

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
Kasey McCrary
Maurice Young
Kyle Souleyrette

CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION
REGULAR MEETING AGENDA

JULY 23, 2024

6:00 P.M.

PRITCHARD COMMUNITY CENTER, 404 S. MULBERRY STREET

1. Call to Order
2. Approval of Minutes – July 9, 2024
3. Public Hearing No. 2024-PC-10
 - Zoning Map Amendment, R-2 Suburban Residential to R-3 Urban Residential, Limited
 - Preliminary Subdivision Plat for Winchester Park, Section 7, Lot 116Location: 1505 North Miles Street
4. Waiver of Subdivision Regulations for a Future Development Subdivision
Location: 200 South Provident Way
5. Director's Report
6. Commission Member Items
7. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
JULY 23, 2024**

A meeting of the Elizabethtown Planning Commission was held on July 23, 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

Kasey McCrary

Maurice Young

Kyle Souleyrette

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

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Madeline Drake, Planner I

Commission Attorney Matt Hess

The following matters were considered:

**PLANNING COMMISSION MINUTES
JULY 23, 2024**

APPROVAL OF MINUTES

JULY 9, 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, with corrections, of its meeting conducted on July 9, 2024.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

**PLANNING COMMISSION MINUTES
JULY 23, 2024**

PUBLIC HEARING No. 2024-PC-10

Request: Zoning Map Amendment & Preliminary Subdivision Plat
Project Name: Winchester Park, Sec. 7, Lot 116
Location: 1505 North Miles Street
Owner: The James M. Lile Revocable Living Trust
Applicant: The James M. Lile Revocable Living Trust

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:

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 request for the zone change is to allow a duplex/zero lot line development. The applicant is proposing six duplexes on this site, totaling 12 dwelling units. Staff recommends approval of the zone change from R-2 Suburban Residential, General to R-3 Urban Residential.

The preliminary plat shows 13 total lots, one for each individual dwelling unit and one for stormwater. Access will come from a new city street via a single access point off North Miles Street. Utilities are currently available to the site and there is sufficient capacity for the development. Staff recommends approval of the preliminary subdivision plat with conditions.

Commissioner McCrary asked if a duplex is considered one or two dwelling units and if based on the proposed density, would they be required to provide amenities. Mr. Hawkins stated a duplex is considered two dwelling units and since they do not exceed the recommended max density, they will not be required to provide amenities.

Those speaking in favor of the request:

Mike Billings, 315 S. Mulberry Street, Elizabethtown, KY 42701
James M. Lile, 802 Foxfire Road, Elizabethtown, KY 42701

Summary of those speaking in favor:

Mike Billings stated due to the applicant wanting to construct duplexes on the site, which the current zoning designation does not allow, the request to change the zoning classification from R-2 to R-3 was needed. Vice Chairperson Dozer asked what the proposed square footage of each unit would be. James Lile stated he is proposing for each unit to be approximately 1,450 square feet and would like to see residents in the 50+ age range occupying the units.

Questions:

Charles Head, 900 Winchester Boulevard, Elizabethtown, KY 42701
Eric Brandenburg, 1506 Manchester Drive, Elizabethtown, KY 42701

Summary of questions:

Charles Head asked how stormwater drainage would be managed. Mike Billings stated the runoff would drain to an existing detention basin on Lot 130. Eric Brandenburg asked if the developer would be installing a new water main or would they tap into the existing water line to get access to water for the

**PLANNING COMMISSION MINUTES
JULY 23, 2024**

subdivision. Mr. Billings stated there is a water line across North Miles Street, however, to gain access would be a large expense due to the road being five lanes. He stated the developer is proposing to tap into the water line at the rear of Lot 125 once HCWD2 confirms the location of the line.

Those speaking in opposition to the request:

No one spoke in opposition.

Deliberation:

Vice Chairperson Dozer feels the proposed zoning classification of R-3 is appropriate as the classification is similar to other duplex projects in the area. Chairperson Rice stated the proposed project is a good use of the land.

Zoning Map Amendment for 1505 North Miles Street

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 (Commission) finds the proposed zoning map amendment from R-2, Suburban Residential, General to R-3, Urban Residential, Limited complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, the Commission finds access to the property will come from a new city street via North Miles Street; and

WHEREAS, the Commission finds the size and scale of an R-3 development would be comparable with nearby existing development, including the duplex development on the north side of Elizabethtown Baptist Church; and

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

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

WHEREAS, the Commission finds the Recommended Land Use Map designates this property as Suburban Residential between 2 and 6 single family residences per acre. The proposal for R-3 allows a maximum of 8 single family or duplexes per acre. Uses in R-3 are compatible with surrounding developments. Proposals that exceed 6 dwelling units per acre should provide enhanced amenities; and

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

WHEREAS, the Commission finds this development will be required screening and buffering along adjacent properties; and

WHEREAS, the Commission finds with this being an infill development with lot access from the lower classified street (new city street), the existing street network provides proper connectivity; and

PLANNING COMMISSION MINUTES
JULY 23, 2024

WHEREAS, the Commission finds a sidewalk will be required to be constructed along both sides of the new city street; and

WHEREAS, the Commission finds the building design will be compatible with the development patterns of the nearby residential developments at a neighborhood scale.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Map Amendment from R-2 Suburban Residential, General to R-3 Urban Residential, for property located at 1505 North Miles Street, be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

Preliminary Subdivision Plat for Winchester Park, Section 7, Lot 116, 1505 North Miles Street

On a motion by Commissioner Dozer, seconded by Commissioner McCrary, 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 Preliminary Subdivision Plat for Winchester Park, Section 7, Lot 116, located at 1505 North Miles Street, with the following condition:

1. At the record plat stage, provide maintenance agreement for the basin lot giving assurance and clarity for how the lot will be maintained.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

Chairperson Rice closed the hearing at 6:37 p.m.

**PLANNING COMMISSION MINUTES
JULY 23, 2024**

SUBDIVISION REGULATIONS WAIVER for a Future Development Subdivision

Request: Subdivision Regulations Waiver, Section 1.13(U)(3)
Project Name: Hardin County Government Subdivision
Location: 200 South Provident Way
Owner: Hardin County Government
Applicant: Hardin County Government

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. A plat has been filed to subdivide this property into two future development tracts. To create a future development tract, the minimum lot size must be at least 10 acres. The agreement between the Hardin County Government and the Community Foundation is for the transfer of 9 acres of land at this location. The applicant is requesting a waiver of Section 1.13(U)(3) Future Development Tract, to reduce the future development tract requirement from 10 acres to the proposed 9 acres for the Foundation portion of this property. Staff recommends approval of the subdivision regulations waiver.

Those speaking in favor of the request:

No one spoke in favor.

Those speaking in opposition to the request:

No one spoke in opposition.

Deliberation:

Vice Chairperson Dozer agrees with staff's recommendation to approve the waiver and noted before any development may occur, a major plat will need to come back before the Commission for approval.

Subdivision Regulations Waiver for a Future Development Subdivision, 200 South Provident Way

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

Waiver of Section 1.13(U)(3) – Future Development Tract

WHEREAS, the Elizabethtown Planning Commission finds that the intent of a future development tract is to provide protection to the City to ensure public improvements are made to a property at the time of development while at the same time allowing a property owner to subdivide property for transfer without having to install said improvements. The request for a 9 acre tract does not adversely affect the City's ability to ensure public improvements are provided prior to development of the property. The Future Development Tract designation will clearly convey to future purchasers that additional approvals will be required prior to development of the property. Allowing a future development tract to be approved at 9 acres allows the property owner the ability to transfer a portion of their property to the Community Foundation as agreed upon.

PLANNING COMMISSION MINUTES
JULY 23, 2024

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Subdivision Regulations Waiver for a Future Development Tract, 200 South Provident Way, with the following waiver:

- Section 1.13(U)(3) – Future Development Tract, to reduce the minimum 10 acre requirement for a Future Development Tract to 9 acres.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

**PLANNING COMMISSION MINUTES
JULY 23, 2024**

Director's Report:

The Chairperson introduced the agenda item. Joe Reverman reviewed potential upcoming cases for the August meetings. He gave updates on several zone change submittals stating staff is working with applicants to finalize applications before bringing the requests before the Commission. Mr. Reverman updated the Commission on the residential zoning stakeholder meeting that took place on July 17 and stated the next steps will be to develop recommended updates to present to the Commission. On July 29, the Mayor, along with the Mayor of Louisville Metro and other County Judge Executives, have been invited to speak to the KY Housing Task Force in Frankfort on issues regarding affordable housing. At its July 8 meeting, the City Council passed an ordinance approving the operation of medical cannabis facilities in the city. The staff is in the process of drafting recommended land use regulations for medical cannabis facilities to present to the Commission. Mr. Reverman also gave an update on the status of the US 62 Project – French St. to I-65. A public meeting is scheduled for August 13th from 5-7pm at Tourism.

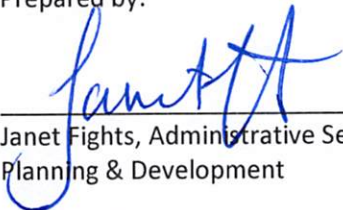
Commission Member Items:

The Chairperson introduced the agenda item. Commissioner Young would like staff to look into scheduling a joint meeting between the Commission and 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 7:09 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

13 day of August, 2024



Steve Rice, Chairperson
Elizabethtown Planning Commission