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Commission Members
Steve Rice, Chairperson
Ken Dozer, Vice Chairperson
Kasey McCrary
Maurice Young
Kyle Souleyrette

CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION
REGULAR MEETING AGENDA

NOVEMBER 28, 2023

6:00 P.M.

COUNCIL CHAMBERS, CITY HALL, 200 W. DIXIE AVENUE

1. Call to Order
2. Approval of Minutes – October 24, 2023
3. Public Hearing No. 2023-PC-18
 - Zoning Map Amendment from C-3 Regional Commercial to R-6 High Density Residential
 - Development Plan for the Reserve at Cool Springs, Phase II
Location: 2875 Shepherdsville Road
4. Amended Development Plan and Commercial Design Review for The Commitment House
Location: 115 Parkway Drive
5. Development Plan and Commercial Design Review with waivers for Whyane's Supply
Location: 131 Parkway Drive
6. Amended Development Plan and Commercial Design Review for Drake's Restaurant
Location: 151 The Loop
7. Development Plan and Commercial Design Review with waivers for Nicholas Street Storage
Location: 711 Nicholas Street
8. Continuation of Public Hearing No. 2023-PC-17
 - Subdivision Text Amendment related to Public Improvements, Sureties, and Neighborhood Associations
(Hearing continued to December 12, 2023)
9. Director's Report
10. Commission Member Items
11. Adjournment



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

A meeting of the Elizabethtown Planning Commission was held on November 28, 2023 at 6:00 p.m. in the Council Chambers in City Hall, 200 West Dixie Avenue, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Ken Dozer, Vice Chairperson

Maurice Young

Kyle Souleyrette

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

Commission members absent:

Kasey McCrary

Staff members present:

Joe Reverman, Planning Director

Jim Shaw, Senior Planner

Aaron Hawkins, Planner II

Matt Hess, Commission Attorney

The following matters were considered:

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APPROVAL OF MINUTES

OCTOBER 24, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES

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

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

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

**PLANNING COMMISSION MINUTES
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PUBLIC HEARING No. 2023-PC-18

Request: Zoning Map Amendment from C-3 to R-6 and Development Plan
Project Name: Reserve at Cool Springs, Phase 2
Location: 2827 Shepherdsville Road
Owner: Reserve at Cool Springs, LLC
Applicant: Reserve at Cool Springs, LLC

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

Agency Testimony:

Aaron Hawkins oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The Reserve at Cool Springs is a multifamily development on the north side of Ring Road and west side of Shepherdsville Road. With Phase 1 of the development in the final stages of construction, the developer is ready to begin Phase 2. Phase 2 will be located just south of this development and consists of 7.45 acres.

The development plan shows 5 additional buildings, which will complete the development. A new City street, Nelson Drive, is proposed along the southern property line. Two access points off Nelson Drive are shown for this development's access. An interconnection with Phase 1 is shown on the western side of the property. Utilities are available to the site. The existing detention basin in Phase 1 is large enough to accommodate the stormwater for Phase 2 as well. Staff recommends approval of the development plan conditioned upon the developer working with the staff to finalize the landscape plan and to submit a preliminary plat for approval showing the new Nelson Drive right-of-way.

Those speaking in favor of the request:

Eric Brewer, 449 S. Ashland Avenue, Suite 201, Lexington, KY 40502

Summary of those speaking in favor:

Eric Brewer, developer, was present to answer any questions. The Commission had no questions. The Chairperson asked if anyone in attendance had questions of the developer.

Those speaking in opposition:

No one spoke in opposition to the request.

Speaking neither for nor against:

Mary Lou Hall, 7555 Bardstown Road, Elizabethtown, KY 42701

Summary:

Mary Lou Hall asked Mr. Brewer if they would be installing a fence between this property and her property to the south. Ms. Hall was unaware a new city street would be constructed and was concerned about pedestrian traffic from the development coming onto her property. Mr. Brewer stated there are no plans to install a fence on their property, however, proper landscaping will be installed.

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Deliberation:

Commissioner Young asked if the brick house that is located on this site that is currently being used as a construction office will remain or be demolished during construction. Mr. Brewer stated the house would be demolished.

Zoning Map Amendment for property located at 2827 Shepherdsville Road

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

WHEREAS, the Elizabethtown Planning Commission (The Commission) finds that the proposed map amendment from C-3 Regional Commercial to R-6 High Density Residential complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, The Commission finds that access to the property will come from a new City street (Nelson Drive) via Shepherdsville Road (KY 251); and

WHEREAS, The Commission finds that the size and scale of an R-6 multifamily development would be comparable to the adjoining multifamily development (Phase 1); and

WHEREAS, The Commission finds that water and sewer are available on the property; and

WHEREAS, The Commission finds that water supply and pressure are adequate for the proposed development; and

WHEREAS, The Commission finds that the Recommended Land Use Map designates this property as High Density Residential. R-6 High Density Residential zoning is supported by the map; and

WHEREAS, The Commission finds that a map amendment to a high density residential zoning classification would allow infill development of an existing city lot that has public services nearby; and

WHEREAS, The Commission finds that the proposed multifamily development would continue the transition pattern from the intense commercial uses along Ring Road to the single family uses north of Phase 1; and

WHEREAS, The Commission finds that adequate screening will be proposed per the requirements of the Zoning Ordinance through a Landscape Plan; and

WHEREAS, The Commission finds that Phase 2 will continue the design concepts of Phase 1 which feature a variety of materials.

RESOLVED, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Map Amendment from C-3 Regional Commercial to R-6 High Density Residential, for property located at 2827 Shepherdsville Road, be **APPROVED**.

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The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

Chairperson Rice closed the hearing at 6:27 p.m.

Development Plan for the Reserve at Cool Springs, Phase 2, located at 2827 Shepherdsville Road

On a motion by Commissioner Dozer, 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 the Reserve at Cool Springs, Phase 2, located at 2827 Shepherdsville Road as presented, with the following conditions:

1. Work with staff to finalize the Landscape Plan
2. Submit a preliminary plat showing the proposed right-of-way for Nelson Drive

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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AMENDED DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES REVIEW for 115 Parkway Drive

Request: Amended Development Plan and Commercial Design Review
Project Name: The Commitment House
Location: 115 Parkway Drive
Owner: The Commitment House
Applicant: The Commitment House

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. Mr. Hawkins oriented the Commission with the location of the property, identifying adjoining zoning classifications and developments. The applicant is proposing an office building on the site. The proposed building will be approximately 5,000 square feet. Access will come from a shared access point with the adjoining property to the west, which is also owned by The Commitment House. Utilities are available on site. The proposed landscaping meets the requirements of the Zoning Ordinance. A plat has been submitted to transfer a portion of Lot 1 to this property to make room for this office building. No waivers are being requested. Staff recommends approval of the development plan.

Mr. Hawkins reviewed the commercial design guidelines describing materials, color scheme, and elevations. No waivers are being requested. Staff recommends approval of the commercial design guidelines.

Those speaking in favor of the request:

No one spoke in favor of the request.

Those speaking in opposition:

No one spoke in opposition to the request.

Amended Development Plan for The Commitment House located at 115 Parkway Drive

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Amended Development Plan for The Commitment House, 115 Parkway Drive, with no conditions.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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Commercial Design Review Guidelines for The Commitment House located at 115 Parkway Drive

On a motion by Commissioner Young, seconded by Souleyrette, 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 Guidelines for The Commitment House, 115 Parkway Drive, with no conditions.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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AMENDED DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES REVIEW for 131 Parkway Drive

Request: Development Plan and Commercial Design Review with waivers
Project Name: Whayne's Supply
Location: 131 Parkway Drive
Owner: Boyd Elizabethtown, LLC
Applicant: Whayne Supply

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. Mr. Hawkins oriented the Commission with the location of the property, identifying adjoining zoning classifications and developments. The applicant is proposing an expansion of the existing Whayne Supply. The proposed expansion is approximately 11,600 square feet. Access to the site will not be affected, however, an additional row of parking will be added on the southern side of the property and an extension of the drive lane to the rear of the property. Utilities are available on site. No waivers have been requested. Staff recommends approval of the development plan.

Mr. Hawkins reviewed the commercial design guidelines describing materials, color scheme, and elevations. The proposed expansion will continue the same look as the existing building, which at the time did not go through commercial design. To keep the same look for continuity, two waivers are being requested. Section 154.134(A)(1) – Materials and Colors (all facades) to allow for vertical metals panels on the exterior of all three sides and Section 154.134(D)(2) – Roofs (east and north facades) to allow for no variation in a roofline over 100 feet in length. Staff recommends approval of the commercial design guidelines and requested waivers.

Those speaking in favor of the request:

No one spoke in favor of the request.

Those speaking in opposition:

No one spoke in opposition to the request.

Commercial Design Review Guidelines for Whayne's Supply located at 131 Parkway Drive

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

WHEREAS, the Elizabethtown Planning Commission (the Commission) finds that there are special circumstances since it is in an industrial park. These waiver requests will not adversely affect the public health, safety, or welfare; and

WHEREAS, the Commission finds that the proposed use will act more like an industrial use than a commercial office use. This area is an industrial area and although there will be an office for the business, the majority of the building will have uses like maintenance and storage of construction equipment; and

WHEREAS, the Commission finds that there are only three developments in this industrial subdivision. One is a mechanical business (proposed), one is a halfway house, and the other a concrete plant. With a

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recent preliminary plat being approved for the remainder of the property as an industrial subdivision, the expectation is that this trend will continue.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guidelines for Whayne's Supply, 131 Parkway Drive, with the following waivers:

- Section 154.134(A)(1) – Materials and Colors (all facades), to allow for vertical metals panels on the exterior of all three sides
- Section 154.134(D)(2) – Roofs (east and north facades), to allow for no variation in a roofline over 100 feet in length

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

Amended Development Plan for Whayne's Supply located at 131 Parkway Drive

On a motion by Commissioner Souleyrette, 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 Amended Development Plan for Whayne's Supply, 131 Parkway Drive, with no conditions.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES REVIEW for 151 The Loop

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|---------------|---|
| Request: | Development Plan and Commercial Design Review |
| Project Name: | Drake's Restaurant |
| Location: | 151 The Loop |
| Owner: | The Overlook at Buffalo Creek, LLC |
| Applicant: | Bluegrass Hospitality Group |

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. Mr. Hawkins oriented the Commission with the location of the property, identifying adjoining zoning classifications and developments. The applicant is proposing a Drake's restaurant. The building will be approximately 7,250 square feet, including a little over 1,000 square feet of outdoor dining. Access will come from two access points off The Loop. Utilities are available on site. The landscape plan is still pending approval by the staff. No waivers are being requested. Staff recommends approval of the development plan.

Mr. Hawkins reviewed the commercial design guidelines describing materials, color scheme, and elevations. No waivers are being requested. Staff recommends approval of the commercial design guidelines.

Those speaking in favor of the request:

No one spoke in favor of the request.

Those speaking in opposition:

No one spoke in opposition to the request.

Commercial Design Review Guidelines for Drake's Restaurant located at 151 The Loop

On a motion by Commissioner Dozer, seconded by Souleyrette, 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 Guidelines for Drake's Restaurant, 151 The Loop, with the following conditions:

1. Screen rooftop equipment
2. Provide animating features on the West (rear) façade or provide landscape screening to screen the lack of animating features.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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Development Plan for Drake's Restaurant located at 151 The Loop

On a motion by Commissioner Dozer, seconded by Souleyrette, 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 Drake's Restaurant, 151 The Loop, with the following condition:

1. Work with staff to finalize a landscape plan.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES REVIEW for 711 Nicholas Street

Request: Development Plan and Commercial Design Review with waivers
Project Name: Nicholas Street Storage
Location: 711 Nicholas Street
Owner: Carjack Properties, LLC
Applicant: Carjack Properties, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Jim Shaw presented the staff report and accompanying PowerPoint presentation. Mr. Shaw oriented the Commission with the location of the property, identifying adjoining zoning classifications and developments. The applicant is proposing a residential storage facility containing 15 buildings. An on-site office will be included in one of the buildings. Since the development will be divided into two parts due to the site being split by a blue line stream, two access points are proposed off Nicholas Street.

Mr. Shaw reviewed the commercial design guidelines describing materials, color scheme, and elevations. Four waivers are being requested. Section 154.134(A)(1) – Materials and Colors, to allow for metal siding as a predominant material; Section 154.134(B)(2) – Facades and Exterior Walls, to allow for no projections on any of the facades on a building over 100 feet in length; Section 154.134(D)(2) – Roofs, to allow for no variation in a roofline over 100 feet in length; and Section 154.135(E)(4) – Landscaping adjacent to residentially zoned property to reduce the width of 20 ft landscape buffer to 10 feet in some locations.

Staff believes some drive lanes can be narrowed, and buildings shifted to increase the amount of landscape buffer being provided. Staff recommends the applicant continue working to shift buildings to provide additional buffer along the north and south property lines.

Those speaking in favor of the request:

No one spoke in favor of the request.

Those speaking in opposition:

No one spoke in opposition to the request.

Commercial Design Review Guidelines for Nicholas Street Storage located at 711 Nicholas Street

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

WHEREAS, the Elizabethtown Planning Commission (the Commission) finds that there are special circumstances related to the residential storage use. Most building facades (those facing each other) will not be visible from the adjacent properties; and

WHEREAS, the Commission finds that there are multiple utility easements crossing the property at various locations that create constraints on siting the buildings; and

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WHEREAS, the Commission finds that the partners in this project own the properties on two sides and they consider those properties fully developed. The City of Elizabethtown owns the soccer fields on the southwest side and no significant changes are anticipated in the near future. The remaining side of the property is bounded by double railroad tracks and the South Mulberry Street right of way. Businesses on the other side of South Mulberry would experience minimal impacts from the proposed development.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guidelines for Nicholas Street Storage, 711 Nicholas Street, with the following waivers:

- Section 154.134(A)(1) – Materials and Colors, to allow for metal siding as a predominant material.
- Section 154.134(B)(2) – Facades and Exterior Walls, to allow for no projections on any of the facades on a building over 100 feet in length.
- Section 154.134(D)(2) – Roofs, to allow for no variation in a roofline over 100 feet in length.
- Section 154.135(E)(4) – Landscaping adjacent to residentially zoned property to reduce the width of 20 ft landscape buffer to 10 feet in some locations.

With the following condition:

1. The use of brick on the entirety of all end facades visible from a right of way.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

Development Plan for Nicholas Street Storage located at 711 Nicholas Street

On a motion by Commissioner Dozer, seconded by Souleyrette, 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 Nicholas Street Storage, 711 Nicholas Street with the following conditions:

1. Approval of variances by the Board of Zoning Adjustment.
2. Approval of an enhanced landscape plan by staff that includes a mix of deciduous and evergreen trees, and shrubs for screening.
3. Approval of a decorative fence around the development.
4. Approval by all reviewing departments and agencies.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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Director's Report:

The Chairperson introduced the agenda item. Joe Reverman discussed upcoming agenda items and meeting schedule. Mr. Reverman informed the Commission the City Engineer will be making a presentation on current and upcoming projects in the city. Mr. Reverman also discussed upcoming training options and locations for the Commission members, stating they need to complete 8 hours of training every 2 years. This training is paid for by the City. Mr. Reverman also discussed new positions in the department. Due to the increase in development, the city will be hiring a second permit clerk.

Commission Member Items:

The Chairperson introduced the agenda item. Chairperson Rice reminded the Commissioners and staff about setting up a joint meeting sometime in early spring with the City Council.

Adjournment:

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner Young. The Chairperson declared the meeting adjourned at 7:23 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

12 day of Dec, 2023



Steve Rice, Chairperson
Elizabethtown Planning Commission