



CITY OF ELIZABETHTOWN

Joe Reverman, AICP
Director
Planning & Development
Department

JEFFREY H. GREGORY, MAYOR

Elizabethtown Planning Commission

Regular Meeting Agenda

September 26, 2025

6:00 p.m.

Pritchard Community Center, 404 S. Mulberry Street

1. Call to Order
2. Approval of Minutes – August 12, 2025
3. Commercial Design Guideline Waiver for Popeye’s Chicken
Location: 1875 North Dixie Avenue
4. Public Hearing No. 2025-PC-17
Adoption of the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan as an amendment to the Elizabethtown Comprehensive Plan
5. Director’s Report
6. Commission Member Items
7. Adjournment

**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
AUGUST 26, 2025**

A meeting of the Elizabethtown Planning Commission was held on August 26, 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
Maurice Young
Kyle Souleyrette
Alicia Jenkins

Staff members present:

Joe Reverman, Planning Director
Aaron Hawkins, Senior Planner
Madeline Drake, City Planner
Commission Attorney Matt Hess

The following matters were considered:

**PLANNING COMMISSION MINUTES
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APPROVAL OF MINUTES

AUGUST 12, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on August 12, 2025.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, Souleyrette, and Jenkins

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COMMERCIAL DESIGN GUIDELINE WAIVER FOR 1875 NORTH DIXIE AVENUE

Request: Commercial Design Guideline Waiver
Project Name: Popeye’s Louisiana Chicken
Location: 1875 North Dixie Avenue
Owner: Ace Brands, LLC
Applicant: Ace Brands, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Madeline Drake presented the staff report and accompanying PowerPoint presentation. She oriented the Commission to the location of the property and identified nearby zoning classifications and uses. The applicant is proposing to repaint the entire restaurant structure and install new fixtures. The EIFS on one façade will also be replaced with Nichiha Fiber Cement in the style of vintage brick. Nichiha Fiber Cement is not permitted as a predominant building material. A waiver of Section 154.134(A)(2) – Materials and Colors, to allow fiber cement as the predominant material of both tower facades is being requested. Staff recommend approval of the waiver request with no conditions.

Commissioner Young asked if the trash enclosure will match the colors of the building. The applicant responded yes. Commissioner Souleyrette asked staff if they believe the use of this material will become more common. Ms. Drake responded it’s likely due to it being more durable than EIFS. Commissioner Souleyrette also asked if staff have considered looking into and potentially amending the design guidelines due to the number of waivers being requested recently. Mr. Reverman stated staff are currently in the process of looking into updating some of the commercial design guidelines. Vice Chairperson Dozer asked if the material was similar to Hardie Plank. Ms. Drake responded yes.

Those speaking in favor of the request:

Aamir Ali, 11810 Interchange Drive, Louisville, KY 40229

Summary of those speaking in favor:

Aamir Ali stated the trash enclosure will match the parts of the building that are grey and black.

Commercial Design Guideline Waiver

On a motion by Commissioner Young, seconded by Souleyrette, the following resolution was adopted based on staff analysis and testimony heard today.

Waiver of Section 154.134(A)(2) – Materials and Colors

WHEREAS, the age of this building and its predation to the commercial design guidelines provide a special circumstance for this waiver request; and

WHEREAS, the proposed fiber cement will appear more similar to permitted predominant materials than the existing EIFS.

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Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guideline Waiver for Popeye’s Louisiana Chicken, located at 1875 North Dixie Avenue, with the following waiver, and no conditions:

- Waiver of Section 154.134(A)(2) – Materials and Colors, to allow fiber cement as the predominant material of both tower facades.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, Souleyrette, and Jenkins

**PLANNING COMMISSION MINUTES
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PUBLIC HEARING NO. 2025-PC-17

Request: Adoption of the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan
Project Name: Envision Active Elizabethtown Bicycle and Pedestrian Master Plan
Applicant: City of Elizabethtown

Chairperson Rice introduced the agenda item and opened the public hearing at 7:10 p.m. Matt Hess administered the oath to all those who intended to testify.

Agency Testimony:

Aaron Hawkins presented the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan. Mr. Hawkins stated the Plan was commissioned by Greenspace and Greenspace has partnered with the City to help during the implementation phase. Mr. Hawkins briefly discussed parts of the plan including benefits, bike and pedestrian network project types, and how those project types were prioritized.

Commissioner Souleyrette asked about Robinbrooke Boulevard saying it already had striped bike lanes. Mr. Hawkins stated this plan suggests physical buffers for bike lanes and described different examples of what type of physical buffer could be used. Vice Chairperson Dozer asked if an email from Council Member Springsteen with questions and concerns regarding the Plan, be entered into the record. Mr. Reverman responded no, but that Mr. Hawkins could address some of the Council Member's concerns to the Commission. Mr. Hawkins addressed some of the Council Member's concerns regarding Pear Orchard Road NW, improvements along Ring Road and US 62 not being a higher priority, updates in the industrial park area, and North Black Branch Road.

Questions from those in attendance:

Robert Leonard, 2505 Chatworth Drive, Elizabethtown, KY 42701

Summary of questions:

Robert Leonard asked if new development that attracts more pedestrian traffic would impact the priority level of certain projects, mainly regarding pedestrian safety. Mr. Hawkins stated currently the city cannot require the owner of a vacant lot to construct a sidewalk. That process usually begins once a building permit is pulled for that lot to be developed.

Those speaking on the request:

No one spoke on this request.

Commission Discussion:

The Commission thanked staff for their time and effort into creating the plan and feel it's a great addition to the comprehensive plan.

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Hearing No. 2025-PC-17

Adoption of the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan as an amendment to the Comprehensive Plan

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Envision Active Elizabethtown Bicycle and Pedestrian Master Plan be **APPROVED** as an amendment to the Elizabethtown Comprehensive Plan.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, Souleyrette, and Jenkins

Chairperson Rice closed the hearing at 6:49 pm.

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Commission Training:

The Chairperson introduced the agenda item at 6:51 pm.

Matt Hess, Planning Commission Attorney discussed recent court cases to provide training for the Commission. 30 minutes of continuing education training will be credited for compliance with KRS 147A.027. The following cases were discussed.

City of Richmond v. Spangler Apartments.

Paris City Commission v. Vance

Justic v. Lexington-Fayette Urban County Government Council

The training concluded at 7:21 pm.

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Director's Report:

The Chairperson introduced the agenda item.

Director Joe Reverman discussed upcoming cases and the following Department and infrastructure projects.

Department Projects

- Historic Preservation District Expansion
- Pre-Approved Housing Plans
- Fee Schedule
- Downtown Master Plan
- Commercial Design Review Amendments – neon lighting
- Short Term Rental notifications to property owners

Infrastructure Projects

- Under Construction
 - Saint John Rd widening (State) – Expected completion in September 2025
 - South Mulberry roundabouts at US31 Bypass (State) – Expected completion in November 2025
 - Lane diet and bike lanes on South Mulberry from roundabouts to Brook St
 - Helm & Terry St (City) – Expected completion in October 2025
 - Commerce Dr around Outdoor Music Venue (City) – Completion in summer 2026
 - French St Sewer Upgrade (City) – Completion in September 2025
- Pre-Construction
 - KY 251 from Ring Rd to KY 434 (Battle Training Rd) (State) – November 2025 Letting
 - KY 251 & Ring Rd roundabout (State) – November 2025 Letting, August 2026 Completion
 - US 31W from Veterans to Knox Blvd (State) – In Design
 - South Ring Rd extension from Parkway to South Dixie (State) – Public notice later this year and working on property acquisition.
 - South Ring Rd extension from South Dixie to Lincoln Pkwy (State) – Concept Design.
 - North Mulberry St from Brooks St to Gregory St (State) – In Design, working on property acquisition.
 - Patriot Pkwy RCUT at N. Provident (State) – Completion in Spring 2026.
 - Patriot Pkwy RCUT at Hutcherson (State) – Completion in 2026.
 - US 62 from I-65 to Upper Colesburg Rd (State) – No start date
 - KY 1600 from Patriot Pkwy to KY 220 (State) – No start date
 - Commerce Dr from US 31W to Springfield Rd (State) – No start date
 - East Dixie from New Glendale to Lincoln Pkwy (City/State) – Design starting later this year.

Commissioner Souleyrette asked how many dwelling units have been approved but are not currently under construction. Mr. Reverman responded approximately 1000.

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Commission Member Items:

The Chairperson introduced the agenda item. Commissioner Souleyrette asked for the status of the online permitting software. Mr. Reverman stated we anticipate going live in November.

Adjournment:

There being no further items to discuss, Commissioner Jenkins made a motion to adjourn with a second by Souleyrette. The Chairperson declared the meeting adjourned at 7:45 p.m.

Prepared by:



Janet Rodgers, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

23 day of Sept., 2025



Steve Rice, Chairperson
Elizabethtown Planning Commission