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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  
November 12, 2024  
6:00 p.m.  
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – October 22, 2024
3. Miles Pointe Preliminary Plat Extension of Expiration
4. Lincoln Village, Sec 2, Preliminary Plat Subdivision Waiver and amendment to condition of approval
5. Public Hearing No. 2024-PC-11
  - Zoning Map Amendment, R-3 to C-3
  - Preliminary Subdivision Plat, Iqbal EstatesLocation: 2111 Ring Road
6. Public Hearing No. 2024-PC-15
  - Zoning Map Amendment, R-3 to R-4
  - Preliminary Subdivision Plat, Fall Creek Estates, FDT ALocation: 1101 Pear Orchard Road
7. Director's Report
8. Commission Member Items
9. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
NOVEMBER 12, 2024**

A meeting of the Elizabethtown Planning Commission was held on November 12, 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:

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**APPROVAL OF MINUTES**

**OCTOBER 22, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion made by Commissioner Dozer, seconded by Commissioner McCrary, the following resolution was adopted.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on October 22, 2024.

**The vote was as follows:**

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

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**MILES POINTE PRELIMINARY PLAT EXTENSION OF EXPIRATION for 1670 North Miles Street**

Request: Preliminary Plat Extension of Expiration  
Project Name: Miles Pointe Subdivision  
Location: 1670 North Miles Street  
Owner: Dirt Works Unlimited, LLC  
Applicant: Dirt Works Unlimited, LLC

**Agency Testimony:**

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff memorandum requesting to extend the Miles Pointe Preliminary Subdivision Plat for a period of one year. The Miles Pointe Preliminary Subdivision Plat was approved by the Commission in August 2022. From the approval date the applicant had two years to submit a record plat with improvement plans to satisfy the preliminary plat subdivision requirements. The applicant submitted plans and a plat for Section 1, and that plat was recorded in September 2024. By recording Section 1 within the required timeframe, the applicant has shown that they are working towards fulfilling their obligations. Staff recommends approving an extension of the original preliminary subdivision plat for a period of one year retroactive to the original approval date of August 2022. The new expiration date would be August 9, 2025.

Commissioner McCrary asked staff if approval notices are now sent to applicants. Mr. Hawkins replied yes.

**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.

**Miles Pointe Preliminary Subdivision Plat Extension of Expiration for 1670 North Miles Street**

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 extension for the Miles Subdivision Preliminary Plat for a period of one (1) year, with the new expiration date of August 9, 2025, for property located at 1670 North Miles Street, with no conditions.

**The vote was as follows:**

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

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**PRELIMINARY PLAT SUBDIVISION WAIVER for 800 New Glendale Road**

Request: Preliminary Plat Subdivision Waiver  
Project Name: Lincoln Village, Section 2 Preliminary Plat  
Location: 800 New Glendale Road  
Owner: B & M Development, LLC  
Applicant: Larry Phillips

**Agency Testimony:**

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff memorandum requesting to waive the requirement of Section 4.2.8 of the Elizabethtown Subdivision Regulations and amend the condition placed on the Preliminary Plat of Lincoln Village, Section 2. In September 2023 the Commission approved the preliminary subdivision plat conditioned upon Lot 16 being combined with the adjacent lot, owned by Advance Ready Mix, or dedicated to the City when the record plat is recorded.

Commissioner Dozer asked about the time frame in which the applicant would be required to transfer ownership of Lot 16. Mr. Hawkins responded that the applicant would have one year. Commissioner McCrary then asked if approving a waiver to amend a condition that the Commission had previously placed would make their authority questionable, with Commissioner Rice answering no.

**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.

**Preliminary Plat Subdivision Waiver for 800 New Glendale Road**

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 waiver of section 4.2.8 of the Subdivision Regulations, and to eliminate the condition of approval on the Preliminary Plat, with the following condition:

1. Lot 16 shall be consolidated with the Advanced Ready Mix site within twelve (12) months of this Planning Commission meeting.

**The vote was as follows:**

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

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**PUBLIC HEARING No. 2024-PC-11**

Request: Zoning Map Amendment, R-3 to C-3, and Preliminary Subdivision Plat  
Project Name: Iqbal Zone Change and Iqbal Estates Preliminary Plat  
Location: 2111 Ring Road  
Owner: DF Elizabethtown Properties, LLC / Robina Iqbal  
Applicant: DF Elizabethtown Properties, LLC / Robina Iqbal

Chairperson Rice introduced the agenda item and opened the public hearing at 6:14 p.m. and presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

**Agency Testimony:**

Mr. 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 a change of zoning is needed for the purpose of allowing an automotive dealership, which is not permitted in the R-3 zoning district. The applicant will be moving his dealership to this location to satisfy corporate requirements. Staff recommends approval of the zone change from R-3 Urban Residential to C-3 Regional Commercial.

The preliminary plat shows three lots, one for the dealership development and two remaining lots owned by Robina Iqbal. Fall Creek Lane will be extended to this subdivision and a new street will be constructed off Ring Road. Access to the dealership and the remaining Iqbal property will come from the two city streets shown on the plat. Utilities are currently available to the site. No waivers are being requested. Staff recommends approval of the preliminary subdivision plat with no conditions.

**Questions of the staff presentation:**

Reynolds Johnson, 603 Foxfire Road, Elizabethtown, KY 42701  
Diane Caswell, 4 Gemma Circle, Elizabethtown, KY 42701  
Rusty Todd, 2 Gemma Circle, Elizabethtown, KY 42701

**Summary of questions of the staff presentation:**

Reynolds Johnson and Diane Caswell asked if the Fall Creek Lane extension will eventually connect to Pear Orchard Road. The Chairperson stated that once the extension is developed, the road will connect to Pear Orchard Road through Fall Creek Estates. Rusty Todd asked about access off Ring Road to the proposed dealership. Mr. Hawkins stated that due to Ring Road being a state road, KYTC will determine the location of the access point and what type of access will be allowed.

**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.

**Deliberation:**

There was no deliberation by the Commission.

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**Zoning Map Amendment for 2111 Ring Road**

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-3, Urban Residential to C-3, Regional Commercial complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

**WHEREAS**, the Commission finds that the proposal complies with the community wide development policies of the Plan, that access to the property will come from two new city streets proposed for this subdivision (one extension, one new street) and any additional access off Ring Road will require KYTC approval, that the size and scale of a C-3 commercial development would be compatible with nearby commercial developments along the Ring Road corridor, that water and sewer are available in the area and can be extended to this property, and that water supply and pressure are adequate for the proposed development; and

**WHEREAS**, the Commission finds the proposal complies with the recommended land use plan of the Plan, that the Recommended Land Use Map designates this property as Regional Commercial. The proposed development is a commercial use therefore is in compliance with the Recommended Land Use Map; and

**WHEREAS**, the Commission finds the proposal complies with the community wide guidelines of the Plan, that the requested zoning map amendment to a commercial zoning classification would allow an appropriate infill development of an existing city lot that has public services (water, sewer, gas) nearby, that the size and scale of an automotive dealership commercial development would be comparable to the nearby commercial developments along the Ring Road corridor, that this development is appropriate along an intense commercial corridor and will transition to the residentially zoned properties to the south, that the developer(s) will extend Fall Creek Lane to the DF Elizabethtown Properties LLC property, allowing an interconnectivity to Street A that the DF Elizabethtown Properties LLC owner is constructing, that access to the property will come from two new city streets proposed for this subdivision (one extension, one new street) and any additional access off Ring Road will required KYTC approval and will likely be limited to a right-in right-out access point, that a sidewalk will be required to be constructed along both sides of each new street, and that water and sewer are available on the property; and

**WHEREAS**, the Commission finds that the proposal complies with the sub area guidelines of the Plan, that access to the property will come from two new city streets proposed for this subdivision (one extension, one new street). Any additional access off Ring Road will be required KYTC approval and will likely be limited to a right-in right-out access point, that this development is appropriate along an intense commercial corridor and will transition to the residentially zoned properties to the south, and that a landscape plan that satisfies the requirements of the Zoning Ordinance will be required; and

**WHEREAS**, the Commission finds that the proposal complies with targeted planning area B of sub area 4 of the Plan, that The proposed development is a regional commercial use, that the proposed automotive dealership will be required to go through the commercial design guideline review process, and that a landscape plan that satisfies the requirements of the Zoning Ordinance will be required.

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**RESOLVED**, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Map Amendment from R-3 Urban Residential to C-3 Regional Commercial for property located at 2111 Ring Road be **APPROVED**.

**The vote was as follows:**

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

**Preliminary Subdivision Plat for Iqbal Estates located at 2111 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.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby APPROVE the Preliminary Subdivision Plat for Iqbal Estates, located at 2111 Ring Road, with no conditions.

**The vote was as follows:**

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

The Chairperson closed the hearing at 6:43 p.m.



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**PUBLIC HEARING No. 2024-PC-15**

Request: Zoning Map Amendment, R-3 to R-4 and Amended Preliminary Subdivision Plat  
Project Name: Fall Creek Estates Zone Change and Fall Creek Estates, FDT A  
Location: 1101 Pear Orchard Road  
Owner: Fall Creek, LLC  
Applicant: Fall Creek, LLC

Chairperson Rice introduced the agenda item and opened the public hearing at 6:44 p.m.

**Agency Testimony:**

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 request for a change in zoning is for the purpose of allowing lots with narrower width. The current R-3 zoning allows no less than 75 feet of street frontage for a typical single-family detached lot. With the applicant proposing to divide this tract into 168 single-family detached lots, the change to the R-4 zone will allow lots to be created with a minimum of 60 feet of lot frontage. Staff recommends approval of the zone change from R-3 Urban Residential, Limited to R-4 Urban Residential, General.

The amended preliminary plat shows 168 single-family detached lots, as well as four new city streets. Fall Creek Lane, Applegrove Lane, Bonfire, and Gemma Drive will be extended into this new section of the subdivision. Access will come from the existing intersections of Fall Creek Lane and Applegrove Lane with Pear Orchard Road and connection of a new street with Gemma Drive. Utilities are currently available to the site.

Three waivers are being requested. Subdivision Regulations 4.3.1.6 – Pavement Width, to allow for the construction of 26-foot-wide streets (with the exception of Fall Creek Dr) instead of the required 28 feet, due to the developer not allowing any on-street parking. Subdivision Regulations 4.3.1.10 – Horizontal Curve/Centerline Radius, to allow for a point of curvature with a zero-foot centerline radius for the proposed extensions of Applegrove Lane and Bonfire Lane. Subdivision Regulations 4.3.2 – Sidewalk Design Standards, to waive the installation of sidewalks along Pear Orchard Road. Staff recommends approval of the amended preliminary subdivision plat, with requested waivers.

Commissioner Souleyrette asked if the existing roads in Section 1, are also 26 feet wide and if the developer will have to pay into the sidewalk fund if granted the sidewalk installation waiver. Ms. Drake responded yes to both questions.

**Questions of the staff presentation:**

There were no questions.

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

Mike Billings, 315 South Mulberry Street, Elizabethtown, KY 42701

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

Mike Billings stated he was present to answer any questions from those attending the meeting.

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**Questions of the applicant:**

Rusty Todd, 2 Gemma Circle, Elizabethtown, KY 42701  
Shane Ryan, 403 Derek Avenue, Elizabethtown, KY 42701  
Tommy Metcalfe, 501 Derek Avenue, Elizabethtown, KY 42701  
Diane Caswell, 4 Gemma Circle, Elizabethtown, KY 42701  
Debbie Johnson, 409 Derek Avenue, Elizabethtown, KY 42701  
Gary Mulhall, 506 Derek Avenue, Elizabethtown, KY 42701

**Summary of questions of the applicant:**

Rusty Todd asked how many dwelling units were proposed in this section of Fall Creek with the R-3 zoning designation, compared to what is being proposed tonight with the R-4 zone change request. After some discussion, Vice Chairperson Dozer stated the original proposal had 151 dwelling units, compared to this proposal which has 168 dwelling units. Shane Ryan asked the size of the current water main. Mr. Billings estimated the water main to be 8 inches and is confident there will be adequate water pressure. Tommy Metcalfe asked what will be the proposed minimum size for the lots. Staff responded in the R-4 zoning district the minimum lot size is 4,356 square feet. Mr. Billings also added while the R-4 district allows for a density of up to 10 dwelling units an acre, this proposal is for approximately 3 units an acre. Diane Caswell asked if staff took into account other nearby subdivisions and their zoning designations and not just Heartland Subdivision, which has a zoning designation of R-5, when doing their analysis. Staff clarified that all nearby developments are taken into account when analyzing a proposal. Debbie Johnson asked if sidewalks would be installed on Gemma Drive once the street is extended into this section of Fall Creek. Mr. Hawkins responded the sidewalks will only be installed on the portion of Gemma Drive that extends into Fall Creek Subdivision. Gary Mulhall asked why Gemma Drive must have interconnection with this new section of Fall Creek. Chairperson Rice stated that interconnection between developments is encouraged by our Comprehensive Plan. Mr. Ryan asked how many lots are in Section 1 of Fall Creek Estates. Mr. Billings stated there are approximately 28 lots in Section 1. Mr. Ryan also asked if there are any plans to widen Pear Orchard Road in the future. Mr. Reverman stated there are no plans at this time to widen Pear Orchard Road. There was additional discussion on the requirements of interconnectivity and why it's encouraged. Mr. Reverman stated interconnectivity is encouraged by our Comprehensive Plan, and required by the zoning ordinance and subdivision regulations in order to relieve congestion on main thoroughfares, and reduce travel times for emergency services.

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

Jim Chaney, 1 Gemma Circle, Elizabethtown, KY 42701  
Cheryl Benitez, 501 Derek Avenue, Elizabethtown, KY 42701  
Gary Mulhall, 506 Derek Avenue, Elizabethtown, KY 42701  
Shane Ryan, 403 Derek Avenue, Elizabethtown, KY 42701  
Barbara Rowland, 6 Gemma Circle, Elizabethtown, KY 42701  
Diane Caswell, 4 Gemma Circle, Elizabethtown, KY 42701  
Michelle Ryan, 403 Derek Avenue, Elizabethtown, KY 42701  
Gail Mulhall, 506 Derek Avenue, Elizabethtown, KY 42701

**Summary of those speaking in opposition to the request:**

Jim Chaney has concerns about the additional traffic this development could create. Cheryl Benitez has drainage concerns, access and traffic concerns, and worries additional traffic could make it an unsafe

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environment for children playing outside. Gary Mulhall is not in favor of the interconnection between Gemma Drive and the new section of this subdivision. Shane Ryan has concerns that a subdivision containing 168 lots did not require a traffic study to be conducted prior to approval. Mr. Reverman stated while traffic studies are not required, if one was conducted it would more than likely show the benefit of the interconnection with Gemma Drive. Barbara Rowland is opposed to the development due to the increase in potential traffic. Diane Caswell has traffic concerns and is opposed to the interconnection with Gemma Drive. Michelle Ryan would like to see the Commission take into consideration concerns from the property owners that were there prior to this development. Chairperson Rice read an email from Gail Mulhall. Ms. Mulhall is opposed to the interconnection of Gemma Drive to the new section of Fall Creek as there are two other access points off Pear Orchard Road to this subdivision and has concerns about the increase in traffic.

**Deliberation:**

Commissioner McCrary asked for clarification on how many lots are being proposed with this new development. Mr. Hawkins stated the old proposal had 151 total dwelling units, whereas the plat presented tonight has a total of 168 total dwelling units.

**Zoning Map Amendment for 1101 Pear Orchard Road**

On a motion by Commissioner McCrary, seconded by Commissioner Dozer, 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-3, Urban Residential, Limited to R-4, Urban Residential, General complies with the Envision Elizabethtown 2040 Comprehensive Plan (Plan); and

**WHEREAS**, the Commission finds that the proposal complies with the community wide development policies of the Plan, that access to the property will come from three existing city streets, that the size and scale of an R-4 development would be compatible with nearby existing development, including the Hartland Subdivision directly to the south and the already developed first section of this subdivision, that water and sewer are available on the property, and that water supply and pressure are adequate for the proposed development; and

**WHEREAS**, the Commission finds the proposal complies with the recommended land use plan of the Plan, that the recommended land use map designates this property as Urban Residential between 5 and 12 single family residences per acre, that the proposal for R-4 allows a maximum of 10 single family or duplexes per acre, and that uses in R-4 are compatible with surrounding developments; and

**WHEREAS**, the Commission finds the proposal complies with the community wide guidelines of the Plan, that the requested zoning map amendment to a higher residential zoning classification would allow an appropriate development of an existing city lot that has public services nearby, that the size and scale of an R-4 development would be compatible with nearby existing development, including the Hartland Subdivision, which is an R-5 single-family development, that the proposal is compatible with adjacent properties, and will provide screening and buffering as required by the zoning ordinance, that access to the property will come from existing city streets, that the proposed street network provides proper connectivity to surrounding areas, including a connection to the Shepherd Hills Subdivision via Gemma Dr, that sidewalks will be constructed along both sides of all streets, and that water and sewer are available on the property; and

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**WHEREAS**, the Commission finds that the proposal complies with the sub area guidelines of the Plan, that the proposed zoning is compatible with surrounding developments, will provide screening and buffering as required by the zoning ordinance, that the development of single family homes on the property will be compatible with the development patterns of the nearby residential developments at a neighborhood scale; and

**WHEREAS**, the Commission finds that the proposal complies with targeted planning area A of sub area 5 of the Plan, that the proposed development is in the center of this area and the proposed zone would allow for an appropriate and compatible residential development, that the proposed density will provide adequate transition to existing urban and suburban residential areas, that the proposed roadway would allow for a future alternative route for vehicular traffic from Pear Orchard Road to Ring Road.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Map Amendment from R-3 Urban Residential, Limited to R-4 Urban Residential, General for property located at 1101 Pear Orchard Road, be **APPROVED**.

**The vote was as follows:**

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

**Preliminary Subdivision Plat for Fall Creek Estates, FDT A, located at 1101 Pear Orchard Road**

Commissioner McCrary asked staff to clarify the sidewalk waiver and who enforces on-street parking. It was stated that the sidewalk waiver was only for the portion of Pear Orchard Rd adjacent to this rezoning proposal. It was also stated that the Police Department enforces on-street parking regulations.

Mike discusses the street widths and sidewalk waiver history with this subdivision, and asks if the waiver that was granted in 2018 runs with the property. It was stated that the sidewalk waiver does not run with the property, but that the developer could take up that question further with staff.

On a motion by Commissioner Souleyrette, seconded by Commissioner Dozer, 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 Fall Creek Estates, FDT A, located at 1101 Pear Orchard Road, with the following waivers:

- Subdivision Regulations 4.3.1.6 – Pavement Width, to reduce the pavement width of streets within the subdivision from 28 ft to 26 ft (with the exception of Fall Creek Dr).
- Subdivision Regulations 4.3.1.10 – Horizontal Curve/Centerline Radius, to allow for a point of curvature with a zero-foot centerline radius for the proposed extensions of Applegate Lane and Bonfire Lane.
- Subdivision Regulations 4.3.2 – Sidewalk Design Standards, to waive the installation of sidewalks along Pear Orchard Road along the portion adjacent to the rezoning request.

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**The vote was as follows:**

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

The Chairperson closed the hearing at 8:06 p.m.

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**Director's Report:**

The Chairperson introduced the agenda item. Mr. Reverman reviewed the upcoming agenda items for the next two Commission meetings and gave an update on the residential zoning text amendments and when they will be presented to the Commission. Mr. Reverman stated the hotel is hoping to start construction in the near future. There will be a joint meeting between the Commission and City Council on January 13, 2025.

**Commission Member Items:**

The Chairperson introduced the agenda item. Vice Chairperson Dozer would like staff to look into the landscaping at Rafferty's as its affecting line of sight for vehicular traffic along the backside of the property. Commissioner McCrary would like to discuss on-street parking at an upcoming meeting and how it's regulated.

**Adjournment:**

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner Dozer. The Chairperson declared the meeting adjourned at 8:25 p.m.

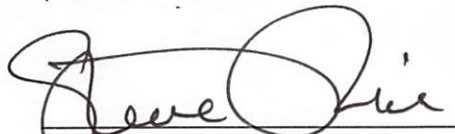
Prepared by:

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

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

26 day of NOV, 2024

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