (Hick's family house) between this site and the railroad tracks to the east; and

WHEREAS, the Elizabethtown Planning Commission finds that the remaining portion of the Hick's farm is vacant (sans the Hick's family house) which would provide an opportunity to develop at a lower density providing the necessary transition to the single family uses to the east across the railroad track; and

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WHEREAS, the Elizabethtown Planning Commission finds that road upgrades are proposed by the developer along the site to address road deficiencies; and

WHEREAS, the Elizabethtown Planning Commission finds that both water quality measures and stormwater detention are proposed for this site, which is required to be reviewed and approved by the City's Stormwater Director.

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council the change in zoning classification from FDH, Future Development Holding ,to R-6, High Density Residential, be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, McCrary, and Young

NO: Commissioner Scott

NOT PRESENT: Commissioner Dozer

Development Plan with Parking Waiver for 1900 & 1950 Tunnel Hill 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 parking waiver of 56 spaces (8%), on the following conditions:

1. The owner/developer shall dedicate ROW on the subject site for necessary road improvements as required by the City of Elizabethtown.
2. The owner/developer shall improve Tunnel Hill Road from the subject site to Ring Road to a maximum width of 24 feet, or as otherwise approved by the City of Elizabethtown. An encroachment permit must be approved for work within the public right-of-way.
3. A vehicular and pedestrian connection shall be provided to the adjacent property to the east to allow for connections to and from future developments.

The vote was as follows:

YES: Commissioners Rice, McCrary, Scott, and Young

NOT PRESENT: Commissioner Dozer

Chairperson Rice closed the hearing at 7:35 p.m.

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DEVELOPMENT PLAN with Parking Waiver for 201 Cole Gray Boulevard

Request: Development Plan with Parking Waiver
Project Name: Buffalo Ridge Townhomes
Location: 201 Cole Gray Boulevard
Owner: TDA Properties, Inc.
Applicant: The Marian Group

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 property and identified nearby zoning classifications and uses. The site is currently vacant and the applicant is proposing 211 townhomes. The development will have a mixture of two, three, and four-unit buildings. There will also be pedestrian access from this development to a future City park that will be west/southwest of this development. Mr. Hawkins also reviewed access points, utilities, and landscaping.

Mr. Hawkins stated the developer is proposing to utilize a variety of parking methods throughout the development that include garages, driveways, small off street parking lots, and on street parking throughout. A total of 475 parking spaces is required and the developer is proposing a waiver of 30 parking spaces (6.3%), totaling 445 spaces. Staff approves the development plan, with the requested parking waiver with conditions.

The Commission expressed concerns about the private roads within the development and who would be responsible for maintenance should the roads, sidewalks, etc. be in disrepair and the subsequent steps that would be taken by the City should that happen.

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, LLP, 101 South 5th Street, Louisville, KY 40202

Summary of those speaking in favor of the request:

Cliff Ashburner, representing the applicant, described the development and discussed the private streets within the development and the maintenance of them.

The following spoke in opposition of the request:

No one spoke in opposition of the request.

Development Plan

On a motion by Commissioner Young, 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 Development Plan and Parking Waiver of 30 spaces (6.3%), on the following conditions:

1. All sidewalks within the development shall be at least 5 feet in width.
2. The developer shall work with staff to finalize the landscape plan.

The vote was as follows:

YES: Commissioners Rice, Scott, McCrary, and Young

NOT PRESENT: Commissioner Dozer

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DEVELOPMENT PLAN with Parking Waiver and Landscape Waiver for 1041 Executive Drive

Request: Development Plan, Parking Waiver, and Landscape Waiver
Project Name: Home 2 Hotel
Location: 1041 Executive Drive
Owner: Etown Hari, LLC
Applicant: Etown Hari, LLC

This item was not heard and will be presented at the March 14, 2023 Planning Commission meeting.

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RESOLUTION NO. 2-2023

Request: Approval of Resolution No. 2-2023 to research parking regulations

Agency Testimony:

The Chairperson introduced the agenda item. Joe Reverman reviewed Resolution No. 2-2023 requesting the Department of Planning and Development research parking regulations with the express intent of accomplishing the goals and objectives of the Comprehensive Plan, Envision Elizabethtown 2040, including but not limited to, reducing the minimum requirements for certain land uses, and forward its recommendation to the Planning Commission.

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

WHEREAS, Kentucky Revised Statutes chapter 100.211(3) states that a proposal to amend the text of any zoning regulation may originate with the Planning Commission; and

WHEREAS, the Comprehensive Plan, Envision Elizabethtown 2040, was adopted on October 13, 2020, and amended on June 28, 2022; and

WHEREAS, Goal 2.B, action step 2 of the Comprehensive Plan calls to , “Update zoning and subdivision regulations to encourage redevelopment of existing sites by allowing for density bonuses, reduced parking, and other similar incentives for specific redevelopment areas”; and

WHEREAS, Goal 9.C calls to “Evaluate zoning incentives and regulation such as density bonuses to promote high-density housing and infill development”; and

WHEREAS, the Elizabethtown Planning Commission requests the Department of Planning and Development research parking regulations and make recommendations on needed updates and amendments, and forward its recommendations regarding its findings.

NOW, THEREFORE, BE IT RESOLVED by the Elizabethtown Planning Commission, that the Department of Planning and Development is directed to research the parking regulations and make recommendations on needed updates and amendments and forward its recommendations regarding its findings to the Planning Commission.

The vote was as follows:

YES: Commissioners Rice, Scott, McCrary, and Young

NOT PRESENT: Commissioner Dozer

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Director's Report:

The Chairperson introduced the agenda item. Joe Reverman reviewed the upcoming meeting schedule and agenda items. Mr. Reverman also discussed updating the zoning ordinance and subdivision regulations. There was also discussion about the need for more affordable housing in the area.

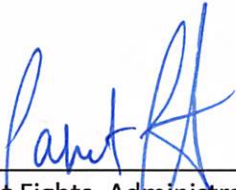
Commission Member Items:

The Chairperson introduce the agenda item. The Commission would like to have more public outreach about planning processes.

Adjournment:

There being no further items to discuss, Commissioner McCrary made a motion to adjourn with a second by Commissioner Scott. The Chairperson declared the meeting adjourned at 8:31 p.m.

Prepared by:

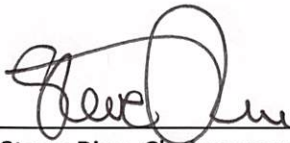


Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

14 day of March, 2023



Steve Rice, Chairperson
Elizabethtown Planning Commission