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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 22, 2024  
6:00 p.m.  
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – October 8, 2024
3. Slim Chickens Seasonal Enclosure Waiver  
Location: 412 West Dixie Avenue
4. Development Plan and Commercial Design Review for Blue Sky Self Storage  
Location: 2927 Ring Road
5. Preliminary Subdivision Plat for Eagles Pointe, Lots 1 and 2  
Location: 500 Commerce Drive
6. Continuation of Public Hearing No. 2024-PC-13  
Zoning Text Amendments – Medicinal Cannabis Regulations
7. Public Hearing No. 2024-PC-14  
Zoning Text Amendments – Off-site directional signs
8. Commission Member Items
9. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
OCTOBER 22, 2024**

A meeting of the Elizabethtown Planning Commission was held on October 22, 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

Kyle Souleyrette

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

**Commission members absent:**

Maurice Young

**Staff members present:**

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Madeline Drake, Planner I

Commission Attorney Matt Hess

The following matters were considered:

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**APPROVAL OF MINUTES**

**OCTOBER 8, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion made by Commissioner Souleyrette, 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 8, 2024.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioner Young

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**COMMERCIAL DESIGN REVIEW WAIVER for 412 West Dixie Avenue**

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. At the October 8, 2024 meeting, the Commission asked the applicant to provide samples of the material that would be used for the screens and also different color options. Mr. Hawkins provided two different samples, both dark brown in color, and stated the screen has a black option as well. Staff would recommend approval on either the dark brown color or the black.

**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 to the request.

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

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 Waiver for Slim Chickens, 412 West Dixie Avenue, to allow a screen to be placed around the front porch with one of the three color options presented to the Commission.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioner Young

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**BLUE SKY SELF STORAGE located at 2927 Ring Road**

Request:	Amended Development Plan with Commercial Design Review
Project Name:	Blue Sky Self Storage
Location:	2927 Ring Road
Owner:	Cornerstone Property Group, LLC
Applicant:	Cornerstone Property Group, LLC

**Agency Testimony:**

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff memorandum. Blue Sky Self Storage has placed additional storage containers on site without either an amended development plan or a building permit. The original storage facility does not comply with the standards of 154.130, however, any new buildings on this development shall be required to go through the review process. Due to the additional storage units not being in compliance, staff are asking for direction regarding the design of these new buildings.

**Discussion:**

Vice Chairperson Dozer asked if the additional storage units are temporary structures. Mr. Hawkins stated that they were. Commissioner McCrary has concerns with them being up to current building code standards. Chairperson Rice does not believe the additional storage units meet the current design standards and would like staff to work with the applicant on bringing them into compliance. The Commission would also like staff to work with the applicant on screening and making sure the buildings are up to the current standards of the building code.

The Commission took no action.

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**PRELIMINARY SUBDIVISION PLAT for 1200 Commerce Drive**

Request: Preliminary Subdivision Plat  
Project Name: Eagle's Pointe Subd, Lots 1 and 2  
Location: 1200 Commerce Drive  
Owner: City of Elizabethtown / Keith National Corporation  
Applicant: City of Elizabethtown / Keith National Corporation

**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 and identified nearby zoning classifications and uses. This plat proposes an extension of Commerce Drive to connect the two existing ends of Commerce Drive. Lot 2A, which is owned by the City, will be utilized as the Buffalo Lake music venue. Lots 3 and 4, owned by Keith National Corp., will be developed later. Access for these lots will come from Commerce Drive.

As part of an agreement between the City and Keith National, a water line will be extended through each property by the City. Sewer will be extended into Lot 2A for the music venue by the City, and Keith National will be required to extend sewer to Lots 3 and 4. Stormwater will be covered at the development level. No waivers were requested. Staff recommends approval of the preliminary plat with no conditions.

**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.

**Preliminary Subdivision Plat for Eagle's Pointe Subd, Lots 1 and 2 located at 1200 Commerce Drive**

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 Preliminary Subdivision Plat for Eagle's Pointe Subd, Lots 1 and 2, 1200 Commerce Drive, with no conditions.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioner Young

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**PUBLIC HEARING NO. 2024-PC-14**

Request: Zoning Text Amendments related to Off-Site Directional Signs  
Applicant: City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 6:30 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. Off-premises signs, also known as billboards, generally advertise goods and services not located on the property that contains the sign. However, some signs act more as directional signage than off-premises signs which is the case for signs located along major corridors that advertise goods and services for a business located near that corridor, but not directly on that corridor.

The intent of this zoning text amendment is to allow certain types of destinations to advertise and provide direction to travelers along major corridors. When the sign is located at an intersection of a major corridor that provides access to that destination, the sign acts as more of an on-premises sign, or directional sign. The owner of the property in which a sign is located is always required to approve of construction and may elect to have a sign removed as they wish.

Commissioner McCrary asked how lighting, specifically flashing lights, would be regulated if at all. Mr. Reverman stated there are no limitations on how bright the lights on the sign can be, but there are limitations on moving and flashing lights and anything that could potentially distract drivers.

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

Ed Poppe, 200 West Dixie Avenue, Elizabethtown, KY 42701

**Summary of those speaking in favor of the request:**

Ed Poppe, City Administrator, supports the proposed text amendments presented by staff and that these amendments are targeted towards the commercial districts.

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

No one spoke in opposition.

**Public Hearing No. 2024-PC-14, Zoning Text Amendments related to Off-Site Directional Signs**

**WHEREAS**, the Elizabethtown Planning Commission (Commission) finds that Goal 2 of the Comprehensive Plan states, “Elizabethtown will responsibly expand and improve infrastructure to create a solid foundation for growth and development.” Requiring guarantees for infrastructure and common space is a component of responsible infrastructure expansion; and

**WHEREAS**, the Commission finds that Goal 5 of the Comprehensive Plan states, “Elizabethtown will protect the community end environment through planning, regulation, green infrastructure, and hazard mitigation.” Regulation of infrastructure and common space protects those who benefit from it as well as the community at large.

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**RESOLVED**, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Text Amendments related to Off-Site Directional Signs, as attached hereto, be **APPROVED**.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioner Young

Chairperson Rice closed the hearing at 6:54 p.m.



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**Proposed Amendments to the Elizabethtown Zoning Ordinance relative to Off-Ste Directional Signs**

**§ 154.009 DEFINITIONS.**

(A) For the purpose of the zoning code, certain terms are herein defined. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, words in the plural number include the singular; the word “person” includes association, firm, partnership, trust, governmental body, corporation, organization, as well as an individual; the word “structure” includes building; the word “occupied” includes arranged, designed or intended to be used; the word “shall” is always mandatory and not merely directive; the word “may” is permissive; and the word “lot” includes plat or parcel. For words or terms not defined in the following list, the following documents, or subsequent editions are hereby adopted by reference and may be used:

(1) *The New Illustrated Book of Development Definitions*, by Harvey S. Moskowitz and Carl G. Lindbloom; and

(2) *A Glossary of Zoning, Development and Planning Terms*, edited by Michael Davidson & Fay Dolnick, Planning Advisory Service Report Number 491-492.

(B) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ENTERTAINMENT DESTINATION.** Any large facility of at least 40 acres of combined properties that provide entertainment to the public, including golf courses, music venues, sports complexes, or other similar uses as determined by the Planning Director.

**SIGN, OFF-SITE DIRECTIONAL.** A sign displayed at the intersection of a major arterial roadway intended to advertise and direct travelers to an entertainment destination, as defined in the Elizabethtown Zoning Ordinance, which is located on a side street from that major arterial roadway. Off-site directional signs shall count toward the total allowable signs permitted on a lot.

**§ 154.217 SIGN TYPES.**

The following sign types are permitted by this chapter.

<b>Table 1: Other Sign Types</b>							
<b>Type</b>	<b>Allowed Types</b>	<b>Maximm Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Height</b>	<b>Location Requirements</b>	<b>Lighting Allowed</b>	<b>Additional Requirements</b>
<b>Off-Site Directional</b>	<b>Monument</b>	<b>1</b>	<b>150 sq. ft.</b>	<b>16 ft.</b>	<b>20 ft off paved surface; in areas zoned C-3, C-4, I-1, I2, PNC</b>	<b>Yes</b>	<b>Off-site directional signs shall count toward the total allowable signs permitted on a lot.</b>
	<b>Pole</b>	<b>1</b>	<b>150 sq. ft.</b>	<b>35 ft.</b>		<b>Yes</b>	

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

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

The Chairperson introduced the agenda item and continued the public hearing from October 8, 2024.

**Agency Testimony:**

Mr. Reverman presented the staff report and accompanying PowerPoint presentation reviewing the proposed amendments and suggestions recommended by the Commission at the October 8, 2024 meeting, adding Type 1 childcare facilities and parks to the 1000 foot buffer area, all permitted medical cannabis dispensaries must be a minimum of at least 1 mile from all other permitted medical cannabis dispensaries, and updated the operating hours for permitted dispensaries to between 8 a.m. and 8 p.m., and updated the medical cannabis business definitions.

Mr. Reverman reviewed the definition of “parks” and discussed different locations within the city that would qualify as a park under that definition.

**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.

**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.

**WHEREAS**, the Elizabethtown Planning Commission (Commission) finds the proposed text amendment complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

**WHEREAS**, the Commission finds Goal 1, Objective A of the Envision Elizabethtown 2040 Comprehensive Plan states: to follow the Recommended Land Use Plan, as identified in the comprehensive plan, for all land use decisions to promote compatible, efficient and planned growth; and

**WHEREAS**, the Commission finds Action Step of Goal 1/Objective A states: to reference the Recommended Land Use Plan for land use related decisions.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Text Amendments related to Medical Cannabis Regulations, as attached hereto, be **APPROVED**.

**The vote was as follows:**

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

**NOT PRESENT:** Commissioners Dozer and McCrary

Chairperson Rice closed the hearing at 7:25 p.m.

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**Proposed Amendments to the Elizabethtown Zoning Ordinance relative to Medical Cannabis**

**§ 154.009 DEFINITIONS.**

(A) For the purpose of the zoning code, certain terms are herein defined. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, words in the plural number include the singular; the word “person” includes association, firm, partnership, trust, governmental body, corporation, organization, as well as an individual; the word “structure” includes building; the word “occupied” includes arranged, designed or intended to be used; the word “shall” is always mandatory and not merely directive; the word “may” is permissive; and the word “lot” includes plat or parcel. For words or terms not defined in the following list, the following documents, or subsequent editions are hereby adopted by reference and may be used:

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(2) *A Glossary of Zoning, Development and Planning Terms*, edited by Michael Davidson & Fay Dolnick, Planning Advisory Service Report Number 491-492.

(B) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**MEDICAL CANNABIS CULTIVATOR:** As defined in KRS 218B.010, a cultivator license authorizes its holder to grow medical cannabis (also known as raw plant material) in an enclosed, locked facility and sell medical cannabis to a licensed medical cannabis processor, producer, or dispensary in Kentucky. Cultivators grow, harvest, and trim the cannabis plants used to make safe, accessible medical cannabis products in Kentucky. Cultivators are separated into four tiers based on size of operations:

- Tier 1: not to exceed 2,500 square feet of canopy
- Tier 2: not to exceed 10,000 square feet of canopy
- Tier 3: not to exceed 25,000 square feet of canopy
- Tier 4: not to exceed 50,000 square feet of canopy

**MEDICAL CANNABIS DISPENSARY:** As defined in KRS 218B.010, a dispensary is a retail location where medical cannabis products are sold.

**MEDICAL CANNABIS PROCESSOR:** As defined in KRS 218B.010, a processor is a business that prepares, manufactures, and packages medical cannabis products.

**MEDICAL CANNABIS PRODUCER:** As defined in KRS 218B.010, a producer is a cannabis business that is both a cultivator and a processor.

**MEDICAL CANNABIS SAFETY COMPLIANCE FACILITY:** As defined in KRS 218B.010, a safety compliance facility is responsible for testing medical cannabis products produced in Kentucky to ensure those products are safe for consumption and use.

**§ 154.063 C-3 REGIONAL COMMERCIAL.**

(A) *Generally.* This district is composed of areas to be used for businesses which require a high volume of passing vehicular traffic to provide the support necessary for successful operations. These are commonly retail and other uses which are necessary for the economic viability of the community and

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the region. Applied to areas with high traffic capacities and high visibility, as well as areas where infrastructure necessary to support this type and scale of use is in place.

(B) *Principal uses.* Uses substantially similar to those listed herein shall also be permitted, in light of the above described purposes of this zoning district and the comprehensive plan.

(1) Assembly uses:

(2) Commercial uses:

(gg) Medical Cannabis Dispensary

(hh) Safety Compliance Facility, Medical Cannabis

(E) *Special provisions.*

(8) All permitted medical cannabis facilities must be a minimum of at least one-thousand feet (1,000') from any parcel of land containing a school and/or Type 1 childcare center facility and/or park.

(9) Any permitted medical cannabis dispensary must be a minimum of at least one mile (1) from all other permitted medical cannabis dispensaries.

(10) Any permitted medical cannabis dispensary shall have operating hours limited between 8 a.m and 8 p.m.

(H) *Parking, C-3 Zone.* Additional information and standards for parking as well as specific requirements are found in §§ [154.175](#) through [154.192](#).

Medical Cannabis Dispensary 1 space/400 s.f.

Medical Cannabis Safety Compliance Facility 1 space/employee + 5 visitor spaces

**§ 154.064 C-4 GENERAL SERVICE COMMERCIAL.**

(A) *Generally.* This district is composed of businesses that generate traffic and other perceived nuisances such as outdoor storage, dust, noise and odors. This zone primarily applied to areas with adequate infrastructure but less visibility and areas between higher intensity industrial and lower intensity commercial uses.

(B) *Principal uses.* Uses substantially similar to those listed herein shall also be deemed permitted, in light of the above described purposes of this zoning district and the comprehensive plan.

(1) Assembly uses:

(2) Commercial uses:

(aa) Medical Cannabis Safety Compliance Facility

(E) *Special provisions.*

(7) All permitted medical cannabis facilities must be a minimum of at least one-thousand feet (1,000') from any parcel of land containing a school and/or Type 1 childcare center facility and/or park.

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(H) *Parking, C-4 Zone.* Additional information and standards for parking as well as specific requirements are found in §§ [154.175](#) through [154.192](#).

Medical Cannabis Safety Compliance Facility 1 space/employee + 5 visitor spaces

**§ 154.066 I-1 GENERAL INDUSTRIAL.**

(A) *Generally.* This district is composed of industrial areas for manufacturing and related uses that generate few if any off-site impacts. Applied to areas usually considered self-sufficient rather than inter-related uses. They are encouraged to develop in a campus atmosphere.

(B) *Principal uses.* Uses substantially similar to those listed herein shall also be permitted, in light of the above described purposes of this zoning district and the comprehensive plan.

(1) Commercial uses:

(k) Medical Cannabis Safety Compliance Facility

(2) Industrial uses:

(c) Manufacturing, compounding, assembling and/or wholesaling of the following:

6. Medical Cannabis Cultivator, Processor, Producer

(E) *Special provisions.*

(8) All permitted medical cannabis facilities must be a minimum of at least one-thousand feet (1,000') from any parcel of land containing a school and/or Type 1 childcare center facility and/or park.

(H) *Parking, I-1 Zone.* Additional information and standards for parking as well as specific requirements are found in §§ [154.175](#) through [154.192](#).

Medical Cannabis Safety Compliance Facility 1 space/employee + 5 visitor spaces

**§ 154.067 I-2 REGIONAL INDUSTRIAL.**

(A) *Generally.* This district is comprised of those manufacturing and related uses with potential off-site impacts (such as noise, traffic, dust and odors) due to processes of the scale of the use. This zone is primarily assigned to areas with highest level of infrastructure and areas of sufficient size. Such areas include industrial parks.

(B) *Principal uses.* Uses substantially similar to those listed herein shall also be permitted.

(2) Commercial uses:

(f) Medical Cannabis Safety Compliance Facility

(3) Industrial uses:

(d) Manufacturing, compounding, assembling and/or wholesaling of the following:

6. Medical Cannabis Cultivator, Processor, Producer

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(E) *Special provisions.*

(7) All permitted medical cannabis facilities must be a minimum of at least one-thousand feet (1,000') from any parcel of land containing a school and/or Type 1 childcare center facility and/or park.

(H) *Parking requirements, I-2 Zone.* Additional information and standards for parking as well as specific requirements are found in §§ [154.175](#) through [154.192](#).

Medical Cannabis Safety Compliance Facility 1 space/employee + 5 visitor spaces

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**Commission Member Items:**

Commissioner McCrary would like to the city add streetlights along Veterans Way.

**Adjournment:**

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner Dozer. The Vice Chairperson declared the meeting adjourned at 7:27 p.m.

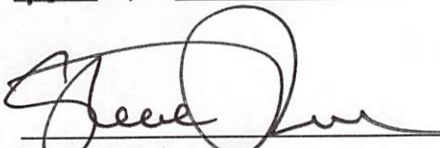
Prepared by:

  
\_\_\_\_\_  
Janet Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

12 day of NOV, 2024

  
\_\_\_\_\_  
Steve Rice, Chairperson  
Elizabethtown Planning Commission