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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  
April 22, 2025  
6:00 p.m.  
Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – April 8, 2025
3. Public Hearing 2025-PC-06  
Zoning Map Amendment from R-1 to R-6 and C-3, with Conceptual Development Plan  
Location: 707 Saint John Rd
4. Public Hearing 2025-PC-08  
Zoning Map Amendment from FDH to AGB  
Location: 951 Boone Rd, 1301 Hutcherson Ln, 1377 Hutcherson Ln, 1101 Hutcherson Ln, 1001 Hutcherson Ln, 751 Hutcherson Ln
5. Public Hearing 2025-PC-09  
Zoning Map Amendment from R-6 to C-1, with Development Plan  
Location: 110 East Memorial Dr
6. Commission Member Items
7. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION  
APRIL 22, 2025**

A meeting of the Elizabethtown Planning Commission was held on April 22, 2025 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  
Mika Tyler, 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**

**APRIL 8, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES**

On a motion made by Commissioner Young, seconded by Vice Chairperson Dozer, the following resolution was adopted.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on April 8, 2025.

**The vote was as follows:**

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

**PLANNING COMMISSION MINUTES  
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**CONTINUATION OF PUBLIC HEARING No. 2025-PC-06**

Request: Zoning Map Amendment, R-1 to R-6 and C-3, and Conceptual  
Development Plan  
Project Name: Yun Development  
Location: 707 Saint John Road  
Owner: Hanna Yun  
Applicant: Hanna Yun

The Chairperson introduced the agenda item and continued the public hearing at 6:05 p.m. Matt Hess administered the oath to all those who intended to testify.

Commissioner Young, who was absent during the March 25, 2025, meeting, stated he watched the video recording of the hearing from that meeting.

**Agency Testimony:**

Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. Mr. Hawkins stated on March 25, 2025, the Planning Commission voted to table this request to the April 22, 2025, meeting. Sufficient notice was not given to the adjoining property owner at 713 Saint John Road. During the testimony portion of the hearing, several citizens either adjacent to the site or in the near vicinity of the site had concerns about the screening of the development next to the residential properties and the design of the buildings. The architect of the development provided staff a report showing a visual of their proposed screening plan, which was added to the PowerPoint presentation. While the building design has not yet been determined, the architect did provide examples of pre-fabricated modular constructed buildings as an example of what this type of design can look like.

Mr. Hawkins reviewed the proposal stating the applicant is requesting the zone change to allow a mixed-use development comprising of a clubhouse, hotel buildings, commercial strip development, and multi-family buildings. Access will be limited to a single leg of the proposed roundabout on Saint John Road that has been preliminarily approved by KYTC.

Staff recommend approval of the zoning map amendment from R-1, Suburban Residential to R-6, High Density Residential and C-3, Regional Commercial.

Staff recommend approval of the conceptual development plan with conditions.

The Commission had no questions of staff.

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

Kay Lee, 450 Mildred Place, Oradell, New Jersey, 07649  
Hanna Yun, 707 Saint John Road, Elizabethtown, KY 42701  
John Yun, 707 Saint John Road, Elizabethtown, KY 42701

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**Summary of those speaking in favor:**

Kay Lee discusses adding additional trees between the development and nearby residential uses. Mr. Lee also describes the type of buildings that will be constructed. Vice Chairperson Dozer stated at the previous meeting it was noted the existing trees to the northwest would remain, however, there was a discrepancy as to which property the trees are located. Mr. Lee stated the trees around the perimeter of the property will remain and they intend to add trees to provide additional screening. Mr. Hawkins stated if the existing trees are on the applicant's property they may use those trees towards the maximum screening requirement, however, during the development plan approval process the Commission may require additional buffering.

Commissioner Souleyrette asked Mr. Lee if the renderings of the buildings that were presented are what will be constructed. Mr. Lee stated the renderings are examples of what will be constructed, but design may vary.

Commissioner McCrary asked if the recent rainfall affected the property. Mr. Lee responded no.

**Questions from those in attendance:**

Michael Coyle, 908 Saint John Road, Elizabethtown, KY 42701

**Summary of questions:**

Michael Coyle asked about the difference in corporate housing compared to affordable housing. Mr. Lee stated corporate housing will be available with shorter lease terms and the development will not provide any affordable housing.

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

Michael Coyle, 908 Saint John Road, Elizabethtown, KY 42701

Dominika Wisniewska, 713 Saint John Road, Elizabethtown, KY 42701

Amy Labriola, 581 Charlemagne Boulevard, Elizabethtown, KY 42701

**Summary of those speaking in opposition:**

Michael Coyle stated Saint John Road from the 31W Bypass to Ring Road is residential and this development will increase traffic. Dominika Wisniewska has concerns about screening and wildlife being disrupted. Amy Labriola asked about the zone change process and if it's typical for a single property to request a zone change. Ms. Labriola also has concerns about the increase in traffic and the speed of travel along Saint John Road, and the location and size of the proposed roundabout. Mr. Reverman reviewed the location and stated the roundabout is proposed to be as large or larger than the roundabout located at the 31W Bypass and New Glendale Road intersection, which can accommodate semi tractor trailers and emergency personnel. Mr. Hawkins reviewed the zoning map amendment application process and stated most requests typically come from the owner or applicant of the property.

**Those speaking neither in favor nor opposition to the request:**

Joan Wolfe, 325 Reelfoot Drive, Elizabethtown, KY 42701

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**Summary of those speaking neither in favor nor opposition:**

Joan Wolfe stated she understands concerns presented; however, the developer will work with local agencies and several concerns will be addressed during development.

**Applicant rebuttal:**

Hanna Yun stated the area needs additional accommodation due to the sports park which is near this proposed development. Ms. Yun does not believe this will negatively impact the community. John Yun stated he believes the community needs the additional housing this development will provide and describes the types of buildings that will be constructed.

**Questions from those in attendance:**

Deana Henson, 110 Deer Grove Court, Elizabethtown, KY 42701

**Summary of questions:**

Deana Henson asked if the property owners will continue living at their current residence after development is completed. Ms. Yun responded no.

Aaron Hawkins introduced a letter submitted from Jim Shaw summarizing his testimony from the March 25<sup>th</sup> meeting.

**Deliberation:**

Commissioner Souleyrette asked if the City has given preliminary approval on potentially realigning University Drive with the proposed roundabout on Saint John Road. Mr. Reverman stated while the City may be supportive of realigning University Drive, there is no funding at this point and the recommended approval is not contingent on realignment. Commissioner McCrary asked if the only access would be from Saint John Road and shared concerns with emergency personnel getting to the site. Mr. Hawkins stated at this time there are no plans for interconnectivity with surrounding neighborhoods or the 31W Bypass and the only access will be from the one proposed off Saint John Road. Commissioner Souleyrette asked for clarification on designating this property as community facilities. Mr. Reverman stated that the community facilities designation in the Comprehensive Plan typically includes non-residential type uses, and while the proposed zoning would be more intense than typical community facilities uses, the addition of the roundabout increases safety for the area and provides a safe pedestrian crossing to access the park, library and college, and thereby justifies additional intensity.

Commissioner McCrary has concerns with the use of “community facility” and the design of the proposed roundabout. Commissioner Young has concerns with noise mitigation. Commissioner Souleyrette shared concerns with the proposed roundabout. Vice Chairperson Dozer would like to see University Drive realigned with the roundabout and does not believe the proposed development is appropriate for the area. Chairperson Rice also shares concerns with the current design of the roundabout and does not believe the proposal is appropriate for the area.

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**Hearing No. 2025-PC-06**

**Zoning Map Amendment for 707 Saint John Road**

On a motion by Chairperson Rice, seconded by Vice Chairperson 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-1, Suburban Residential to R-6, High Density Residential and C-3, Regional Commercial does not comply with the Envision Elizabethtown 2040 Comprehensive Plan (Plan); and

**WHEREAS**, the Commission finds that the proposed zoning map amendment does not comply with the Community-Wide Development Policies of the Plan since access to the site being offset from University Drive will create an unsafe situation on Saint John Rd, and since the size and scale of C-3 development will adversely affect adjacent residential properties; and

**WHEREAS**, the Commission finds the proposal does not comply with the Recommended Land Use Plan of the Plan which designates this property as Community Facilities for the location of public services with neighborhood commercial or higher density residential potentially being appropriate in certain areas, but that the proposed location of C-3 zoning does not provide an appropriate transition to the adjacent low-density residential uses; and

**WHEREAS**, the Commission finds the proposal does not comply with the Community-Wide Guidelines of the Plan since the proposed location of C-3 zoning does not provide an appropriate transition to the adjacent low-density residential uses.

**RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment for 707 Saint John Road, from R-1, Suburban Residential to R-6 High Density Residential and C-3, Regional Commercial, be **DENIED**.

**The vote was as follows:**

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

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

Chairperson Rice calls for a recess at 7:26 p.m.

Chairperson Rice called the meeting to order at 7:30 p.m.

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**PUBLIC HEARING No. 2025-PC-08**

Request: Zoning Map Amendment FDH to AGB and Waiver request  
Project Name: Jenkins Sod Farm  
Location: 1377 Hutcherson Lane  
Owner: James and Melissa Jenkins  
Applicant: James and Melissa Jenkins

The Chairperson introduced the agenda item and opened the public hearing at 7:31 p.m.

**Agency Testimony:**

Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission on the location of the property and identified nearby zoning classifications and uses. This request for a change of zoning is needed for the purpose of converting a barn into a dwelling unit/event space, which is not permitted in the FDH zone. The site plan shows access to the sod farm from existing points off Hutcherson Lane. Water is available to the site. Stormwater will be handled at the development plan stage. Staff recommend approval of the zoning map amendment request from FDH to AGB.

The property is currently using an onsite septic system. With the change of zoning from FDH to AGB, this property must comply with the Subdivision Regulations and connect to the city's wastewater collection system. Section 4.3.3 of the Subdivision Regulations may release a property owner of that requirement if the property complies with the eight requirements. The property meets all requirements except for Condition 1, which states public sewer is a greater distance than 2,000 feet from the site. The closest sewer line to the site is in the Magnolia Farms Subdivision approximately 600 feet away. Topography constraints prevent this site from connecting into that sewer line, therefore, a waiver request of Section 4.4.3, Sanitary Sewer Collection System, Condition 1, is being requested. Staff recommend approval of the waiver request with conditions.

Commissioner McCrary asked if there were any circumstances that would require the property to connect to the city's sewer system. Mr. Hawkins responded yes should they propose more construction onsite that would place a strain on the septic system currently in place.

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

Mike Billings, 315 South Mulberry Street, Elizabethtown, KY 42701  
Albert March, 159 Grace Peak Road, Elizabethtown, KY 42701

**Summary of those speaking in favor:**

Mike Billings stated the FDH zone does not allow for construction, and he believes the AGB zoning designation makes sense for the property. Albert March stated he has lived at this current location for more than 17 years and the property owners are considerate of their neighbors, and he is not opposed to the zone change request.

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

No one spoke in opposition to the request.

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**Questions of those in attendance:**

Corey Truax, 91 Berkshire Avenue, Elizabethtown, KY 42701

Beth Kagey, 1109 Lobo Drive, Elizabethtown, KY 42701

**Summary of questions:**

Corey Truax asked if there are currently any proposals for development on the property. Mr. Hawkins stated there are currently no development proposals and the zone change request was due to the barn changing use. Beth Kagey asked if there are any future plans for a waterpark on the property. Chairperson Rice stated this request is due to a change in use with the barn that is located on the property and there was no mention of a waterpark in the request.

**Hearing No. 2025-PC-08**

**Zoning Map Amendment for 1377 Hutcherson Lane**

On a motion by Vice Chairperson Dozer, seconded by Commissioner Souleyrette, 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 FDH, Future Development Holding to AGB, Agri-Business 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 the existing access points off Hutcherson Lane (a state highway), that the size and scale of an agricultural tourism development would be compatible to the nearby agricultural and residential developments along Hutcherson Lane, that water is available in the area and can be extended to this property, 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, that the Recommended Land Use Map designates this property as Suburban Residential. The proposed development is an agricultural use and rural in nature, 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 an agricultural zoning classification would allow the property to function as it currently functions and has public services (water) nearby, that the size and scale of an agricultural tourism development would be compatible to the nearby agricultural and residential developments along Hutcherson Lane, that this development is appropriate along a rural corridor and will transition to the residential properties to the south, north, east and west, that access to the property will come from the existing access points off Hutcherson Lane (a state highway), that water is available in the area and can be extended to this property; and

**WHEREAS**, the Commission finds the proposal complies with the Sub Area Guidelines and Targeted Planning Areas of the Outer Ring Road West Sub Area 2 of the Plan, that the proposed use is an Agri-Business use, that development is appropriate along a rural corridor and will transition to the residential

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properties to the south, north, east and west, that Access to the property will come from the existing access points off Hutcherson Lane (a state highway).

Now, therefore be it **RESOLVED** that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from FDH to AGB for property located at 1377 Hutcherson Lane, be **APPROVED**, with the following waiver:

Waiver of section 4.4.3 (1) Sanitary Sewer Collection System of the Elizabethtown Subdivision Regulations, to allow onsite septic when sewer is available within 2000 feet from the site, with the following condition:

1. If a future subdivision or development occurs that puts a strain on the existing onsite septic system, the property owner shall be required to bring the city's public sewer collection system to this property.

**The vote was as follows:**

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

Chairperson Rice closed the hearing at 8:03 p.m.

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**PUBLIC HEARING No. 2025-PC-09**

Request: Zoning Map Amendment R-6 to C-1 with Development Plan  
Project Name: Clarity Solutions Office Building  
Location: 110 East Memorial Drive  
Owner: BBD Investments, LLC  
Applicant: BBD Investments, LLC

The Chairperson introduced the agenda item and opened the public hearing at 8:04 p.m.

**Agency Testimony:**

Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission on the location of the property and identified nearby zoning classifications and uses. The request is to allow the conversion of a single-family residential structure into an office use. Staff recommend approval of the zone change request from R-6 to C-1.

The development plan shows the removal of a site entrance and foundation for a previously demolished accessory structure and the addition of six parking spaces which will be shared through an access and parking agreement. A 60 sqft addition is being proposed on the east side of the building. Access will come from the single shared access point off East Memorial drive. Utilities are available onsite. Stormwater will be directed to the rear of the property towards the lake. Staff recommend approval of the development plan with conditions.

The Commission had no questions of staff.

**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. The Commission had no questions of Mr. Billings.

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

No one spoke in opposition to the request.

**Hearing No. 2025-PC-09**

**Zoning Map Amendment for 110 East Memorial Drive**

On a motion by Commissioner Souleyrette, seconded by Vice Chairperson 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-6, High-Density Residential, to C-1, Neighborhood Office complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

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**WHEREAS**, the Commission finds that the proposal complies with the community wide development policies of the Plan, that the size and scale of a neighborhood office is compatible with the surrounding multi-family residential and neighborhood office structures, that the property was zoned C-1 until 2023, that access to the project will be provided by one existing shared access point off East Memorial Drive, that water and sanitary sewer are available to the property, and that water supply and pressure are adequate for the proposed commercial use; and

**WHEREAS**, the Commission finds the proposal complies with the Recommended Land Use Plan, that the Recommended Land Use Plan designates this property as High-Density Residential, that neighborhood office development is compatible with, and supports, adjacent and nearby high-density residential and commercial developments, that multiple properties on East Memorial Drive are also zoned C-1, that a neighborhood office would provide an appropriate transition of uses from adjacent uses and 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 commercial zoning classification would allow appropriate development of an existing city lot that has public services (water, sewer, gas) nearby, that the size and scale of a neighborhood office development would be compatible with nearby commercial developments and nearby residential developments, that this development provides a transition from the regional commercial uses along North Dixie Avenue and the high-density residential developments to the east, that development of the lot would utilize the existing street network which provides adequate and appropriate connectivity, that a sidewalk will be required to be constructed along the East Memorial Drive frontage of both lots with a walkway connection to the office, that water and sewer are available on the property with sufficient capacity; and

**WHEREAS**, the Commission finds the proposal complies with the Sub Area Guidelines of Sub Area 2 of the Plan and the Targeted Planning Area Guidelines of Sub Area 2, Targeted Planning Area E.

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-6 to C-1, for property located at 110 East Memorial Dr, be **APPROVED**.

**The vote was as follows:**

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

**Development Plan for 110 East Memorial Drive**

On a motion by Commissioner McCrary, seconded by Young, 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 110 East Memorial Street, with the following condition:

1. A Deed of Easement be recorded to dedicate 5 ft sidewalk, as shown on the development plan, to the City of Elizabethtown as a Dedicated Sidewalk Easement.

The Chairperson closed the hearing at 8:14 p.m.

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**Director's Report:**

The Chairperson introduced the agenda item. Mr. Reverman reviewed developments that have been submitted to the office for review but won't need Commission approval. Chairperson Rice noted he would like staff to look into the screening around the storage units at the former Movie Palace. Mr. Reverman also discussed the upcoming agenda items and meeting schedule.

**Commission Member Items:**

The Chairperson introduced the agenda item. Commissioner McCrary requested staff provide more information regarding public hearings and developments that will need recommendation or approval by the Commission.

**Adjournment:**

There being no further items to discuss, Commissioner Souleyrette made a motion to adjourn with a second by Commissioner McCrary. The Chairperson declared the meeting adjourned at 8:23 p.m.

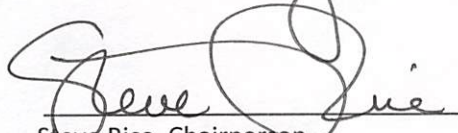
Prepared by:

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

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

13 day of May, 2025

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