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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

MARCH 26, 2024

6:00 P.M.

PRITCHARD COMMUNITY CENTER, 404 S. MULBERRY STREET

1. Call to Order
2. Approval of Minutes – March 12, 2024
3. Public Hearing No. 2024-PC-02
 - Zoning Map Amendment, C-1 Neighborhood Office to C-2 Neighborhood Commercial
 - Development Plan and Commercial Design Guidelines Review for Baptist Health Hardin Ambulatory CenterLocation: 917 Memorial Court
4. Development Plan for Etown Fire Station #4
Location: 902 North Mulberry Street
5. Development Plan and Commercial Design Guidelines Review for Ricky's Dent Shop
Location: 1700 Leitchfield Road
6. Development Plan for Residence Inn by Marriott
Location: 3001 Ring Road
7. Commission Member Items
8. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
MARCH 26, 2024**

A meeting of the Elizabethtown Planning Commission was held on March 26, 2024 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

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

Commission members absent:

Kasey McCrary

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Matt Hess, Commission Attorney

The following matters were considered:

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APPROVAL OF MINUTES

MARCH 12, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES

On a motion made by Commissioner Dozer, 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 March 12, 2024.

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. 2024-PC-02

Request: Zoning Map Amendment from C-1 to C-2 and Development Plan
Project Name: Baptist Health Hardin Ambulatory Center
Location: 917 Memorial Court
Owner: Aulbach Pence, LLC
Applicant: Aulbach Pence, LLC

Chairperson Rice introduced the agenda item and opened the public hearing at 6:01 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 request for this zone change was needed for the purpose of allowing a larger building. While the ambulatory center is allowed in the existing C-1 zone, the C-1 has a max building size of 5,000 square feet. While the size of the ambulatory center is unknown at this time, Baptist Health Hardin will need a building that exceeds the 5,000 square foot maximum to accommodate more ambulances and office space. Staff recommends approval of the zone change from C-1 to C-2.

The development plan shows a single building housing an office space and ambulance parking bays. Access will come from two points off Memorial Court as shown on this plan for this development's access. Staff recommends tabling the development plan to allow more time for staff to work with the architect on the design of the building.

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.

Deliberation:

The Commission had no questions or comments during deliberation.

Zoning Map Amendment for property, 917 Memorial Court

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

WHEREAS, the Elizabethtown Planning Commission (the Commission) finds the proposed zoning map amendment from C-1 Neighborhood Office to C-2 Neighborhood Commercial complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, the Commission finds that access to the property will come from Memorial Court; and

WHEREAS, the Commission finds that the size and scale of an ambulatory development; and

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WHEREAS, the Commission finds that water is available on the property and a sewer extension is proposed; and

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

WHEREAS, the Commission finds that the C-2 zoning would continue the pattern of medical commercial uses in close proximity to the Hospital; and

WHEREAS, the Commission finds that the creek on the rear of the property would provide a natural buffer and transition to the residential uses to the east of this property; and

WHEREAS, the Commission finds that this development is a medical use and supports the hospital by providing emergency vehicles easy access to the hospital and North Dixie Avenue; 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 the building design will be compatible with the development patterns of the nearby commercial development at a neighborhood scale.

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from C-1 Neighborhood Office to C-2 Neighborhood Commercial, for property located at 917 Memorial Court, be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

Development Plan for the Baptist Health Hardin Ambulatory Center, 917 Memorial Court

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 **TABLE** the Development Plan for the Baptist Health Hardin Ambulatory Center, located at 917 Memorial Court, to allow staff more time to work with the architect on the design of the building.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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

DEVELOPMENT PLAN for 902 North Mulberry Street

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Request: Development Plan
Project Name: Elizabethtown Fire Station #4
Location: 902 North Mulberry Street
Owner: City of Elizabethtown
Applicant: City of Elizabethtown

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. Currently vacant, the City of Elizabethtown plans to construct Fire Station #4 on this site. A single access point from North Mulberry Street is proposed. KRS 100 defines this type of facility as a "Public Facility" and prior to a permit being issued, the Planning Commission must advise the City how the project will comply with the Comprehensive Plan.

This proposal complies with the Comprehensive Plan and the intent of the zoning regulations as they pertain to setbacks, landscaping, site and building design and the objective to provide high quality police, fire, and emergency response services to existing and future development. Staff recommends the development plan be approved with recommendations.

Commissioner Souleyrette asked about the proposed sidewalk that is shown on the east property line. Mr. Hawkins stated it would be a shared sidewalk between this property and the property to the east to provide better pedestrian connectivity. Commissioner Young asked if the State's improvement of the intersection at French Street and Mulberry Street consists of a roundabout. City Administrator, Ed Poppe, stated the State's preliminary study and design work does show a roundabout at that location. Mr. Poppe said this location provides full access for the fire station.

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.

Development Plan for Elizabethtown Fire Station #4, 902 North Mulberry Street

On a motion by Commissioner Souleyrette, seconded by Dozer, 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 Elizabethtown Fire Station #4, 902 North Mulberry Street, with the following recommendations:

1. Provide a sidewalk along the North Mulberry Street frontage.
2. Utilize the pedestrian sidewalk connection on the east side of the property as a shared connection with the adjacent property (church).
3. Coordinate access with the state to ensure full access will remain after the State KYTC completes their US 62 corridor project.

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The vote was as follows:

YES: Commissioners Rice, Dozer, and Souleyrette

NO: Commissioner Young

NOT PRESENT: Commissioner McCrary

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DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES REVIEW for 1700 Leitchfield Road

Request: Development Plan and Commercial Design Review with waivers
Project Name: Ricky’s Dent Shop
Location: 1700 Leitchfield Road
Owner: Ricky Spurling
Applicant: Ricky Spurling

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 3,065 square foot addition to the existing business on this site. Access will remain a single access point off Leitchfield Road. Stormwater will be directed to the drainage network along Leitchfield Road. Water is available on-site, however this site is not connected to the public sewer system. Along with the addition, the applicant is proposing to utilize a grinder pump station and construct a force main that will pump the wastewater to a manhole along Leitchfield Road. The City Engineer has approved this plan. Landscaping meets the requirements of the zoning ordinance. No waivers have been requested. Staff recommends approval of the development plan with conditions.

Mr. Hawkins reviewed the commercial design guidelines describing materials, color scheme, and elevations. The applicant is proposing to remove the vinyl siding on all four sides and add vertical metal siding to all facades on both the existing building and the addition. A stone veneer as a skirt along the bottom of the south, west, and east facades is also proposed. Two waivers are being requested. Section 154.134(A)(1) – Materials and Colors, to allow the east, west, and north facades to have vertical metal panels as the predominant material. Section 154.134(B)(2) – Facades and Exterior Walls, to waive the requirement for building projection and animating features on the north façade. Staff recommends approval of the commercial design guidelines and requested waivers.

The Commission discussed the approval of the waiver to allow the use of the metal panels as a predominant material. Mr. Hawkins stated the applicant likely chose the metal panels due to the material being cost effective. Mr. Reverman stated when approving a waiver to allow metal panels to be used as a predominant material, the use of the building should be taken into consideration.

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.

Development Plan for Ricky’s Dent Shop, 1700 Leitchfield Road

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 Development Plan and Landscape Plan for Ricky’s Dent Shop, 1700 Leitchfield Road, with the following condition:

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1. Provide pedestrian connection from the public walk to the building.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

Commercial Design Guidelines for Ricky’s Dent Shop, 1700 Leitchfield Road

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

Waiver of 154.134(A)(1) – Materials and Colors

Waiver of 154.134(B)(2) – Facades and Exterior Walls

WHEREAS, the use of metal panels as a predominant material on the north, east, and west facades and the lack of projections and animating features on the north façade will not detract from the appearance of the adjacent residentially and commercially zoned properties to the west, east, and north. Extra landscaping along the north lot line will be used to provide screening from the north.

WHEREAS, the site is located in Sub Area 13 (Industrial Park) which states this area should be developed as Regional Commercial; that landscaping, signage, and lighting should be aesthetically pleasing; that transition in uses should be encouraged with landscape buffering; that developments in this area should have a variety of materials and varying facades and rooflines; that materials should be varied in a thoughtful manner so as not to detract from the overall design. With the building facing towards Leitchfield Road, the front façade (south) will be visible from the road and will be comprised of approved predominant materials creating an improved development. The north, west, and east facades will be adequately screened by an aesthetically pleasing landscape plan that meets the requirements of the Zoning Ordinance.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guidelines for Ricky’s Dent Shop, 1700 Leitchfield Road, with the following waivers:

- Section 154.134(A)(1) – Materials and Colors, to allow vertical metal panels as a predominant material on the east, west, and north facades.
- Section 154.134(B)(2) – Facades and Exterior Walls, to waive the requirement for building projection and animating features on the north façade.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NOT PRESENT: Commissioner McCrary

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DEVELOPMENT PLAN for 3001 Ring Road

Request: Development Plan
Project Name: Residence Inn by Marriott
Location: 3001 Ring Road
Owner: CABG2V
Applicant: Sweet Living Capital, Inc.

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins stated this item was to be presented at the February 13, 2024 meeting, however, due to last minute adjustments needing to be made to the development plan, the applicant requested the item be pulled from that meeting agenda.

Prior to tonight's meeting, staff was informed there have been significant changes to the building design. Staff recommends tabling the item.

Development Plan for Residence Inn by Marriott, 3001 Ring 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 **TABLE** the Development Plan for Residence Inn by Marriott, 3001 Ring Road.

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. This item was not presented.

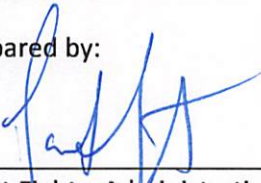
Commission Member Items:

The Chairperson introduced the agenda item. Commissioner Dozer asked Mr. Reverman for an update regarding a driveway issue. Mr. Reverman stated he did not have an updated at this time, but he is working on a resolution and will follow up.

Adjournment:

There being no further items to discuss, Commissioner Dozer made a motion to adjourn with a second by Commissioner Souleyrette. The Chairperson declared the meeting adjourned at 6:54 p.m.

Prepared by:

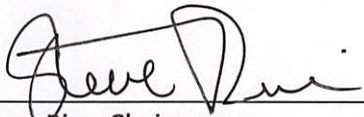


Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

9 day of April 2024



Steve Rice, Chairperson
Elizabethtown Planning Commission