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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  
October 8, 2024  
6:00 p.m.  
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – September 24, 2024
3. Development Plan with Commercial Design Review for Watson Medical Office  
Location: 1103 North Ridge Drive
4. Slim Chickens Seasonal Enclosure Memo  
Location: 412 West Dixie Avenue
5. Public Hearing No. 2024-PC-13  
Zoning Text Amendments – Medicinal Cannabis Regulations
6. Commission Member Items
7. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
OCTOBER 8, 2024**

A meeting of the Elizabethtown Planning Commission was held on October 8, 2024 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

**Commission members present:**

Steve Rice, Chairperson

Maurice Young

Kyle Souleyrette

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

**Commission members absent:**

Ken Dozer, Vice Chairperson

Kasey McCrary

**Staff members present:**

Joe Reverman, Planning Director

Madeline Drake, Planner I

Commission Attorney Matt Hess

The following matters were considered:

**PLANNING COMMISSION MINUTES  
OCTOBER 8, 2024**

**APPROVAL OF MINUTES**

**September 24, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion made by Commissioner Young, 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 September 24, 2024.

**The vote was as follows:**

**YES:** Commissioners Rice, Young, and Souleyrette

**NOT PRESENT:** Commissioners Dozer and McCrary

**PLANNING COMMISSION MINUTES  
OCTOBER 8, 2024**

**DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES for 1103 North Ridge Drive**

Request: Development Plan & Commercial Design Guidelines  
Project Name: Watson Medical Office  
Location: 1103 North Ridge Drive  
Owner: Cornerstone Property Group, LLC  
Applicant: Cornerstone Property Group, LLC

**Agency Testimony:**

The Chairperson introduced the agenda item. Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to construct a medical office use on this site. The proposed building will be 5,640 square feet of total floor area and one story tall. Access to the site will come from a single point from North Ridge Drive. Stormwater will be directed towards the creek that runs along the CSX railroad tracks. All utilities are available on site. A landscape plan has been submitted and is in compliance with the Zoning Ordinance. No waivers are being requested. Staff recommends approval of the development plan and landscape plan with no conditions.

Ms. Drake reviewed the commercial design guidelines describing materials, color scheme, and elevations. The proposed building will be composed of red brick and windows with a black shingle hip roof. Parking will be available on the north and west sides of the lot. There is no proposed trash enclosure for this development. No waivers are being requested. Staff recommends approval of the commercial design guidelines with no conditions.

Commissioner Souleyrette asked if there would be an entrance off Dolphin Drive. Ms. Drake stated the only access would be from North Ridge Drive.

**Those speaking in favor of the request:**

No one spoke in favor of the request.

**Those speaking in opposition to the request:**

No one spoke in opposition.

**Commercial Design Guidelines for Watson Medical Office located at 1103 North Ridge 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 Watson Medical Office, 1003 North Ridge Drive, with no conditions.

**The vote was as follows:**

**YES:** Commissioners Rice, Young, and Souleyrette

**NOT PRESENT:** Commissioners Dozer and McCrary

**PLANNING COMMISSION MINUTES  
OCTOBER 8, 2024**

**Development Plan for Watson Medical Office located at 1103 North Ridge 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 Development Plan for Watson Medical Office, 1103 North Ridge Drive, with no conditions.

**The vote was as follows:**

**YES:** Commissioners Rice, Young, and Souleyrette

**NOT PRESENT:** Commissioners Dozer and McCrary

**PLANNING COMMISSION MINUTES  
OCTOBER 8, 2024**

**COMMERCIAL DESIGN REVIEW WAIVER for 201 Corporate Drive**

Request: Commercial Design Guidelines Waiver  
Project Name: Slim Chickens Restaurant  
Location: 412 West Dixie Avenue  
Owner: Houchens Properties, Inc.  
Applicant: Houchens Properties, Inc.

**Agency Testimony:**

The Chairperson introduced the agenda item. Joe Reverman presented a staff memorandum providing an update to the Commission on the seasonal enclosure at Slim Chickens restaurant. At the April 23, 2024 meeting, the Commission tabled the request to allow the vinyl seasonal enclosure to remain full time as the principal enclosure material. The Commission directed the applicant to work with staff on other possible options to be brought back for consideration. The applicant is proposing to use retractable screens as a replacement for the existing vinyl closure.

**Those speaking in favor of the request:**

Danna Monroe, 309 Red Bud Drive, Elizabethtown, KY 42701

**Summary of those speaking in favor:**

Danna Monroe described the enclosure stating it would be made up of several independent motorized screens. The color of the screen would likely be black or bronze and be a canvas material. Ms. Monroe provided the Commission with a brochure showing the different options. Chairperson Rice asked if any mechanical machinery would be visible from outside the patio and if the screen would be tethered when in use. Ms. Monroe stated the rolling mechanism would not be visible and since the screen is on a track, it would remain stationary when tethered.

**Deliberation**

Commissioner Souleyrette asked if this would be an approved material. Mr. Reverman stated this material would still not be an approved predominant material, and would require a waiver by the Commission. Chairperson Rice asked to see a sample of the screen. Ms. Monroe stated she would be able to provide different samples at the next meeting.

**Commercial Design Guidelines Waiver for Slim Chickens located at 412 West Dixie Avenue**

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 **TABLE** the Commercial Design Guidelines Waiver for Slim Chickens, 412 West Dixie Avenue, until the October 22, 2024 meeting.

**The vote was as follows:**

**YES:** Commissioners Rice, Young, and Souleyrette

**NOT PRESENT:** Commissioners Dozer and McCrary

**PLANNING COMMISSION MINUTES  
OCTOBER 8, 2024**

**PUBLIC HEARING NO. 2024-PC-13**

Request: Zoning Text Amendments related to Medicinal Cannabis Regulations  
Applicant: City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 6:27 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 zoning text amendment staff report adding Medical Cannabis related uses into the Zoning Ordinance. In 2023 the Kentucky legislature adopted a Medical Cannabis law whereby local governments are granted the right to enact ordinance regulating cannabis business operations. In July 2024, the City Council adopted Ordinance 14-2024 to approve operation of medical cannabis facilities in the City of Elizabethtown authorized by KRS 218B.

KRS 218B specifies that the City may regulate the time, place, and manner of medical cannabis business operations so long as it is not less restrictive than KRS 218B, but may not impose an undue burden or make medical cannabis business operations unreasonable or impractical.

Mr. Reverman reviewed the definitions of cultivator, processor, producer, dispensary, and safety compliance facility in relation to medicinal cannabis. He also reviewed recommended setback/buffer requirements and operating hours.

Cultivator/Processor/Producer is proposed to be a permitted use by right in the I-1 and I-2 zones. Dispensary is proposed to be a permitted use by right in the C-3 zone. The Safety Compliance Facility is proposed to be a permitted use by right in the C-3, C-4, I-1 and I-2 zones.

KRS 218B sets a minimum setback/buffer of 1,000 feet for all schools and childcare centers. KRS 218B does not limit operating hours for these uses. The Commission could choose to limit operating hours for certain uses within the zoning ordinance.

The Commission discussed the setbacks/buffering requirements proposing to add to that requirement parks, athletic facilities, and playgrounds. The Commission discussed limiting operating hours for dispensaries of 8am – 8pm, similar to the requirements of KRS 218B.

**Zoning Text Amendments related to Medicinal Cannabis Regulations**

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 **CONTINUE** the Zoning Text Amendments related to Medicinal Cannabis Regulations, until the October 22, 2024, meeting.

PLANNING COMMISSION MINUTES  
OCTOBER 8, 2024

**The vote was as follows:**

**YES:** Commissioners Rice, Young, and Souleyrette

**NOT PRESENT:** Commissioners Dozer and McCrary

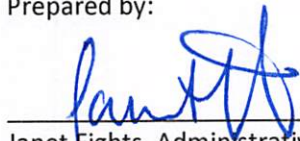
**Commission Member Items:**

The Chairperson introduced the agenda item. Chairperson Rice asked staff to look into the tall grass at 1612 Pear Orchard Road.

**Adjournment:**

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner Young. The Vice Chairperson declared the meeting adjourned at 7:03 p.m.

Prepared by:

  
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Janet Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

22 day of Oct, 2024

  
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Steve Rice, Chairperson  
Elizabethtown Planning Commission