Hardin County Planning and Development Commission
Minutes: 16 July 2019
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Chairman Mark Hinton called the six hundred and ninety ninth meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 16 July 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers, II (Secretary), Steve Steck (Member) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Chris Butz, Hardin County Attorney Shelt Michael Lewis and the individuals listed on the attached sign-in sheet. Planning Assistant Julia McBeth was not in attendance.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the Preliminary Plat of Cloverleaf Subdivision. The proposed development is a 23.7 acre portion of a 218 acre site located on the west side of Rineyville School Road (KY 2212), identified by PVA map parcel number 122-00-00-005 and the property is zoned Urban Residential (R-1). The developer, WGE, LLC is proposing the creation of 19 single-family residential lots. Director King presented the Preliminary Plat, reviewed the staff review comments and a powerpoint slide presentation. The engineer for the project, Mike Billings of Engineering Design Group provided testimony and answered questions from the Commission members. Chairman Hinton inquired on whether or not there were cul-de-sacs. Director King explained that they are temporary paved turn arounds that would be modified when the streets were extended for the next section. A motion was made by Commissioner Steck to conditionally approve the Preliminary Plat of Cloverleaf Subdivision pending the correction of the 31 items listed in the staff review comments. Vice-Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:13 p.m. Director King presented a Powerpoint to the Commission regarding proposed Amendments to the Planning for Growth: Comprehensive Development Guide, 2014. The proposal is to amend the Land Use Element: Planning Area # 11 – E2RC Corridor. Draft language and 3 new maps were presented. The Corridor would be renamed to the KY361 Corridor. No objections on the proceedings were taken and all commission members agreed to be present for the August 6, 2019 Commission Meeting for a Public Hearing.

At 5:35 p.m. Chairman Hinton called for consideration and action on the Minutes from the meeting held 18 June 2019. Vice-Chairman Lowe noted “Adopted” on the last page of the minutes was misspelled. Secretary Jaggers made a motion to accept the minutes with the revision. Commissioner Steck provided the second. Motion passed 4-0 with Chairman Hinton abstaining.
At 5:40 p.m. Chairman Hinton called for consideration and action on **Budget Amendments for FY 2019**. Commissioner Percell made a motion to accept the budget amendments as presented. Vice-Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

**At 5:50 p.m. Chairman Hinton called for consideration and action on Financial Report #11 May 2019 FY 2019 and Financial Report #12 June 2019 FY 2019.** Vice-Chairman Lowe made a motion to accept the financial reports as presented. Commissioner Percell provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:52 p.m. Chairman Hinton called for consideration and action on the **Annual Nomination and Election of Officers**. Commissioner Percell made a motion for the officers to remain the same. Commissioner Steck provided the second. Motion passed unanimously.

At 5:58 p.m. Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, August 6, 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:58 p.m. Vice-Chairman Lowe made a motion to adjourn the meeting. Secretary Jaggers provided the second. The motion passed unanimously.

**ADOPTED AND APPROVED THIS 6 DAY OF AUGUST 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS II, SECRETARY
Hardin County Planning and Development Commission  
Minutes: 18 June 2019  
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Chairman Mark Hinton called the six hundred and ninety eighth meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 18 June 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers, II (Secretary) & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Chris Butz, County Engineer Vicki Meredith, P.E., Assistant Hardin County Attorney Shelt Michael Lewis and the individuals listed on the attached sign-in sheet. Member Danny Percell and Planning Assistant Julia McBeth were not in attendance.

At 5:04 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant Hardin County Attorney Shelt Michael Lewis to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:06 p.m. Chairman Hinton announced the first item on the agenda is a continuation from a hearing held on 4 June 2019, a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to Urban Residential Zone (R-1) to allow for the development of a residential subdivision with streets and one acre lots. The property is a 218.654 acre site located on the west side of Rineyville School Road (KY 2212) across from Flushing Meadows Drive in Rineyville, KY. *WGE, LLC* are the owners of the property which is identified by PVA map parcel number 122-00-005. Chairman Hinton stated the meeting was tabled so Commission members could view the site, get information from the transportation cabinet and look at the water and drainage issues from the pond. He announced that the Hearing had been closed on 4 June 2019 and that no additional testimony would be taken from the public without a unanimous vote by the Commission to take additional public testimony. It was also announced that Secretary Jaggers, who was not in attendance at the Public Hearing on 4 June 2019 had been provided with the minutes from the meeting along with the Staff Report, powerpoint presentation and all of the exhibits that constitute the record. Director King summarized the application and briefly re-entered exhibits into the record and presented Exhibit “N”, letter from Commission to the Kentucky Transportation Cabinet and Exhibit “O”, emails from Kentucky Transportation Cabinet into the record. Director King explained that a letter had been sent to KYTC requesting representation at the meeting to answer questions from the Commission regarding the traffic on Rineyville School Road (KY 2212) and more specifically the intersection of Rineyville School Road (KY 2212) and Rineyville Road (KY 1600/220). While initially agreeing to participate, KYTC had declined the invitation the day prior and instead sent emails answering questions regarding the traffic counts, accident data and potential solutions for any issues with the intersection.
County Engineer Vicki Meredith, P.E. then spoke in reference to the storm water management and drainage concerns that had previously been raised. She stated that the pond is a control structure and that regulations are in place so that the subdivision will not create any higher rate of runoff post development.

Secretary Jaggers asked what would be the difference if the zone change was not approved. Director King indicated that if the zone change is approved, that the Engineer had the development designed for 170 lots. Without the zone change, 72 lots were possible using open space design. Additionally, without the zone change (R-2) requires 200’ of road frontage per lot and with the zone change (R-1) is 100’ of road frontage per lot.

Commission Member Steck asked if the traffic count from the transportation cabinet is a daily count. County Engineer Vicki Meredith indicated yes, it is an average daily count. No one had any other questions.

At 5:28 p.m. Chairman Hinton asked for a motion to approve, deny or table the decision. Director King stated that state law requires the Commission to make a decision within 60 days of an application being submitted. This application was made on May 14, 2019 and July 14, 2019 will be the deadline but the next Planning Commission meeting will not be until July 16, 2019. Therefore, if a decision is not made tonight, a Special Called Meeting will need to take place.

At 5:32 p.m. Director King then gave a summary of the proposal, went thru the 4 step process as outlined in the Comprehensive Development Guide, reviewed Resolution 2019-007, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. He presented the Staff Recommendation for approval of the Map Amendment Zone Change.

At 5:36 p.m. Commission Member Steck made a motion to adopt the Staff Report and RESOLUTION Number 2019-007 approving the Map Amendment to Urban Residential Zone (R-1) based on the staff report, the testimony provided at the public hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1,2,4,5,6,7,8, & 11; Step 2: Property Characteristics 1,2,3,4,5,6,7,8 & 10; and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 1:** To Improve Hardin County as a Place of Residence.

**Objective:** 1. Promote formation of neighborhood units as opposed to scatter development.

**Goal 5:** To encourage the location and development of different land uses in the most appropriate manner.
**Objective:** 2. To promote planned development so as to ensure the best possible utilization of land within the County.

Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:39 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a request for a Zoning Change Map Amendment from Urban Residential Zone (R-1) to General Commercial Zone (C-2) to allow for the property to be developed commercially with no project proposed at this time. The property is a 0.571 acre site located at 5293 North Dixie Highway, Elizabethtown, KY. **ADRIAN & RADINE RAY** are the owners of the property which is identified by PVA map parcel numbers 183-30-00-038 & 183-30-00-039. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. Director King answered questions from the Commission Members and staff. Adrian Ray of 214 Villa Ray Drive, Radcliff, KY provided testimony and answered questions from the Commission Members and staff. He explained everything around the property is zoned commercial and it is important that this property also be zoned commercial. He advised he has no proposed project planned at this time. No one spoke in opposition.

At 5:45 p.m. Director King then gave a summary of the proposal, went thru the 4 step process as outlined in the Comprehensive Development Guide, reviewed Resolution 2019-008, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. He presented the Staff Recommendation for approval of the Map Amendment Zone Change. Chairman Hinton closed the meeting at 5:49 p.m.

At 5:50 p.m. Commission Member Steck made a motion to adopt the Staff report and RESOLUTION NUMBER 2019-008 approving the Map Amendment to General Commercial Zone (C-2) based on the staff report, the testimony provided at the public hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4,5,6,7,8 & 12; Step 2: Property Characteristics 1,2,3,4,5, & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: North Dixie Corridor(#15) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 5:** To encourage the location and development of different land uses in the most appropriate manner.

**Objective:** 7. Conceive the definitive areas within the county for the highest and best
use as residential, commercial and industrial which will make effective use of existing
and proposed services and facilities.

Goal 6: To improve and promote Hardin County as a place for commerce and industry.

Objective: 1. To provide adequate space for the proper location of Commercial and
Industrial Land Uses.

Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman
Hinton abstaining.

At 5:52 p.m. Chairman Hinton called for consideration and action on the third item on
the agenda, the Preliminary Plat of Rosey Tulip Subdivision. The proposed
development is a 46.7 acre site located on the east side of Gaither Station Road,
identified by PVA map parcel number 188-00-00-020.01 and the property is zoned
Urban Residential (R-1). The developer, Double B Properties, LLC is proposing the
creation of 36 single-family residential lots. Director King presented the Preliminary
Plat, reviewed the staff review comments and a powerpoint slide presentation. The
engineer for the project, Mike Billings of Engineer Design Group provided testimony and
answered questions from the Commission members. Secretary Jaggers inquired about
Lots 35 & 36 being in the floodplain. Mr. Billings explained that the FEMA map is not
completely accurate as depicted compared to the contours and that he will apply for a
Letter of Map Amendment (LOMA) to effectively change the floodplain map. A motion
was made by Commission Member Steck to conditionally approve the Preliminary Plat
of Rosey Tulip Subdivision pending the correction of the 45 items listed in the staff
review comments. Secretary Jaggers provided the second. Motion passed 3-0 with
Chairman Hinton abstaining.

At 6:06 p.m. Chairman Hinton called for consideration and action on the Minutes from
the meeting held 4 June 2019. Commission Member Steck made a motion to accept
the minutes as presented. Vice-Chairman Lowe provided the second. Motion passed
3-0 with Chairman Hinton abstaining.

At 6:08 p.m. Chairman Hinton called for consideration and action on Bid for Worker’s
Compensation Insurance. Director King explained to the Commission that our current
carrier, Seneca Insurance will no longer be licensed in the State of Kentucky as of 1
July 2019. Curneal & Hignite Insurance is our underwriting agent and provided their top
two recommendations, Kemi and Summit. Quotes were provided. Commission
Member Steck made a motion to accept Kemi’s proposal for Worker’s Compensation
Insurance. Commission Member Steck provided the second. Motion passed 3-0 with
Chairman Hinton abstaining.
At 6:15 p.m. Chairman Hinton called for consideration and action on the Second Reading of Budget FY20. Director King presented the budget to the Commission. Vice-Chairman Lowe made a motion to accept the Second Reading of the FY2020 Budget as presented with the 5 amendments. Secretary Jaggers provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 6:25 p.m. Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, July 16, 2019 at 5:00 p.m. and called for the meeting to be adjourned at 6:26 p.m. Secretary Jaggers made a motion to adjourn the meeting. Vice-Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

ADOPTED AND APPROVED THIS 16th DAY OF JULY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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LARRY JAGGERS II, SECRETARY
Chairman Mark Hinton called the six hundred and ninety seventh meeting of the Hardin County Planning and Development Commission to order at 5:04 p.m. on Tuesday, 4 June 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Member) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Planning Assistant Julia McBeth, Planner Chris Butz, County Engineer Vicki Meredith, P.E., Assistant Hardin County Attorney Shelt Michael Lewis and the individuals listed on the attached sign-in sheet. Larry Jaggers, II (Secretary) and Administrative Assistant Susan Bowen were not in attendance.

At 5:06 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant Hardin County Attorney Shelt Michael Lewis to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:10 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to Urban Residential Zone (R-1) to allow for the development of a residential subdivision with streets and one acre lots. The property is a 218.654 acre site located on the west side of Rineyville School Road (KY 2212) across from Flushing Meadows Drive in Rineyville, KY. WGE, LLC are the owners of the property which is identified by PVA map parcel number 122-00-00-005. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. The Project Engineer, Warren Clifford with Engineering Design Group of 315 South Mulberry, Elizabethtown, KY provided testimony and answered questions from the Commission members and staff. Warren Clifford advised the tract is heavily wooded, not suited for agricultural purposes, however the land is better suited for residential development and is located adjacent to residential properties. He further explained their request meets Goals 1 & 2 of the Comprehensive Plan, the KY Transportation Cabinet has approved 2 entrances into their proposed development and turn lanes would not be necessary. Mr. Clifford stated all lots will be 1 acre or greater with more than 100’ of road frontage, they have adequate space for septic systems, are outside of any floodplains and there is a 6” waterline with adequate water pressure. Additionally, he mentioned the site is inappropriately zoned, their request is compatible with the adjacent area and they’ve been working with an environmental consulting firm to minimize the impact their proposed development will have on the 4 sinkholes, blue line stream and pond located on the property.

The Applicant, Gene Straney dba WGE, LLC of 2001 Ring Road, Elizabethtown, KY stated the prices of the houses within their proposed development would range from $250,000 to $300,000 and be similar to Cottonwood Subdivision in Rineyville.
Frederick Chandler, of 1534 Rineyville School Road, Rineyville, KY spoke stating he lives across from the pond, his property was flooded 10 years ago and the 2 tiles in Lavista Estates Subdivision along Pawley Creek are now maxed out.

Warren Clifford explained they are regulated by the Hardin County Storm Water Ordinance and they are not allowed to release water any faster or greater than the rate at which it previously drained before the development.

Rachel Gati, of 360 Waterfowl Loop, Rineyville, KY expressed her concerns regarding Rineyville Elementary School already having reached maximum capacity for students, that all out of district children have now been removed from the school and asked how that issue would be resolved.

Director King advised when our office receives an application for a new subdivision with streets, there is a list of agencies that are contacted for feedback, and per John Stith, the Chief Operations Officer for Hardin County Schools, current enrollment for Rineyville Elementary School is 561 students with the capacity for 730 students.

Jaime Drake-Parks, of 728 Rineyville School Road, Rineyville, KY asked what hours the State Transportation Cabinet has been monitoring the roads as there are already too many cars and buses driving on the roads with 2 to 3 kids per seat on the buses currently.

County Engineer Vicki Meredith asked Jaime Drake-Parks if traffic is still an issue when school is not in session.

Jaime Drake-Parks, of 728 Rineyville School Road, Rineyville, KY replied that traffic is an issue year round.

Henry Drake, of 305 Heritage Trail, Rineyville, KY stated he’s lived there 30 years, he works full-time, likes peace and quiet, traffic on KY 1600 is an issue and there is a waterline running along the right side of Rineyville School Road.

Scott Murphy, of 1915 Rineyville School Road, Rineyville, KY asked how many people can be supported by a 6” water line as the water pressure in Lavista Estates subdivision is already low. He also questioned if volunteer firefighters and additional police officers would have to be hired at some point based on the potential population growth.

Director King stated the proposed residential development was sent to Hardin County Water District #2 and they explained a 6” water line is a major water line that has the pressure and the flow to serve everyone including fire hydrants. He added Rineyville and all of the unincorporated part of Hardin County are served by volunteer firefighters, the KY State Police and Hardin County Sheriff’s Office.
Henry Drake, of 305 Heritage Trail, Rineyville, KY stated his daughter pushed the button on their home security system and it took the police 1 hour and 19 minutes to respond to their house.

Director King explained that per his communication with the State Transportation Cabinet as of today, he was advised they have never received a complaint regarding traffic on Rineyville School Road and that 414 cars travel on the road daily.

Frederick Chandler, of 1534 Rineyville School Road, Rineyville, KY mentioned that when Lavista Estates Subdivision was developed that a hill was cut down on KY 2212 and he expressed traffic concerns specifically with the KY 1600/2212 Interchange. He also stated that the pond is spring fed, never dries up and the tiles on Flushing Meadows Drive in Rineyville, KY are maxed out.

Warren Clifford stated their development will help with the amount of water that leaves the pond and won’t make the water situation any worse.

Scott Murphy, of 1915 Rineyville School Road, Rineyville, KY asked if the dam behind the pond is stable and can hold excessive water.

County Engineer Vicki Meredith explained her office evaluates any type of man-made pond and that the dam’s functionality and structural integrity would be checked as part of the stormwater approvals on the drainage plans.

Mike Drew, of 670 Rineyville School Road, Rineyville, KY asked what the estimated start, completion dates and the hours that large excavating vehicles will be on the roads.

Warren Clifford explained that obtaining approval for their Map Amendment request from the Hardin County Planning Commission is the first step in their process and he doesn’t have exact dates as those are contingent on finances.

Mike Drew, of 670 Rineyville School Road, Rineyville, KY asked if there has been an analysis done of the potential impact he and his neighbors’ utility bills and taxes would be affected by the new subdivision development.

Director King answered all infrastructure potentially being built would be funded by the developers and that the Planning Commission does not have any involvement with taxes or utility bills.

Drew Cooper, of 257 Blake Drive Rineyville, KY stated he lives in Lavista Estates Subdivision, and there have been issues with septic systems failing.
Director King explained when Lavista Estates Subdivision was originally created the developer was issued septic system permits from the Hardin County Health Department for systems that could accommodate 3 bedroom homes; however most of the homes contain 4 bedrooms using a “bonus room” resulting in septic system issues. He further stated that every Certificate of Occupancy that is issued from our office regarding the number of bedrooms within each home must match the number of bedrooms listed on the septic system finals that the Health Department issued.

Sheila Drew, of 670 Rineyville School Road, Rineyville, KY asked how many lots and homes are going to be created and built.

Warren Clifford answered that he is estimating 179 lots, but that number is subject to change based on the Health Department.

Drew Cooper, of 257 Blake Drive Rineyville, KY asked if the bridge on KY 2212 was reinforced recently based on anticipated growth from this development.

County Engineer Vicki Meredith explained the State does a structural analysis of bridges every 2 years and they will make note of any issues that need to be addressed.

Emily Drake, of 305 Heritage Trail, Rineyville, KY voiced concerns related to 4 sink holes that are currently on the property with regard to the possibility that they could enlarge.

Stephanie Noble, of 548 French Lane, Elizabethtown, KY expressed issues regarding the current amount of traffic on Rineyville Big Springs Road and urged the Planning Commission to contact the State Highway Department to obtain more information as she stated 414 cars daily is a low estimate.

Drew Cooper, of 257 Blake Drive Rineyville, KY expressed his opposition to the zone change request and asked that the property remain zoned Rural Residential (R-2) and as a Natural Resource area.

Harry Noble, of 548 French Lane, Elizabethtown, KY stated he’s spent 28 years with the Corps of Engineers, someone has done calculations regarding the runoff of water and how it affects the surrounding vegetation. Mr. Noble further mentioned WGE are probably the most responsible builders in Hardin County.

Chairman Hinton closed the hearing at 6:15 p.m.

At 6:16 p.m. Commissioner Percell, requested the Planning Commission go into a closed session to discuss procedural matters but not the pending Zone Change request.
Director King explained that there were only certain instances when a Closed Session was permitted by State Law.

Attorney Shelt Michael Lewis explained that a closed session was not an option at this time during the Public Hearing, but the Planning Commission could choose to table the hearing to allow him the opportunity to confer with Hardin County Attorney Jennifer Oldham, and he would have a better answer for Commissioner Percell at the next hearing.

Director King then gave a summary of the proposal, went thru the 4 step process as outlined in the Comprehensive Development Guide, reviewed Resolution 2019-007, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. He presented the Staff Recommendation for approval of the Map Amendment Zone Change.

Commissioner Percell noted that he is bothered when people come to Planning Commission Hearings with the preconceived idea that the Planning and Development Commission has already decided how they will vote before the Hearing has even been held and the applicants and general public’s opinion have not been heard.

Chairman Hinton explained they have never gone with a preconceived idea prior to the meeting regarding how they will vote, they always take the time to weigh the applicant’s request and listen to the concern’s expressed by the general public in addition to the staff presentation and exhibits entered into the record.

Commissioner Percell asked if the hearing was tabled, if Director King and County Engineer Vicki Meredith could send a letter to the State Highway Department requesting that a representative attend the next hearing.

Director King and County Engineer Vicki Meredith agreed that they would contact the KY Transportation Cabinet and send a letter asking for representation.

At 6:29 p.m. Commissioner Percell made a motion to table the hearing and requested a representative from KYTC attend the next hearing to answer questions from the Commission and public. The Hearing will be continued to Thursday June 18, 2019 at 5:00 p.m. Commissioner Steck provided the second. The motion to table the hearing passed 3-0 with Chairman Hinton abstaining.

At 6:30 p.m. Chairman Hinton called for consideration and action on the Minutes for the meeting held on 21 May 2019 (Attached). Commissioner Member Steck made a motion to accept the Minutes as presented. Vice Chairman Lowe provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:
MAY 2019 REPORT

<table>
<thead>
<tr>
<th>Plats Recorded:</th>
<th>New Lots Created:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 8 Subdivision plats were approved for the month</td>
<td>• 6 New lots approved for the month</td>
</tr>
<tr>
<td>• 32 Subdivision plats were approved for the year</td>
<td>• 12 Net lots approved for the year</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Permits:</th>
<th>Electrical Permits (6 Jurisdictions):</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 16 SFD Permits for the month</td>
<td>• 104 Total Permits for the month</td>
</tr>
<tr>
<td>• 75 SFD Permits for the year</td>
<td>• 427 Total Permits for the year</td>
</tr>
<tr>
<td>• 104 Total Building Inspections for the month</td>
<td>• 201 Total Electrical Inspections for the month</td>
</tr>
<tr>
<td>• 481 Total Building Inspections for the year</td>
<td>• 772 Total Electrical Inspections for the year</td>
</tr>
<tr>
<td>• 198 Total Building Permits for the year</td>
<td></td>
</tr>
</tbody>
</table>

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 June 2019 at 5:00 p.m. and called for the meeting to be adjourned at 6:35 p.m. Commission Member Percel made a motion to adjourn with Vice Chairman Lowe providing the second and the motion passed unanimously.

ADOPTED AND APPROVED THIS 18th DAY OF JUNE 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY
Chairman Mark Hinton called the six hundred and ninety six meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 21 May 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers, II (Secretary), Steve Steck (Member) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Chris Butz and the individuals listed on the attached sign-in sheet. Assistant Hardin County Attorney Shelt Michael Lewis, and Planning Assistant Julia McBeth were not in attendance.

At 5:03 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Member Steve Steck to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:05 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to Agricultural Zone (A-1) to allow for a proposed second dwelling to be constructed on site in addition to the existing manufactured home. The property is a 25.6 acre site located 630' back a private gravel lane at 3780 Pierce Mill Road, Garfield, KY. ANDREA & CURTIS CHRISTIANS are the owners of the property which is identified by PVA map parcel number 010-00-00-002. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. Curtis Christians, owner, provided testimony and answered questions from the Commission members and staff. Mr. Christians explained he had served in the military and this is their home now but has a RV and wants to travel the United States. They intend to build a Morton building that will contain 1800 sq. ft. of living space and have an attached garage large enough to store the RV. The zone change would allow their son to remain on the property in the existing manufactured home while he is away and keep the property safe. No one spoke in opposition. Chairman Hinton closed the hearing at 5:15 p.m. Member Steck made a motion to adopt the Staff report and RESOLUTION Number 2019-006 approving the Map Amendment to Agricultural Zone (A-1) based on the staff report, the testimony provided at the hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1,4,5,7 & 8; Step 2: Property Characteristics 1,2,3,4 & 7; Step 3: Land Use Plan Group: Rural Area; Step 4: Planning Area: West Hardin (#23) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 14:** To assure that Hardin County's nonrenewable resources are developed in a manner which will best serve the county.
Objective: 1. To discourage the conversion of prime agricultural land to other uses and to protect all agricultural land from conflicting development activities.

The motion was seconded by Vice Chairman Lowe. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on the Minutes for the meeting held on 5 March 2019 (Attached), Financial Report # 8 February 2019, Financial Report # 9 March 2019 and Financial Report # 10 April 2019. Secretary Jaggers made a motion to accept the Minutes and Financial Reports as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

**APA-KY SPRING CONFERENCE** Adam attended the annual meeting and conference May 8-10 at Lake Cumberland to obtain his continuing education hours.

**LOCAL PLANNING COMMITTEE OF HARBIN COUNTY SCHOOL BOARD** On 24 April 2019, Adam attended the Local Planning Committee meeting for the vote on the District’s Facilities Plan. On a 10-8 vote, the Local Planning Committee voted to add on to Cecilia Valley to make it a K-8 school to replace West Hardin Middle.

**PLANNER HIRED** On 22 April 2019, Chris Butz became the newest employee of the Hardin County Planning & Development Commission. Chris has a Bachelor’s Degree from Western Kentucky University and is currently pursuing his Masters of Urban Planning Degree at the University of Louisville.

**METROPOLITAN PLANNING ORGANIZATION** On 10 April 2019, Adam attended a meeting of the Elizabethtown/Radcliff MPO Technical Advisory Committee to review the proposed 2019 Pedestrian Plan.

**WEST POINT REVITALIZATION COMMITTEE** On 28 March 2019, Adam attended the 2nd meeting in West Point to discuss trail planning. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

**LOCAL PLANNING COMMITTEE OF HARBIN COUNTY SCHOOL BOARD** On 13 March 2019, Adam attended the Local Planning Committee meeting at New Highland Elementary School. The meeting was an Open Forum to obtain information from schools that are currently a part of the District’s Facilities Plan.
APRIL 2019 REPORT

**Plats Recorded:**
- 7 Subdivision plats were approved for the month
- 24 Subdivision plats were approved for the year

**New Lots Created:**
- 3 New lots approved for the month
- 10 Net lots approved for the year

**Building Permits:**
- 17 SFD Permits for the month
- 59 SFD Permits for the year
- 115 Total Building Inspections for the month
- 375 Total Building Inspections for the year
- 154 Total Building Permits for the year

**Electrical Permits (6 Jurisdictions):**
- 90 Total Permits for the month
- 323 Total Permits for the year
- 147 Total Electrical Inspections for the month
- 572 Total Electrical Inspections for the year

### SUBDIVISION PLATS RECORDED IN APRIL 2019

<table>
<thead>
<tr>
<th>Project / Subdivision Name</th>
<th>Site Address</th>
<th>Lots +/- (Plats Final)</th>
<th>Acres (All Permits)</th>
<th>Completed Date</th>
<th>Final Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRAGRANT ACRES, LOT 2A &amp; LOT 3</td>
<td>HOEWEVALLEY RD</td>
<td>2</td>
<td>0.0000</td>
<td>3/19/2019</td>
<td>4/4/2019</td>
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<tr>
<td>DEER FIELD EST LOT 10A AND 11 #4</td>
<td>123 TWELVE POINT BUCK BLVD</td>
<td>0</td>
<td>0.0000</td>
<td>2/12/2019</td>
<td>4/9/2019</td>
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<tr>
<td>SUNNY SLOPE ACRES LOTS 1 &amp; 2</td>
<td>LEWIS LANE</td>
<td>-1</td>
<td>0.0000</td>
<td>3/25/2019</td>
<td>4/11/2019</td>
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<td>BYRE KNOll SUBDIVISION LOTS 1 &amp; 2</td>
<td>255 &amp; 207 WATSON LN</td>
<td>0</td>
<td>0.0000</td>
<td>4/15/2019</td>
<td>4/23/2019</td>
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<td>MAXIE PLAZA SUBDIVISION</td>
<td>GLENDALE HODGENVILLE RD W</td>
<td>-2</td>
<td>0.0000</td>
<td>11/20/2018</td>
<td>4/24/2019</td>
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<tr>
<td>KENWOOD ACRES, 3A</td>
<td>YOUNGERS CREEK RD</td>
<td>0</td>
<td>1.8300</td>
<td>4/16/2019</td>
<td>4/25/2019</td>
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<tr>
<td>RECORD PLAT OF BEAUCHAMP ACRES</td>
<td>22978 SONORA HARDIN SPRINGS RD</td>
<td>1</td>
<td>9.8830</td>
<td>4/26/2019</td>
<td>4/30/2019</td>
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MARCH 2019 REPORT

**Plats Recorded:**
- 10 Subdivision plats were approved for the month
- 17 Subdivision plats were approved for the year

**New Lots Created:**
- 8 New lot approved for the month
- 10 Net lot approved for the year

**Building Permits:**
- 15 SFD Permits for the month
- 42 SFD Permits for the year
- 93 Total Building Inspections for the month
- 260 Total Building Inspections for the year
- 104 Total Building Permits for the year

**Electrical Permits (6 Jurisdictions):**
- 96 Total Permits for the month
- 233 Total Permits for the year
- 175 Total Electrical Inspections for the month
- 425 Total Electrical Inspections for the year
### SUBDIVISION PLATS RECORDED IN MARCH 2019

<table>
<thead>
<tr>
<th>Project / Subdivision Name</th>
<th>Site Address</th>
<th>Lots +/- (Plats Final)</th>
<th>Acres (All Permits)</th>
<th>Completed Date</th>
<th>Final Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMENDED RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION, LOT 4, SECTION 1 &amp; RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION SECTION 3, LOT 6</td>
<td>3029 CENTERPOINT RD</td>
<td>1</td>
<td>27.7500</td>
<td>2/14/2019</td>
<td>3/1/2019</td>
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<tr>
<td>MONROE SUBDIVISION: 7A &amp; 7F</td>
<td>863 BOONE RD</td>
<td>0</td>
<td>0.0000</td>
<td>12/28/2018</td>
<td>3/7/2019</td>
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<tr>
<td>CLUTTS PLACE, LOT 1A &amp; AMENDED RECORD PLAT OF KENWOOD ACRES, LOT 1</td>
<td>556 YOUNGERS CREEK RD (KY 583)</td>
<td>0</td>
<td>0.0000</td>
<td>1/23/2019</td>
<td>3/15/2019</td>
</tr>
<tr>
<td>31 &amp; 28 WOODHAVEN EST</td>
<td>MAPLE DR.</td>
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<td>0.0000</td>
<td>2/13/2019</td>
<td>3/19/2019</td>
</tr>
<tr>
<td>AMENDED RECORD PLAT OF BLACKBURN ESTATES, SECTION 2, LOTS 126 &amp; 127</td>
<td>380 CARROLL AVE</td>
<td>-1</td>
<td>0.0000</td>
<td>3/8/2019</td>
<td>3/25/2019</td>
</tr>
<tr>
<td>TOM-DON ACRES</td>
<td>4065 FLINT HILL RD</td>
<td>5</td>
<td>25.0650</td>
<td>3/18/2019</td>
<td>3/26/2019</td>
</tr>
<tr>
<td>WISE BERRY ESTATES; SECTION 3, LOT 13 AND AMENDED RECORD PLAT OF WISE BERRY ESTATES, LOTS 12B AND 12C AND AMENDED RECORD PLAT OF DAVIDWAYS ESTATES ANGIE &amp; MALCOMS VIEW, LOT 5</td>
<td>2724 RINEYVILLE BIG SPRINGS RD</td>
<td>0</td>
<td>0.0000</td>
<td>2/1/2019</td>
<td>3/28/2019</td>
</tr>
</tbody>
</table>

**Total Records: 10**

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 4 June 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:40 p.m. Vice Chairman Lowe provided the second. The motion passed unanimously.

**ADOPTED AND APPROVED THIS 4th DAY OF JUNE 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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GREG LOWE, VICE CHAIRMAN
Chairman Mark Hinton called the six hundred and ninety fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 March 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers, II (Secretary), Steve Steck (Member) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Assistant Hardin County Attorney Shelt Michael Lewis, and Planning Assistant Julia McBeth were not in attendance.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Road Closing Review submitted by ARP MANAGEMENT CORP., who are requesting a favorable recommendation from the Commission to Fiscal Court to close a 50’ undeveloped right-of-way for future street on the north side of Twelve Point Buck Blvd. between Lots 10A and 11 of Deer Field Estates, Section 4 to allow for the property to be merged with the adjoining lots. The undeveloped right-of-way for a future street was not used as part of the preliminary plat for Victory Estates, a 29 lot subdivision on the adjoining 64.6 acres. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the slides regarding the request. He then presented Resolution No. 2019-004 (attached) for consideration. Jon Pirtle, of 3288 Rineyville Road, Elizabethtown, KY provided testimony to the Commission members and staff. Chairman Hinton closed the meeting at 5:15 p.m. A motion was made by Commission Member Percell to adopt Resolution No. 2019-004, granting a favorable recommendation on the proposed Road Closing to Fiscal Court. The motion received a second by Vice Chairman Lowe. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:16 p.m. Chairman Hinton called for consideration and action on the First Reading of the FY 2020 Budget. Director King presented the Budget to the Commission. Secretary Jaggers II made a motion to accept the Budget as presented. Commission Member Steck provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on the Minutes for the meeting held on 19 February 2019 (Attached). Commission Member Steck made a motion to accept the Minutes as presented. Vice Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action: FISCAL COURT REAPPOINTMENT (26 February 2019) Hardin County Fiscal Court has reappointed Steve Steck to the Planning Commission. This will be Steve’s second term with the Planning Commission.
WEST POINT REVITALIZATION COMMITTEE On 28 February 2019, Adam attended a meeting in West Point to discuss trail planning in West Point. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD On 4 March 2019, Adam attended the Local Planning Committee meeting at West Hardin Middle School. The meeting was an Open Forum to obtain information from the public on the District Facilities Plan and potential redistricting.

FEBRUARY 2019 REPORT

Plats Recorded:
- 4 Subdivision plats were approved for the month
- 7 Subdivision plats were approved for the year

Building Permits:
- 11 SFD Permits for the month
- 27 SFD Permits for the year
- 87 Total Building Inspections for the month
- 163 Total Building Inspections for the year
- 60 Total Building Permits for the year

New Lots Created:
- 6 New lot approved for the month
- 5 Net lot approved for the year

Electrical Permits (6 Jurisdictions):
- 76 Total Permits for the month
- 137 Total Permits for the year
- 122 Total Electrical Inspections for the month
- 250 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN FEBRUARY 2019

<table>
<thead>
<tr>
<th>Project / Subdivision Name</th>
<th>Site Address</th>
<th>Lots +/- (Plats Final)</th>
<th>Acres (All Permits)</th>
<th>Completed Date</th>
<th>Final Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW FRUIT SUBD; LOT 1</td>
<td>328 DUPIN LOOP RD.</td>
<td>2</td>
<td>0.0000</td>
<td>12/7/2018</td>
<td>2/4/2019</td>
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<tr>
<td>PELLMAN SUBDIVISION; SEC. 1, LOTS 19, 20, 26, &amp; 27</td>
<td>RAY ST</td>
<td>-2</td>
<td>0.0000</td>
<td>12/18/2018</td>
<td>2/8/2019</td>
</tr>
<tr>
<td>TCB RINEYVILLE</td>
<td>6189 RINEYVILLE RD</td>
<td>2</td>
<td>6.4120</td>
<td>1/8/2019</td>
<td>2/15/2019</td>
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<tr>
<td>WASILLA RIDGE ESTATES</td>
<td>RINEYVILLE ROAD</td>
<td>2</td>
<td>8.3360</td>
<td>1/18/2019</td>
<td>2/15/2019</td>
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</tbody>
</table>

Total Records: 4  3/1/2019

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 16 April 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:30 p.m.
ADOPTED AND APPROVED THIS 21st DAY OF MAY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

__________________________
LARRY JAGGERS II, SECRETARY
Chairman Mark Hinton called the six hundred and ninety fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 February 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers, II (Secretary) & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Member Danny Percell, Sr., Assistant Hardin County Attorney Shelt Michael Lewis, and Planning Assistant Julia McBeth were not in attendance.

At 5:03 p.m. Chairman Hinton called for consideration and action on a Resolution to **grant a waiver of the Development Guidance System, 3-2(7)** to potentially allow for the 70.8 acre tract currently known as Blooming Hills, Section 2 identified by PVA # 099-00-03-019 and described in Deed Book 1362, Page 114 to be developed into a single family residential subdivision with streets despite Blueball Road not having a 40' dedicated right-of-way. Director King presented information and reviewed the slides for the proposed waiver. The owner, CHARLES NALL of 280 Red Mill Road, Elizabethtown, KY answered questions from the Commission members and staff. A motion was made by Vice Chairman Lowe to approve the waiver of DGS 3-2(7) and adopt Resolution 2019-002 (attached). Commission Member Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:15 p.m. Chairman Hinton called on Director King to present the **2018 Annual Report.** Director King then distributed copies of the report to the Commission and presented a PowerPoint presentation.

At 5:20 p.m. Chairman Hinton called on Director King to present the 2018 Annual Report. Director King then distributed copies of the report to the Commission and presented a PowerPoint presentation.

At 5:25 p.m. Chairman Hinton called for consideration and action on **Financial Report # 7 January 2019 for FY 2019 and for the Minutes from the Meeting held on 5 February 2019.** Secretary Jaggers made a motion to accept the Financial Report # 7
and the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

**11 YEARS OF SERVICE**
Adam C. King, AICP, Director, celebrated 11 years of service with the Planning Commission on February 15.

**PLANNER RESIGNS**
Tom McIntyre’s last day with the Planning Commission was February 14. He has accepted a position as a Planner with Oldham County, KY. The planner position has been advertised and initial telephone interviews are being conducted.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 5 March 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:29 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF MARCH 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY
Vice-Chairman Greg Lowe called the six hundred and ninety third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 February 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Larry Jaggers, II (Secretary), Danny Percell, Sr. (Member), and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Planning Assistant Julia McBeth, County Engineer Vicki Meredith, P.E. and the individuals listed on the attached sign-in sheet. Chairman Mark Hinton, Assistant Hardin County Attorney Shelt Michael Lewis, Planner Thomas McIntyre, and Administrative Assistant Susan Bowen were not in attendance.

Vice Chairman Lowe announced that he would serve as Hearing Officer and preside over the Public Hearing. He then explained the Public Hearing process and had Member Steve Steck conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Vice Chairman Lowe announced in unfinished business that the Public Hearing for a Zoning Change Map Amendment by HOMETOWNE RENTALS that was continued from the 15 January 2019 meeting would be reopened. The request is from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) to allow for future commercial development with no project proposed at this time. The property is currently platted as Lots 1, 2 and 3 of Maxie Plaza Subdivision and is 4.02 acres in total located at the northeast corner of Mud Splash Road & Glendale Hodgenville Road West (KY 222), Glendale, KY. Lot 1 is currently zoned C-1 and in order to merge all three lots together the owner is requesting the Zone Change. Hometowne Rentals, LLC is the owner of the property which is identified by PVA map parcel numbers 207-00-00-051.03 and 051.04. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. Director King also answered questions asked by the Commission Members. Jeff Healey dba Hometowne Rentals, LLC of 423 Deerlake Road, Elizabethtown, KY provided testimony and answered questions from the Commission Members and staff. He advised he has no proposed project planned at this time but purchased the property to develop or sell at a future date. Mr. Healey stated there are constraints on the property due to the blue line stream and overhead electric lines and that merging all three lots together will provide the best option for the property to develop. He also explained how KYTC had previously bought additional right-of-way for the realignment of KY 222 from Lots 1 and 2 and that he was made aware that no new entrances would be approved of KY 222.

Rick Linder, of 2000 Mud Splash Road, Glendale, KY stated he spoke to Dwight Morgan with the Hardin County Road Department and with Kevin Blain of the State Highway Department regarding the entrances and that the State may potentially allow an entrance or exit off KY 222 in the future.
Cynthia Linder, of 2000 Mud Splash Road, Glendale, KY spoke concerned with noise, increased traffic, and drainage issues. She also brought up that initially the Industrial site was supposed to get a new interchange from I-65 onto Gilead Church Road as initially presented years ago.

Sonny Woodson, of 1246 Glendale Hodgenville Road West, Glendale, KY explained that the property stays wet all of the time and doesn’t know how anything can be built on it.

Vicki Meredith, P.E. Hardin County Engineer, then explained the development review process and how any proposed development would have to be designed by a surveyor and/or engineer. She then elaborated on the regulation of blue line streams and on stormwater management regulations.

Kimberly Mansfield, of 1062 Glendale Hodgenville Road West, Glendale, KY asked if there was anything that protects the residents of Glendale, she said she doesn’t feel as though their voices are heard and that she and her husband have put in a lot of work into their home and land and don’t feel like they have any input on proposed changes in Glendale.

Debbie Pruitt, of 1132 Glendale Hodgenville Road West, Glendale, KY spoke in opposition of the proposal and stated that she moved from Frisco, TX to Glendale and hates to see the residential area being changed to commercial. She felt the Glendale residents would eventually be displaced by Industry and also mentioned traffic accidents she has seen on KY 222.

At 6:18 p.m. Director King gave a summary of the proposal, reviewed proposed Resolution 2019-001, and presented the reasons established in KRS 100 and the Development Guidance System, Zoning Ordinance for granting a Map Amendment. The Staff Recommendation was for approval of the Map Amendment.

Vice-Chairman Greg Lowe closed the hearing at 6:20 p.m.

Commission Member Percell advised he has visited the site on two occasions since the first meeting. He stated his concerns with future semi-truck traffic, and stated that he can’t in good faith vote to approve the request without knowing what the future development would be. Commission Member Steck explained that with the approval of the 1551 acre Glendale Industrial Mega Site that the area will one day look drastically different and that the major change in the area had already been approved with the Industrial site and the purchasing of right-of-way for the new interchange.
Secretary Jaggers, II also explained that the major changes in the area have already been approved in the form of the interchange and the mega site and that while he understands the neighbor’s opposition and concerns that the Comprehensive Plan supports the request. Commission Member Steck made a motion to adopt RESOLUTION Number 2019-001 (attached) approving the Map Amendment to Convenience Commercial (C-1) based on the staff report and the testimony provided at the public hearing. His motion included adopting the Staff Report and the exhibits entered into the record and he stated that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 2, 4, 5, 7, & 8; Step 2: Property Characteristics 1, 2, 3, 4, 7 & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: North Glendale Urban Area (#2) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 6:** To improve and promote Hardin County as a place for commerce and industry.

**Objective 1:** To provide adequate space or the proper location of commercial and industrial land use.

The motion was seconded by Secretary Jaggers, II. The motion passed 2-1 with Commission Member Percell opposing and Vice Chairman Lowe abstaining.

At 6:43 p.m. Vice Chairman Lowe called for consideration and action on the Minutes from the meeting held on 15 January 2019. Commissioner Percell made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed unanimously.

At 6:45 p.m. Vice Chairman Lowe called for a motion to go into Closed Session to discuss personnel matters per KRS 61.810(1)(f). Commission Member Percell made a motion and Commission Member Steck provided the second with the motion passing unanimously to go into closed session. Planning Assistant Julia McBeth and County Engineer Vicki Meredith left the Meeting room.

At 6:50 p.m. Vice Chairman Lowe announced that no action was taken during closed session. Commission Member Percell made a motion to go back into open session with Secretary Jaggers, II provided the second and the motion passed unanimously.

The following items are for informational purposes only and do not require action:

**APA KY EXECUTIVE COMMITTEE MEETING**
On January 25, 2019 Adam attended the APA KY Executive Committee Meeting in Frankfort. The guest speaker was Tom Fitzgerald of KY Resource Council who discussed the current legislative session and went over several proposed bills.
HARDIN COUNTY SCHOOL BOARD
On January 16, 2019 Adam attended a meeting of the Local Planning Committee of the Hardin County School Board to discuss re-districting. He provided maps and information on a single family dwelling construction for the past 5 years.

JANUARY 2019 REPORT

Plats Recorded:
- 3 Subdivision plats were approved for the month
- 3 Subdivision plats were approved for the year

New Lots Created:
- 1 New lot approved for the month
- 1 Net lot approved for the year

Building Permits:
- 16 SFD Permits for the month
- 16 SFD Permits for the year
- 74 Total Building Inspections for the month
- 74 Total Building Inspections for the year
- 38 Total Building Permits for the year

Electrical Permits (6 Jurisdictions):
- 61 Total Permits for the month
- 61 Total Permits for the year
- 128 Total Electrical Inspections for the month
- 128 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JANUARY 2019

<table>
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<tr>
<th>Project / Subdivision Name</th>
<th>Site Address</th>
<th>Lots +/- (Plats Final)</th>
<th>Acres (All Permits)</th>
<th>Completed Date</th>
<th>Final Date</th>
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</thead>
<tbody>
<tr>
<td>CARDIN SUBD; SECTION 2</td>
<td>1635 HORSESHOE BEND RD</td>
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<td>19.0420</td>
<td>9/5/2018</td>
<td>1/14/2019</td>
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<tr>
<td>AMENDED RECORD PLAT OF REDDY ACRES, LOT 1</td>
<td>8631 N LONG GROVE RD</td>
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<td>10/25/2018</td>
<td>1/23/2019</td>
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<td>SHARP’S FLAT’S SUBDIVISION, LOTS 1 &amp; 2</td>
<td>421 &amp; 451 EAST MAIN ST</td>
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Total Records: 3 2/4/2019

Vice Chairman Lowe announced that the next regular scheduled meeting will be held on Tuesday, February 19, 2019 at 5:00 pm and called for the meeting to be adjourned at 6:55 p.m. A motion was made by Commission Member Percell with a second by Commission Member Steck and the motion passed unanimously.

ADOPTED AND APPROVED THIS 19TH DAY OF FEBRUARY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II, SECRETARY
Vice-Chairman Greg Lowe called the six hundred and ninety second meeting of the
Hardin County Planning and Development Commission to order at 5:15 p.m. on
Tuesday, 15 January 2019, in the second floor Meeting Room of the Hardin County
Government Center. Other Commission members in attendance were Danny Percell,
Sr. (Member) & Steve Steck (Member). Also in attendance were Director Adam King,
AICP, Administrative Assistant Susan Bowen, Planner Thomas McIntyre and the
individuals listed on the attached sign-in sheet. Chairman Mark Hinton, Secretary Larry
Jaggers,II, Assistant Hardin County Attorney Shelt Michael Lewis and Planning
Assistant Julia McBeth were not in attendance.

Vice Chairman Lowe announced that he would serve as Hearing Officer and preside
over the Public Hearing. He then explained the Public Hearing process and had
Director King conduct the swearing in ceremony for all those in attendance that planned
to speak.

At 5:17 p.m. Vice Chairman Lowe called for consideration and action on the first item on
the agenda, a request for a Zoning Change Map Amendment from Rural Residential
Zone (R-2) to Convenience Commercial Zone (C-1) to allow for future commercial
development with no project proposed at this time. The property is currently platted as
Lots 1, 2 and 3 of Maxie Plaza Subdivision and is 4.02 acres in total located at the
northeast corner of Mud Splash Road & W. Glendale Hodgenville Road (KY 222),
Glendale, KY. Lot 1 is currently zoned C-1 and in order to merge all three lots together
the owner is requesting the Zone Change. Hometowne Rentals, LLC are the owners of
the property which is identified by PVA map parcel number 207-00-00-051.03 and
051.04. Director King explained the public notice requirements, entered the exhibits
into the record and reviewed the staff report and powerpoint slide presentation
regarding the proposed Zoning Change Map Amendment request. Jeff Healey dba
Hometowne Rentals, LLC of 423 Deerlake Road, Elizabethtown, KY provided testimony
and answered questions from the Commission members and staff. Jeff Healey advised
he has no proposed project planned at this time but purchased the property to develop
or resale at a future date.

Cynthia Linder, of 2000 Mud Splash Road, Glendale, KY had questions regarding future
development and the blue line stream. She was not aware of the blue line stream but
was concerned that any development may cause flooding on her property.

Steve Dillard, of 2176 Mud Splash Road, Glendale, KY indicated that he did not receive
a letter regarding the public hearing and that his sister informed him of it. He stated
people live in Glendale for the peace and quiet. He doesn’t want commercial property
there that would increase traffic and stated Mud Splash Road is not big enough to
handle the traffic. He was unaware that Lot 1 was already commercial.
Kimberly Mansfield, of 1062 W. Glendale-Hodgenville Road, Glendale, KY stated she did not grow up in Glendale but has lived there over 22 years and wants the property to stay residential. She also inquired about the list of permitted uses for a C-1 Zone.

Rick Linder, of 2000 Mud Splash Road, Glendale, KY had questions about the county’s requirements for a road to support a commercial development with semi-truck traffic. He also pointed out that the Woodson’s were not correctly identified as the adjoining owner on the surveyor’s proposed plat (This correction is in the review comments supplied to the surveyor).

Director King gave a summary of the proposal, reviewed Resolution 2019-001, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. Commissioner Percell expressed concerns with approving a Zone Change for an unknown commercial project. He also explained he could consider allowing the Zone Change for Lot 2 but not for Lot 3. He also asked for additional information about the 2002 Zone Change for Lot 1. Commissioner Steck agreed with the Zone Change and referenced the previously approved Hagan Zone Change across KY 222 and the proximity of this site to the Glendale Industrial Mega Site.

At 6:25 p.m. Commissioner Percell made a motion to table the hearing to allow the Commission Members the opportunity to make a site visit to the property and to review the records of the previous Zone Change information for Lot 1 in 2002. Commissioner Steck provided the second. Motion passed unanimously.

At 6:36 p.m. Vice Chairman Lowe called for consideration and action on the Minutes from the meeting held on 4 December 2018 (Attached). Commissioner Percell made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed unanimously.


At 6:48 p.m. Commissioner Percell called for the meeting to be adjourned and Commissioner Steck provided the second. Motion passed unanimously.
ADOPTED AND APPROVED THIS 5th DAY OF FEBRUARY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY