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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
January 28, 2025
6:00 p.m.
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes
 - January 13, 2025, Joint Meeting of the City Council and Planning Commission
 - January 14, 2025, Planning Commission Meeting
3. Public Hearing 2025-PC-01
Annexation Zoning Assignment
Location: Northwest corner of Gaither Station Road and South Ring Road, approximately 130 acres
4. Director's Report
5. Commission Member Items
6. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
JANUARY 28, 2025**

A meeting of the Elizabethtown Planning Commission was held on January 28, 2025 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

Commission members present:

Ken Dozer, Vice Chairperson

Kasey McCrary

Maurice Young

Kyle Souleyrette

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

Commission Members absent:

Steve Rice, Chairperson

Staff members present:

Aaron Hawkins, Planner II

Madeline Drake, Planner I

Commission Attorney Matt Hess

The following matters were considered:

**PLANNING COMMISSION MINUTES
JANUARY 28, 2025**

APPROVAL OF MINUTES

JANUARY 13, 2025, JOINT MEETING OF ELIZABETHTOWN CITY COUNCIL AND PLANNING COMMISSION

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 January 13, 2025.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

APPROVAL OF MINUTES

JANUARY 14, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on January 14, 2025.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

**PLANNING COMMISSION MINUTES
JANUARY 28, 2025**

PUBLIC HEARING No. 2025-PC-01

Request: Zoning Assignment for proposed Annexation
Project Name: Zoning Assignment
Location: Northwest corner of Gaither Station Road and South Ring Road
Owner: City of Elizabethtown
Elizabethtown Hardin County Industrial Foundation
Big Four Properties, LLC
Hardin County Government
Kentucky Transportation Cabinet
Applicant: City of Elizabethtown

Vice Chairperson Dozer introduced the agenda item and opened the public hearing at 6:02 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. Mr. Hawkins oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The Comprehensive Plan, Envision Elizabethtown 2040, encourages the City to plan for growth by expanding the existing City limits (Goal 4). The goal states that voluntary annexations should be evaluated to ensure they are fiscally responsible. The properties are located in Sub Area 13 of the recommended land use map. The properties are located on the west side of Gaither Station Road, north of South Ring Road. Also including a portion of Gaither Station Road extending north approximately 4,900 feet to the current boundary of the City of Elizabethtown. Also including a portion of US 62 (Leitchfield Rd) from the intersection of Kentucky Dr, east approximately 2,250 feet to the current boundary of the City of Elizabethtown near 2098 Leitchfield Rd.

A zoning district classification of I-1, General Industrial, for the property fronting on South Ring Rd, and a classification of R-1, Suburban Residential, for the remaining properties were recommended based on existing land uses and the Envision Elizabethtown 2040 Comprehensive Plan.

Mr. Hawkins presented an email sent to staff from Pat Ragland stating her opposition to the annexation citing flooding hazards and water quality issues.

Commissioner McCrary asked Mr. Hawkins to identify the flood zone in the proposed annexation area. Mr. Hawkins showed Commissioner McCrary the flood zone on the map. Council Member Springsteen asked why not zone the flood area FDH. City Administrator Ed Poppe stated because all utilities are available in the area. Commissioner Young asks staff if they have any concerns about the issues outlined in Ms. Ragland's email. Mr. Hawkins stated Sub Area 13 includes wellhead protection, and that measures are in place through City ordinances to reduce contaminants from stormwater runoff.

Those speaking in favor of the request:

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

**PLANNING COMMISSION MINUTES
JANUARY 28, 2025**

Summary of those speaking in favor of the request:

Ed Poppe discussed the annexation area, including the 2,250 feet of right-of-way along Leitchfield Road, stating city boundaries were drawn in the 1970's and the City is attempting to make the boundaries more defined.

Those speaking in opposition:

No one spoke in opposition.

Those in attendance asking questions:

Jaime Rios, 900 Claysville Landing, Apt. A, Elizabethtown, KY 42701

Donald Dick, 708 Gaither Station Road, Elizabethtown, KY 42701

Summary of questions:

Jaime Rios asked if the land could be zoned commercial in the future. Vice Chairperson Dozer stated it could potentially change to commercial, but only through a zoning map amendment request. Donald Dick asked what the difference between the R-1 and I-1 zoning classifications and if this could potentially increase flooding in the area. Mr. Hawkins stated I-1 includes large scale industrial projects, while R-1 is the most restrictive residential zoning classification, with the lowest density allowed, and if the site were to be developed, it must be developed with flood mitigation.

Deliberation:

Commissioner McCrary feels the proposed zoning classifications of R-1 and I-1 are appropriate.

Commissioner Souleyrette noted flood mitigation will be handled when development occurs.

Annexation Zoning Assignment for the Northwest corner of Gaither Station Road and South 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.

WHEREAS, the Commission finds that the annexation was requested by the property owners, and all proper notification was provided to nearby property owners, including the Hardin County Government and the Kentucky Transportation Cabinet; and

WHEREAS, the Elizabethtown Planning Commission (Commission) finds that goal 1 of the Envision Elizabethtown 2040 Comprehensive Plan (Plan) calls to identify and acquire appropriate property for future growth, and to expand infrastructure to facilitate development; that goal 2 of the Plan calls for the responsible expansion and improvement of infrastructure, and that goal 4 of the Plan encourages the City to plan for growth by expanding the existing City limits in a fiscally responsible way; and

WHEREAS, the Commission finds that assignment of a zoning district should comply with the goals, objectives, policies, guidelines, and recommended land use map of the Plan, and that the property is located in Sub Area 13: Industrial Park, of the recommended land use map of the Plan which recommends this area to be zoned for general industrial uses, but also finds that much of the property only has access to Gaither Station Rd which is not adequately constructed for higher intensity or density developments, and that those portions of the property should only be developed with low intensity or

PLANNING COMMISSION MINUTES
JANUARY 28, 2025

density developments until such time as the transportation infrastructure is improved to handle additional traffic; and

WHEREAS, the Commission finds that the Plan identifies much of the area of the properties requested for annexation as being located within a flood prone area; and

WHEREAS, the Commission finds that utilities necessary for development are available for extension, and developers of the property will be required to extend these utilities to serve the property.

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council a zoning assignment of I-1, General Industrial, for parcel number 204-00-00-001 with frontage on South Ring Rd, and a zoning assignment of R-1, Suburban Residential, Limited, for tracts 204-00-00-001.01 and 203-00-00-012 be **APPROVED** with the proposed annexation.

The vote was as follows:

YES: Commissioners Dozer, McCrary, Young, and Souleyrette

NOT PRESENT: Commissioner Rice

The Vice Chairperson closed the hearing at 6:37 p.m.

**PLANNING COMMISSION MINUTES
JANUARY 28, 2025**

Director's Report:

The Vice Chairperson introduced the agenda item. Mr. Hawkins reviewed potential agenda items for the February 11th and March 11th meetings. As of right now, there are no docketed items for February 25th. Mr. Hawkins also discussed staff looking into expanding the Historic District. Commissioner Souleyrette asked what protection or enforcement from the city a building would have if it had a historical marker placed on it. Mr. Poppe stated local plaques are for recognition only and were placed by the Hardin County Historical Society. He also noted being on a national historic registry may allow the property owner to request federal funds for renovations, but those funds may not be used to demolish the property. Mr. Hawkins also noted that staff are looking into the public meeting notification process and discussing ways to better inform the public beyond what is required by state law. Mr. Poppe stated staff have historically notified above and beyond what is required by state law. Mr. Hawkins also noted staff will begin placing staff reports, plans, etc. online prior to the upcoming Commission meeting.

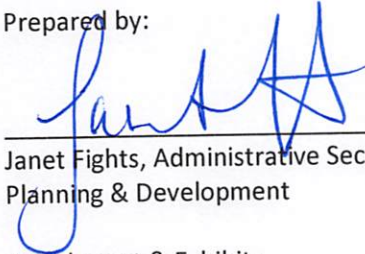
Commission Member Items:

The Vice Chairperson introduced the agenda item. Commissioner McCrary stressed the importance of staff looking into notice procedures quickly, as directed by City Council.

Adjournment:

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner McCrary. The Vice Chairperson declared the meeting adjourned at 7:02 p.m.

Prepared by:

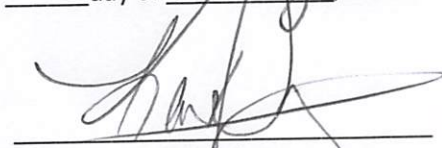


Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

11TH day of February, 2025


Ken Dozer, Vice Chairperson
Elizabethtown Planning Commission