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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

JUNE 25, 2024

6:00 P.M.

PRITCHARD COMMUNITY CENTER, 404 S. MULBERRY STREET

1. Call to Order
2. Approval of Minutes – June 11, 2024
3. Public Hearing No. 2024-PC-09
 - Zoning Map Amendment, C-2 Neighborhood Commercial to C-3 Regional Commercial
 - Development Plan and Commercial Design Guidelines Review for Freddy's Restaurant
Location: 1151 Ring Road
4. Director's Report
5. Commission Member Items
6. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
JUNE 25, 2024**

A meeting of the Elizabethtown Planning Commission was held on June 25, 2024 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Kasey McCrary

Maurice Young

Kyle Souleyrette

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

Commission members absent:

Ken Dozer, Vice Chairperson

Staff members present:

Joe Reverman, Planning Director

Madeline Drake, Planner I

Commission Attorney Matt Hess

The following matters were considered:

**PLANNING COMMISSION MINUTES
JUNE 25, 2024**

APPROVAL OF MINUTES

JUNE 11, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES

On a motion made by Commissioner McCrary, 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 June 11, 2024.

The vote was as follows:

YES: Commissioners Rice, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Dozer

**PLANNING COMMISSION MINUTES
JUNE 25, 2024**

PUBLIC HEARING No. 2024-PC-09

Request: Zoning Map Amendment, Development Plan, & Commercial Design
Project Name: Freddy’s Restaurant
Location: 1151 Ring Road
Owner: Ring 123, LLC
Applicant: X Properties, LLC

Chairperson Rice introduced the agenda item and opened the public hearing at 6:03 p.m. and presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Agency Testimony:

Joe Reverman 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 request for a change of zoning is to allow a drive-thru on the proposed Freddy’s restaurant. In the C-2 zoning district, a drive-thru, when associated with a principal use, is a conditional use. In the C-3 zoning district, the drive-thru component is a permitted use by right. Staff recommends approval of the zone change from C-2 Neighborhood Commercial to C-3 Regional Commercial.

The development plan shows a 3,140 square foot commercial building on the site. Access is proposed off Ring Road at the light for Menards Way. Utilities are available to the site. The access road will be labeled as future right-of-way as the plans are to extend this road to the adjacent property and convert it to a city street. Sidewalks along the entire Ring Road frontage and the western side of the access road are proposed. The landscape plan shows the required amount of street front trees and hedgerows. No waivers are being requested. Staff recommends approval of the development plan with conditions.

Mr. Reverman reviewed the commercial design guidelines describing materials, color scheme, and elevations. The proposed building will be a mixture of brick and EIFS with metal coping. The brick will be a combination of brown and beige colors and the EIFS a combination of beige and gray. Red and white awnings will be installed along all four sides of the building over the windows and entrances. No waivers are being requested. Staff recommends approval of the commercial design guidelines with no conditions.

Chairperson Rice asked where the drive-thru window and stacking area will be located. Mr. Reverman identified the location of the drive-thru and stacking lanes along the north and south sides of the building. Commissioner Souleyrette asked about the location of the new city street. Mr. Reverman stated the new city street will come from Ring Road and eventually extend through the property as it’s developed.

Those speaking in favor of the request:

Shelt Lewis, 122 North Main Street, Suite 202, Elizabethtown, KY 42701

Summary of those speaking in favor:

Shelt Lewis stated the applicant had originally submitted a preliminary subdivision plat for the entire lot, however, without knowing the location of the new city street beyond this project or when the rest of the site would be developed, it was decided to only submit the development plan for the restaurant at this time. Mr. Lewis also stated that even though a drive thru restaurant would have been permitted in

**PLANNING COMMISSION MINUTES
JUNE 25, 2024**

the C-2 zone with approval of a conditional use permit, based on the surrounding zoning designations, the C-3 zoning classification is more appropriate for this site.

Those speaking in opposition to the request:

No one spoke in opposition.

Zoning Map Amendment for 1151 Ring Road

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

WHEREAS, the Elizabethtown Planning Commission (Commission) finds the proposed zoning map amendment from C-2, Neighborhood Commercial to C-3, Regional Commercial complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, the Commission finds the size and scale of the proposed development will reflect the character and style of the commercial uses along Ring Road; and

WHEREAS, the Commission finds access to the project will be provided from a single access point off Ring Road. Two access points will be provided off the internal access road (future right-of-way); and

WHEREAS, the Commission finds future development of the property will extend the future right-of-way and provide connections to adjacent properties; and

WHEREAS, the Commission finds sewer is available onsite, and water is available to be extended to the property; and

WHEREAS, the Commission finds the proposed zoning would allow a restaurant use with a drive thru as a principal use; and

WHEREAS, the Commission finds a pedestrian connection is shown within the development that will connect with a sidewalk that will be constructed along Ring Road; and

WHEREAS, the Commission finds the proposed development will be required to go through the commercial design review process, ensuring a higher quality development with enhanced building and site aesthetics; and

WHEREAS, the Commission finds the proposed development is a regional commercial use; and

WHEREAS, the Commission finds the proposed access point for this development is at the signalized intersection of Ring Road and Menards Way.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Map Amendment from C-2 Neighborhood Commercial to C-3 Regional Commercial, for property located at 1151 Ring Road, be **APPROVED**.

**PLANNING COMMISSION MINUTES
JUNE 25, 2024**

The vote was as follows:

YES: Commissioners Rice, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Dozer

Development Plan for Freddy’s Restaurant, 1151 Ring Road

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan for Freddy’s Restaurant, 1151 Ring Road, with the following conditions:

1. Submit an Amended Record Plat to remove the Future Development Tract designation from the property.
2. An Amended Record Plat be recorded that provides for future dedication of ROW to the adjacent property.

The vote was as follows:

YES: Commissioners Rice, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Dozer

Commercial Design Guidelines for Freddy’s Restaurant, 1151 Ring Road

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

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guidelines for Freddy’s Restaurant, 1151 Ring Road, with no conditions.

The vote was as follows:

YES: Commissioners Rice, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Dozer

Chairperson Rice closed the hearing at 6:30 p.m.

**PLANNING COMMISSION MINUTES
JUNE 25, 2024**

Director's Report:

The Chairperson introduced the agenda item. Mr. Reverman reviewed upcoming agenda items for Commission meetings in July and August. He gave an update on staff researching short term rental regulations to see if any changes are needed to the Zoning Ordinance. A second meeting with CVC was held showing updated renderings of the Towne Mall. The courthouse located in the center of the square, which will be converted into a hotel, should begin work in the fall. Mr. Reverman stated the city has entered into a contract with MCCi to implement their permitting software, GovBuilt.

Commission Member Items:

The Chairperson introduced the agenda item. Commissioner McCrary and Chairperson Rice shared concerns with the traffic congestion created by the new Dunkin' Donuts at the intersection of North Dixie and Diecks Drive. Commissioner McCrary would like to see the minimum stacking requirement increased for drive thru restaurants. Commissioner Souleyrette asked who is responsible for maintaining the landscaping around the subdivision signs for Arlington Park Subdivision at the intersection of Robinbrooke Boulevard and Veterans Way. Councilman Fulkerson stated the developer is responsible for landscape maintenance around the signs.

Adjournment:

There being no further items to discuss, Commissioner Young made a motion to adjourn with a second by Commissioner McCrary. The Chairperson declared the meeting adjourned at 6:55 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

9th day of July, 2024



Steve Rice, Chairperson
Elizabethtown Planning Commission