

Hardin County Planning and Development Commission

Minutes: 21 June 2011

Page 1 of 3

Chairman Rick Baumgardner called the six hundredth and eighth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 21 June 2011, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), Rod Grusy (Secretary), William Ball (Member) and Teddi Embrey (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Meredith, P.E., Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet.

Chairman Baumgardner requested that the Preliminary Plat of **Golf View Estates** be presented by the Commission staff that had been tabled at the 7 June 2011 meeting. Director Hunsinger reviewed the slides from the previous meeting and presented new slides illustrating proposed road connectivity for the proposed Preliminary Plat. The proposed subdivision is located on Winning Colors Boulevard and is located in the Valley Creek Urban Planning Area. The proposed six lot subdivision is a 12.8 acre site that is zoned Urban Residential Zone (R-1). This property is identified with PVA Map Parcel Numbers 235-00-00-013.02 and 235-00-00-013.03 and is Lots 1 and 2 of Twisted Pines Subdivision. The Staff Review Comments were reviewed. The owner, Ernie Burkhead, was present. Mike Billings, of Engineering Design Group the project engineer for the proposal provided testimony and answered questions. The topic of “street connectivity” was discussed and the benefits and disadvantages of future street connection to the adjacent undeveloped Lot 3 (\pm 23 acres) was discussed. Commissioner Grusy made a motion to conditionally approve the Preliminary Plat with the 19 Staff Comments and includes the requirement that street connectivity be provided to the adjacent Lot 3. Commissioner Ball provided the second. The motion passed four to one with Commissioners Baumgardner, Goodin, Grusy and Ball voting in favor and Commissioner Embrey voting opposed.

Commissioner Goodin excused himself from the meeting at this time due to prior commitments.

Chairman Baumgardner called for consideration of public comments regarding drainage issues impacting property located on New Glendale Road adjacent to Monterey Subdivision and owned by Nancy Overall. Mrs. Overall of 2544 New Glendale Road had requested the opportunity to address the Commission in order to find possible solutions to the drainage problems that have occurred since the development of adjoining subdivisions. Dennis Young of 2544 New Glendale Road, William Tapp of 157 Rembrandt Drive, E.G. Thompson of 672

Hardin County Planning and Development Commission

Minutes: 21 June 2011

Page 2 of 3

Beasley Blvd and Rick Thomas of 6770 St John Road provided testimony and answered questions. Vicki Meredith, County Engineer, provided slides regarding the record amount of rain for Hardin County, addressed the drainage issues, and provided possible solutions. The County Engineer will work with the developer to evaluate the condition of the two basins and determine if repairs or maintenance is needed.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 7 June 2011 meeting. Commissioner Grusy made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2010 to 30 May 2011 (attached). Director Hunsinger presented information and reviewed the report. Commissioner Ball made a motion to accept the Financial Report as presented. Commissioner Embry provided the second. Motion passed unanimously.

Director Hunsinger reported that the County and Elizabethtown Planning Commissions will be working on future Joint Committee Meetings.

Director Hunsinger reported that the staffs of the local Planning Commissions are coordinating efforts to assist developers in complying with the US Postal Service requirement that cluster box units (CBU) be installed in all new subdivisions with streets.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
	Since Last Meeting	0	
	2011 Total	5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
01-June-11	Accessory Dwelling	Roger & Shirley Stillwell	Summit Eastview Road
Since Last Meeting		1	
2011 Total		10	

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
01 June 11	June Estates	4	Rineyville Road (KY 1600)
01 June 11	Wakefield Farms Section 1, Lots 10 & 11	0	Hodgenville Road (KY 210)
01 June 11	Wakefield Farms Section 1, Lots 12, 13 & 14	0	Hodgenville Road (KY 210)
03 June 11	Welder's Hill Subdivision, Lot 1	0	Shelton Road
06 June 11	Stretch Estates	4	Druen Lane
SINCE LAST MEETING		8	
2011 TOTAL		15	

Chairman Baumgardner announced that the next regular scheduled meeting will be held on Tuesday 5 July at 5:30 p.m. and adjourned the meeting at 7:40 p.m.

ADOPTED AND APPROVED THIS 7th DAY OF JULY 2011 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

 ROD GRUSY, SECRETARY