

## **Hardin County Planning and Development Commission**

**Report: 29 March 2011**

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The Planning Commission held a special called meeting, the six hundredth and fifth meeting of the Hardin County Planning and Development Commission on Tuesday 29 March 2011. Commission members in attendance were Rick Baumgardner (Chairman), Brent Goodin (Vice Chairman), William Ball (Member), Rod Grusy (Secretary) and Teddie Embrey (Member). Members of the Commission staff in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright and Planner Adam King and Planning Assistant Sandra Martinez.

Also participating were representatives of Fiscal Court, Judge/Executive Harry L. Berry, Magistrate Dwight Morgan (Chairman of the Public Works Committee), Magistrate E.G. Thompson, Magistrate Fred Clem; employees of the Engineering Department, Vicki Meredith P.E. (County Engineer), Rusty Boone (Engineering Technician), Stephanie Brown (GIS Coordinator). Members of Elizabethtown Planning Commission participating were Ken Dozer, Billy Pait and Jennifer Mattingly; Elizabethtown Planning Staff members in attendance were Ed Poppe, Kevin Strader, Brittany Fisher and Mat Hess, legal council. City Council member Edna Berger also participated. Danny Smith, the TACK Transportation Supervisor for Fort Knox, was the bus driver and participated in the tour.

The purpose of the special called meeting was to visit Fort Knox to obtain information on the BRAC changes, the importance of the KY 313 Corridor and learn about the Army Compatible Use Buffer (ACUB) Program plus participate in a guided tour of the LTG Timothy J. Maude Complex - Human Resources Command Center and facilities.

The group travelled by bus provided by the Transit Authority of Central Kentucky (TACK) leaving the R.R. Thomas County Government Building at 7:00 a.m. picking up additional participants at the Elizabethtown City Hall and arriving at the U.S. Army Human Resource Command Center, Ft. Knox, Kentucky. A presentation was provided by Joe Yates, Chief of the Environmental Management Division of Fort Knox. A guided tour of the facility was lead by COL Steve Moss.

The bus returned to Elizabethtown at approximately 12:30 p.m.

**ADOPTED AND APPROVED THIS 19th DAY OF APRIL 2011 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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ROD GRUSY, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 15 March 2011

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Chairman Rick Baumgardner called the six hundredth and fourth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 15 March 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) and William Ball (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 Attorney Jennifer B. Oldham – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Commission Member Teddi Embrey was not in attendance.

At 5:35 p.m. Chairman Rick Baumgardner opened the scheduled Public Hearing for the requested map amendment from a Light Industrial Zone (I-1) to an Urban Residential Zone (R-1) for a total of 1.5 acres. The owners are **James & Aleisa Fox and James & Margie Henderson** and the properties are identified with PVA map parcel numbers 231-40-00-053 and 231-40-00-053.01. Chairman Baumgardner reviewed the hearing procedures and attorney Jenny Oldham conducted the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger reviewed the notice requirements and introduced the application. Senior Planner Wesley Wright entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request and presented the Staff Report (attached). Brad Travis, of 225 Cherokee Blvd, Elizabethtown, the applicant, provided testimony on the request and answered questions. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. No additional public testimony was presented. Commissioner Goodin made a motion to adopt RESOLUTION Number 2011-005 (attached) approving the map amendment for the Urban Residential Zone (R-1) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4, 5, 7 & 8; Step 2: Property Characteristics 2, 3, & 4; Step 3: Land Use Plan Group Policies; and Step 4: Planning Area Guidelines; and 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:** To promote formation of neighborhood units as opposed to scattered development.

Commissioner Grusey provided a second. Motion passed unanimously.

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At 5:55 p.m., Chairman Baumgardner announced that he would serve as the Hearing Officer for a Road Closing Review Hearing on a request by **Mark and Carol Haynes** to close a portion of platted right-of-ways (unconstructed streets) in Fox Chase Subdivision, Section 2. The right-of-way proposed for closure begins at the end of Fox Chase Drive. The closure would allow for the platted right-of-way and 49 lots to be merged into a single lot to be used for agricultural purposes and for the construction of a single family dwelling. The property is identified with PVA map parcel numbers 256-00-0A-015, 018-048, 051-072. Director Hunsinger reviewed the application. Attorney Jennifer B. Oldham conducted the swearing in ceremony for all individuals who may provide testimony. Planner Adam King presented the slides regarding the proposed road closing request and presented the Staff Report (attached). Mark Haynes, of 153 Grand Canyon, Elizabethtown, the owner, provided testimony on the request and answered questions. The hearing was closed at 6:10 p.m. Director Hunsinger gave a summary of the proposal and reviewed the proposed Resolution. Commissioner Grusy made a motion to adopt RESOLUTION Number 2011-006 (attached) with the finding that the proposed road closing agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as follows:

GOAL 10: TO IMPROVE THE TRANSPORTATION SYSTEM OF HARDIN COUNTY SO THAT IT ENCOURAGES THE SMOOTH FLOW OF TRAFFIC THROUGHOUT THE COUNTY.

Objective 10: To evaluate and close streets or streets of record which are not being used, have not been constructed or are unnecessary.

With the determination that the closing of a portion of the platted right-of-way (unconstructed streets) meets the Goals and Objectives of the COMPREHENSIVE DEVELOPMENT GUIDE, the following conditions are imposed:

1. A turnaround must be constructed at the end of Fox Chase Drive and a subdivision plat, amending FOX CHASE SUBDIVISION, SECTION 2 illustrating the closed right-of-way and new turnaround must be submitted by Mark and Carol Haynes and approved by the Planning Commission and recorded in the office of the Hardin County Clerk.

With the condition presented imposed, Commissioner Ball provided a second. The motion passed unanimously.

## Hardin County Planning and Development Commission

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Chairman Baumgardner called for consideration and action on the **Minutes** of the 1 March 2011 meeting (attached). Commissioner Ball made a motion to approve the minutes. Commissioner Goodin provided the second. Motion passed unanimously.

Director Hunsinger distributed copies to the Planning Commission members of the **Annual Report for 2010** produced by the Commission staff.

At 6:20 p.m. Chairman Baumgardner called for a motion to go into **Closed Session** to discuss legal issues. Commissioner Ball moved to go into closed session. Commissioner Goodin seconded the motion. The motion passed unanimously. At 6:25 p.m. Commissioner Grusy made a motion to go into open session. Commissioner Goodin seconded the motion. The motion passed unanimously. No action was taken.

Director Hunsinger reported that the Commission's Fiscal Year 2012 Budget was presented to Judge Berry on Monday, 7 March. Fiscal Court is scheduled to adopt a budget on 24 May and the Commission will know at that time the amount of **Fiscal Court Funding Assistance** will be provided. The Fiscal Year 2012 Budget must be approved in June.

Director Hunsinger reported that the **Insurance Services Office (ISO)** administers a program called the Building Code Effectiveness Grading Schedule. This program evaluates a community's building code enforcement. The classification number can be used by insurance companies to determine insurance premiums. The last ISO evaluation was for calendar year 2005.

Director Hunsinger reported on the progress in finding a replacement for the position of **Administrative Assistant**.

### THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

| DATE                      | SITE PLAN           | OWNER            | ACCESS ROAD              |
|---------------------------|---------------------|------------------|--------------------------|
| 08-Mar-11                 | Accessory Structure | Marty Sutherland | Hodgenville Road (KY210) |
| <b>Since Last Meeting</b> |                     | 1                |                          |
| <b>2011 Total</b>         |                     | 5                |                          |

**THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED**

| DATE                      | DEVELOPMENT PLAN | OWNER | ACCESS ROAD |
|---------------------------|------------------|-------|-------------|
|                           |                  |       |             |
| <b>Since Last Meeting</b> |                  | 0     |             |
| <b>2011 Total</b>         |                  | 3     |             |

**THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:**

| FP RECORDED               | SUBDIVISION NAME                                     | LOTS | ACCESS ROAD                   |
|---------------------------|------------------------------------------------------|------|-------------------------------|
| 09-Mar-11                 | Glen Foundit Trace                                   | 2    | Red Hill Road                 |
| 07-Mar-11                 | Moore Estates                                        | 1    | Battle Training Road (KY 434) |
| 07-Mar-11                 | Pfeiffer Estates, Section 3, Lot 1A and Tracts 2 & 3 | -1   | Teresa Road                   |
| <b>SINCE LAST MEETING</b> |                                                      | 2    |                               |
| <b>2011 TOTAL</b>         |                                                      | 6    |                               |

Chairman Baumgardner announced that a Special Called meeting to visit Fort Knox and tour the Human Resource Command Center is scheduled for Tuesday 29 March at 7:00 a.m.

Chairman Baumgardner announced that the next regular scheduled meeting will be held on Tuesday 19 April at 5:30 p.m. and adjourned the meeting at 6:35 p.m.

**ADOPTED AND APPROVED THIS 19<sup>th</sup> DAY OF APRIL 2011 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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 ROD GRUSY, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 1 March 2011

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Chairman Rick Baumgardner called the six hundredth and third meeting of the Hardin County Planning and Development Commission to order at 5:40 p.m. on Tuesday, 1 March 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 Senior Planner Wesley Wright, Planner Adam King, County Engineer Vicki Brackett Meredith, P.E, Hardin County Attorney Jenny Oldham – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Director Chris Hunsinger and Planning Assistant Sandra Martinez were not in attendance.

Chairman Baumgardner announced the continuation of the Public Hearing that was opened on 15 February 2011 for the requested map amendment from a Rural Residential Zone (R-2) to an Urban Residential Zone (R-1) for a 99.69 acre tract. The owners are **Frank & June Raine** and the property is identified with PVA map parcel number 098-00-00-019 and is located near the intersection of Berrytown Road and Owsley Road. Senior Planner Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. No additional public testimony was accepted. Commissioner Goodin made a motion to adopt RESOLUTION Number 2011-004 (attached) approving the map amendment for the Urban Residential Zone (R-1) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4, 5, 7 & 8; Step 2: Property Characteristics 2, 3, & 4; Step 3: Land Use Plan Group Policies; and Step 4: Planning Area Guidelines; and 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:** to promote formation of neighborhood units as opposed to scattered development.

Commissioner Ball provided a second. The motion passed four to one with Commissioner Embrey voting opposed.

Chairman Baumgardner requested that the Amended Preliminary Plat of **Lakewood Subdivision, Section 9** be presented by the Commission staff. Senior Planner Wright presented the proposed Amended Preliminary Plat that is located on the north side of Leitchfield Road (US 62). This site is located in the Leitchfield Road Corridor Planning Area. A portion of the property (3.5 acres) is zoned Urban Residential Zone (R-1) and the balance of the 17 acre tract is

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zoned Convenience Commercial (C-1). This property is identified with PVA Map Parcel Numbers 168-00-00-015.02. The Staff Review Comments were reviewed. The owner, Creager Wilson, was not present. Mike Billings, of Engineering Design Group and representative of the owner, provided testimony and answered questions. Commissioner Grusy made a motion to accept the Review Comments and to grant conditional approval. Commissioner Ball provided the second. The motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 15 February 2011 meeting (attached). County Engineer noted the need to correct the minutes to read "KY 313" on page 1. Commissioner Goodin made a motion to approve the minutes with the correction as noted. Commissioner Grusey provided the second. Motion passed unanimously.

Senior Planner Wright reported on and provided some of the information presented in the **Annual Report for 2010** produced by the staff of the Planning Commission and Board of Adjustment. The annual report presents a summary of applications submitted to the Planning Commission and provides details on some of the functions and activities of the Planning Commission, Board of Adjustment and the inspection programs that implement the Kentucky Building Code. The report will be presented to Fiscal Court on 8 March 2011.

Chairman Baumgardner announced that a **Tour of Fort Knox** has been tentatively scheduled for 29 March 2011 from 9:00 to 11:00 with lunch to follow.

At 6:30 Chairman Baumgardner called for consideration and discussion on the **Zoning Text Amendment** recommended to the Planning Commission by Hardin Fiscal Court regarding the Interstate and Highway Overlay Zone. Commissioner Goodin moved to go into closed session. Commissioner Ball seconded the motion. The motion passed unanimously. At 6:35 Commissioner Goodin made a motion to go into open session. Commissioner Ball seconded the motion. The motion passed unanimously. No action taken.

### THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

| DATE                      | SITE PLAN                      | OWNER                   | ACCESS ROAD            |
|---------------------------|--------------------------------|-------------------------|------------------------|
| 14-Feb-11                 | Accessory Structure            | Chris & Courtney Overly | James Duvall Lane      |
| 15-Feb-11                 | Home Occupation – Beauty Salon | Lydia Smith             | Saint John Church Road |
| <b>Since Last Meeting</b> |                                | 2                       |                        |
| <b>2011 Total</b>         |                                | 4                       |                        |

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**THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED**

| DATE                      | DEVELOPMENT PLAN | OWNER | ACCESS ROAD |
|---------------------------|------------------|-------|-------------|
|                           |                  |       |             |
| <b>Since Last Meeting</b> |                  | 0     |             |
| <b>2011 Total</b>         |                  | 3     |             |

**THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED**

| FP RECORDED               | SUBDIVISION NAME                                          | LOTS | ACCESS ROAD                  |
|---------------------------|-----------------------------------------------------------|------|------------------------------|
| 09-Feb-11                 | Royal Oaks Subdivision, Lots 11 & 12                      | -1   | North Dixie Highway (US-31W) |
| 14-Feb-11                 | Advantgarde Estates Section 3, Lot 23                     | 0    | Rineyville Road (KY 1600)    |
| 14-Feb-11                 | Marvin Gardens                                            | 2    | Tabb Road                    |
| 15-Feb-11                 | Blackburn Estates, Section 1, Lot 15 and Section 2, Lot 1 | -1   | Blackjack Road               |
| 16-Feb-11                 | Lee Roy Estates                                           | 2    | Bardstown Road (US 62)       |
| <b>SINCE LAST MEETING</b> |                                                           | 2    |                              |
| <b>2011 TOTAL</b>         |                                                           | 4    |                              |

Chairman Baumgardner announced that the next meeting is scheduled for Tuesday 15 March at 5:30 p.m. and adjourned the meeting at 6:35 p.m.

**ADOPTED AND APPROVED THIS 15<sup>th</sup> DAY OF MARCH 2011 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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 ROD GRUSY, SECRETARY

## **Hardin County Planning and Development Commission**

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Vice Chairman Brent Goodin called the six hundredth and second meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 15 February 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 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 Brackett Meredith, P.E, Hardin County Attorney Jenny Oldham – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Commission member Rick Baumgardner (Chairman) was not in attendance.

Vice Chairman Goodin called for consideration and action on the **Minutes** of the 1 February 2011 meeting. Commissioner Embrey made a motion to accept the minutes as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Director Hunsinger announced that a joint tour with the Elizabethtown Planning Commission is being arranged for the **Fort Knox Human Resource Center** with the tentative date of 29 March 2011.

Vice Chairman Goodin called for consideration and action on the **Financial Report** for the time period 1 July 2010 to 31 January 2011 (attached). Director Hunsinger reviewed the report. Commissioner Ball made a motion to accept the Financial Report as presented. Commissioner Embrey provided the second. Motion passed unanimously.

Director Hunsinger announced that the Kentucky Transportation Cabinet will conduct a **Public Right of Way Informational Meeting** on Thursday, 17 February from 6:00 to 8:00 p.m. at the Woodland Elementary School located at 6000 South Woodland Drive in Radcliff. The purpose of the meeting is to provide information on Section 3 (KY 220 to KY 313) of the Elizabethtown to Radcliff Connector (E2RC).

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Director Hunsinger reported on the progress in finding a replacement for the position of **Administrative Assistant**.

At 5:45 p.m. Vice Chairman Goodin opened the scheduled Public Hearing for the requested map amendment from a Rural Residential Zone (R-2) to an Urban Residential Zone (R-1) for a 99.69 acre tract. The owner is **Frank & June Raine** and the property is identified with PVA map parcel number 098-00-00-019. Vice Chairman Goodin requested that Hardin County Attorney Jenny Oldham serve as the Hearing Officer and to conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger introduced the application and Senior Planner Wesley Wright presented the slides regarding the proposed map amendment request and presented the Staff Report (attached). Glen Turner, of 5735 North Dixie Highway, Elizabethtown, the representative of the owner, provided testimony on the request and answered questions. Gary Plamp of 601 Lone Oak Road, Cecilia; Danny Allen of 140 Park Lane, Cecilia; Tony Taylor of 486 Berrytown Road, Rineyville; Henry Hazelton of 1651 Berrytown Road, Rineyville; Allan Tiffany of 2890 Blueball Road, Rineyville; and Greg Summers of 2934 Rineyville Road of Elizabethtown, spoke in opposition of the request identifying safety concerns due to the speed of the traffic on Berrytown Road and Owsley Road, the design and characteristics of the roads and the potential increase in traffic. Henry Hazelton spoke in opposition of the request due to drainage concerns. Greg Summers spoke in opposition of the request due to the increase in the number of septic systems. Danny Allen and Tony Taylor spoke in opposition of the request due to the number of potential lots and driveways. Commissioner Grusy made a motion to continue the hearing to the next meeting to allow an opportunity for the members to conduct a site visit. Commissioner Embrey provided the second. Motion passed unanimously. Director Hunsinger announced that the next meeting is scheduled for Tuesday, March 1<sup>st</sup> at 5:30 p.m. in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Vice Chairman Goodin closed the hearing to any further public input.

At 6:50 p.m. Vice Chairman Goodin called for a motion to go into **Closed Session** to discuss personnel issues. Commissioner Grusy moved to go into closed session. Commissioner Embrey seconded the motion. The motion passed unanimously. At 7:30 p.m. Commissioner Ball made a motion to go into open session. Commissioner Grusy seconded the motion. The motion passed unanimously.

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Director Hunsinger reviewed the proposed receipts, expenditures and request for funding from Fiscal Court for the proposed **Fiscal Year 2012 Budget** for the Planning Commission (attached). Commissioner Embrey made a motion to request funding from Fiscal Court in the amount of \$262,000 for Fiscal Year 2012. This is an increase of \$12,000 (4.8%) from the \$250,000 Fiscal Court contributed to the Planning Commission for Fiscal Year 2011. Commissioner Ball seconded the motion. The motion passed unanimously.

Director Hunsinger reported on the progress completed on the following applications:

### THE FOLLOWING SITE PLANS HAVE BEEN APPROVED:

| DATE                      | SITE PLAN           | OWNER             | ACCESS ROAD          |
|---------------------------|---------------------|-------------------|----------------------|
| 06-Jan-11                 | Accessory Structure | Carolyn Keller    | Featherstone Court   |
| 10-Jan-11                 | Accessory Dwelling  | Billy & Carol Day | W. Rhudes Creek Road |
| <b>Since Last Meeting</b> |                     | 2                 |                      |
| <b>2011 Total</b>         |                     | 2                 |                      |

### THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED:

| DATE                      | DEVELOPMENT PLAN                  | OWNER                         | ACCESS ROAD                   |
|---------------------------|-----------------------------------|-------------------------------|-------------------------------|
| 01-Jan-11                 | Hardin County Honda               | Hardin County Honda           | N. Dixie Highway (US-31W)     |
| 19-Jan-11                 | Gohmann Asphalt                   | Gohman Asphalt & Construction | Battle Training Road (KY 434) |
| 19-Jan-11                 | Sunset Fiberglass Pools & Display | Louis & Barbara Steck         | N. Dixie Highway (US-31W)     |
| <b>Since Last Meeting</b> |                                   | 3                             |                               |
| <b>2011 Total</b>         |                                   | 3                             |                               |

**THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK:**

| FP RECORDED               | SUBDIVISION NAME                               | LOTS | ACCESS ROAD            |
|---------------------------|------------------------------------------------|------|------------------------|
| 03-Jan-11                 | Mopar Subdivision                              | 1    | Bardstown Road (US 62) |
| 05-Jan-11                 | Zion Cave Estates, Lots 3A, 3B & 3C            | 0    | Mount Zion Road        |
| 14-Jan-11                 | Austin Estate, Lot 2                           | 1    | Rock Creek Road        |
| 28-Jan-11                 | Mountain View Estates Subdivision, Lot 1       | 0    | Stovall Road           |
| 04-Feb-10                 | Aquaview Subdivision Section 2, Lots 3E and 4C | 0    | Lower Colesburg Road   |
| <b>SINCE LAST MEETING</b> |                                                | 2    |                        |
| <b>2011 TOTAL</b>         |                                                | 2    |                        |

Vice Chairman Goodin announced that the next meeting is scheduled for Tuesday 1 March at 5:30 p.m. and he adjourned the meeting at 7:30 p.m.

**ADOPTED AND APPROVED THIS 1<sup>st</sup> DAY OF MARCH 2011 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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ROD GRUSY, SECRETARY

## Hardin County Planning and Development Commission

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Chairman Rick Baumgardner called the six hundredth and first meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 1 February 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 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, Hardin County Attorney Jenny Pitts Oldham – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Commission members Brent Goodin (Vice Chairman), Rod Grusy (Secretary) and County Engineer Vicki Brackett Meredith, P.E were not in attendance.

At 5:35 p.m. Chairman Baumgardner opened the scheduled Public Hearing for public comments on a proposed text amendment for the Interstate and Highway Overlay (IH-O) Zone initiated by Hardin County Fiscal Court. Director Hunsinger presented a draft of the proposed text amendment along with a slide presentation. Magistrate Eugene Thompson of 672 Beasley Boulevard, Elizabethtown, questioned if parking would be allowed within the Green Space. Director Hunsinger gave a summary of the proposal and reviewed the proposed Resolution. Commissioner Ball made a motion to adopt RESOLUTION Number 01, Series 2011 (attached) based on the findings that the proposed text amendment supports the purpose of the IH-O Zone and that it is in agreement with the following Goals and Objectives of the Comprehensive Plan (KRS 100.213):

GOAL 6: TO IMPROVE AND PROMOTE HARDIN COUNTY AS A PLACE FOR COMMERCE AND INDUSTRY.

Objective 5: To use all resources available to attract new commercial, service and industrial development.

Commissioner Embrey provided the second. Motion passed unanimously.

At 5:45 p.m., Chairman Baumgardner announced that he would serve as the Hearing Officer for a Road Closing Review Hearing on a request by **LARRY & FRANCES BEARD** to close an unconstructed portion of Dawn Avenue right-of-way at its intersection with Rita Way in Royal Oaks Subdivision. The right-of-way contains a 35' x 45' residential garage and driveway. The closure would allow for the right-of-way to be merged with their adjacent property and provide for a more reasonable use of the land.

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The property address is 101 Rita Way, Elizabethtown and is identified with PVA map parcel number 223-30-00-026. Director Hunsinger reviewed the application and presented the exhibits into the record (Staff Report attached). Danny O'Bryan of 505 North Mulberry, Elizabethtown, representing the adjoining property owner Deanna Pozesny of 155 Rita Way, Elizabethtown, stated that Ms. Pozesny had no objections to the request and was under the impression the road had been closed a number of years ago. The hearing was closed at 6:00 p.m. Director Hunsinger gave a summary of the proposal and reviewed the proposed Resolution. Commissioner Ball made a motion to adopt Resolution Number 02, Series 2011 (attached) with the finding that the proposed road closing agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as follows:

**GOAL 10: TO IMPROVE THE TRANSPORTATION SYSTEM OF HARDIN COUNTY SO THAT IT ENCOURAGES THE SMOOTH FLOW OF TRAFFIC THROUGHOUT THE COUNTY.**

**Objective 10:** To evaluate and close streets or streets of record which are not being used, have not been constructed or are unnecessary.

With the determination that the closing of a portion of the platted right-of-way meets the Goals and Objectives of the COMPREHENSIVE DEVELOPMENT GUIDE, the following conditions are imposed:

1. A subdivision plat, amending ROYAL OAKS SUBDIVISION, Lot 11 that illustrates the closed right-of-way must be submitted by Larry & Frances Beard and approved by the Planning Commission and recorded in the office of the Hardin County Clerk.

With the condition presented imposed, Commissioner Embrey provided a second. The motion passed unanimously.

At 6:05 p.m., Chairman Baumgardner announced that he would serve as the Hearing Officer for a review of a request from the Hardin County Conservation District, Board of Supervisors to review proposed Agricultural District 047-011. The proposed Agricultural District is located in the Glendale Industrial Planning Area and is zoned Rural Residential (R-2) with a portion located in the Interstate and Highway Overlay (IH-O) Zone. The 603 acres consists of 9 parcels and adjoins the Glendale Industrial Site to the south. The following property owners have petitioned the Board of Supervisors to consider the request; Norma Howlett, William Brown, Paul & Elizabeth Howlett, Jay & Leslie Meredith and Richard Preston.

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Director Hunsinger reviewed the request, slides, and presented the exhibits into the record (Staff Report attached). Commissioner Embrey made a motion to adopt RESOLUTION Number 03, Series 2011 (attached) based on the findings that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan (KRS 100.213):

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 use.

Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 4 January 2011 meeting. Commissioner Embrey made a motion to accept the minutes as presented. Commissioner Ball provided the second. Motion passed unanimously.

Director Hunsinger reported that the position for the **Administrative Assistant** has been advertized and 35 applications have been received. Potential candidates have been interviewed and the selection process is continuing.

At 6:15 Chairman Baumgardner called for a motion to go into **Closed Session** to discuss legal issues. Commissioner Ball moved to go into closed session. Commissioner Embrey seconded the motion. The motion passed unanimously.

At 6:25 Commissioner Ball made a motion to go into open session. Commissioner Embrey seconded the motion. The motion passed unanimously. No action taken.

Chairman Baumgardner announced that a **Special Called Meeting** had been scheduled for 7 February 2011 but was no longer required, therefore, the Chairman announced the Special Called Meeting is **cancelled**.

**THE FOLLOWING SITE PLANS HAVE BEEN APPROVED**

| DATE                      | SITE PLAN                            | OWNER       | ACCESS ROAD |
|---------------------------|--------------------------------------|-------------|-------------|
| 22-Dec-10                 | Accessory Structure / Ray's Plumbing | Ray Hedrick | Burns Road  |
| <b>Since Last Meeting</b> |                                      | 1           |             |
| <b>2010 Total</b>         |                                      | 44          |             |

**THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED**

| DATE                      | DEVELOPMENT PLAN | OWNER | ACCESS ROAD |
|---------------------------|------------------|-------|-------------|
|                           |                  |       |             |
| <b>Since Last Meeting</b> |                  | 0     |             |
| <b>2010 Total</b>         |                  | 29    |             |

**THE FOLLOWING SUBDIVISION HAS BEEN APPROVED AND RECORDED**

| FP RECORDED               | SUBDIVISION NAME                      | LOTS | ACCESS ROAD      |
|---------------------------|---------------------------------------|------|------------------|
| 17-Dec-10                 | Mulberry Park Subdivision, Lots 6 & 7 | -1   | Tunnel Hill Road |
| <b>SINCE LAST MEETING</b> |                                       | -1   |                  |
| <b>2010 TOTAL</b>         |                                       | 278  |                  |

Chairman Baumgardner adjourned the meeting at 6:25 p.m.

**ADOPTED AND APPROVED THIS 15<sup>th</sup> DAY OF FEBRUARY 2011 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

\_\_\_\_\_  
 ROD GRUSY, SECRETARY

## **Hardin County Planning and Development Commission**

18 January 2011

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On Tuesday, 18 January 2011, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building, Commission members William Ball (Member) and Rod Grusy (Secretary) were in attendance. Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett Meredith, P.E., Hardin County Attorney Jenny Pitts Oldham – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Rick Baumgardner (Chairman), Brent Goodin (Vice Chairman) and Teddi Embrey (Member) were not in attendance.

A quorum was not achieved, therefore, Director Hunsinger announced that the next meeting is scheduled for Tuesday, February 1<sup>st</sup> at 5:30 p.m. in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. No action was taken.

## Hardin County Planning and Development Commission

Minutes: 4 January 2011

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Chairman Rick Baumgardner called the six hundredth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 4 January 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), William Ball (Member), Rod Grusy (Secretary) 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 Brackett Meredith, P.E and the individuals listed on the attached sign-in sheet. Hardin County Attorney Jenny Pitts Oldham – legal counsel for the Planning Commission was not in attendance.

At 5:35 p.m. Chairman Baumgardner opened the scheduled Public Hearing for the requested map amendment from an Urban Residential Zone (R-1) to a Convenience Commercial C-1) for the 3.5 acre balance of a 17 acre tract. The owner is **Creager Wilson** and the property is identified with PVA map parcel number 168-00-00-015.02. Chairman Baumgardner reviewed the hearing procedures and conducted the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger introduced the application and Senior Planner Wesley Wright presented the slides regarding the proposed map amendment request and presented the Staff Report (attached). Mike Billings, of Engineering Design Group, Inc., 315 South Mulberry Street, Elizabethtown, the applicant and representative of the owner, provided testimony on the request and answered questions. Creager Wilson, of 300 Woodland Way, Cecilia, the owner, provided testimony on the request and answered questions. Cheryl Buhr of 601 Lone Oak Road, Cecilia spoke in opposition of the request regarding the existing buffer and requesting additional screening and that the setback be at least 70 feet. She also spoke about the esthetics of the residential area and the impact of the commercial development would have on the subdivision. Mrs. Buhr also expressed concerns with cut through traffic if Red Sunset Boulevard is developed and stated that the proposal was not in character with the neighborhood. Roland Haun of 1409 Keith Road, Hodgenville, stated that he was not in opposition to the proposal but requested that Red Sunset Boulevard not be a thruway and stated that some people were already using the gravel road as a thruway and proposed that a barrier be installed until construction of the road is completed. William Buhr of 601 Lone Oak Road, Cecilia and Scott Hearne of 523 Lombardy Drive, Cecilia both expressed concerns regarding access and traffic controls that needed to be put in place. Director Hunsinger made note of Exhibit N, a letter from a property owner who is in opposition of the request but was unable to attend the meeting. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution, and presented the reasons established in

## **Hardin County Planning and Development Commission**

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KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Grusy made a motion to deny the request due to the existing zoning of the property as approved in 2007 provided a buffer area of residential lots adjacent to Lakewood Subdivision was appropriate and that the reasons for granting a map amendment were not supported by the application. Commissioner Embrey provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and discussion on the **Zoning Text Amendment** recommended to the Planning Commission by Hardin Fiscal Court regarding the Interstate and Highway Overlay Zone. At 8:10 Commissioner Ball moved to go into closed session to discuss legal matters. Commissioner Grusy seconded the motion. The motion passed unanimously. At 8:20 Commissioner Ball moved to return to open session. Commissioner Embrey seconded the motion. The motion passed unanimously. No action was taken as a result of the closed session.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 7 December 2010 meeting. Commissioner Embrey made a motion to accept the minutes as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner called for a report and action on the **2010 Annual Audit**. Director Hunsinger distributed the audit report prepared by Stiles, Carter and Associated for the year ending 30 June 2010 and reviewed highlights of the audit (attached). Commissioner Grusy made a motion to accept the Audit Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for an update of the **Continuing Education** requirements. Director Hunsinger stated that all Commission members need eight (8) hours of continuing education every two (2) years and provided the members with their earned Continuing Education Credits.

Chairman Baumgardner called for a report on the **Memorandum of Understanding** (MOU) for the Elizabethtown to Radcliff Connector Access Management Partnership. Director Hunsinger reported that the MOU had been adopted by Fiscal Court and Radcliff Planning Commission and that Elizabethtown Planning Commission would be taking action this month.

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Director Hunsinger reported that the position for the **Administrative Assistant** has been advertized and 35 applications have been received. The applications and resumes are being reviewed to select candidates to be interviewed.

**THE FOLLOWING SITE PLANS HAVE BEEN APPROVED**

| DATE                      | SITE PLAN          | OWNER                     | ACCESS ROAD            |
|---------------------------|--------------------|---------------------------|------------------------|
| 8-Dec-10                  | Accessory Dwelling | Norris & Carol Sizemore   | Jenkins Road           |
| 10-Dec-10                 | Off Site Sign      | Louis & Margaret Brothers | Bardstown Road (US 62) |
| 13-Dec-10                 | Agricultural Zone  | Hugh & Kimberly Bland     | Farley Lane            |
| <b>Since Last Meeting</b> |                    | 3                         |                        |
| <b>2010 Total</b>         |                    | 41                        |                        |

**THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED**

| FP RECORDED               | SUBDIVISION NAME                                   | LOTS | ACCESS ROAD               |
|---------------------------|----------------------------------------------------|------|---------------------------|
| 2-Dec-10                  | Blooming Hills, Section 2                          | 41   | Blueball Road             |
| 3-Dec-10                  | Twisted Pine Subdivision                           | 5    | Hodgenville Road (KY 210) |
| 7-Dec-10                  | Stock Farms Subdivision                            | 2    | Salt River Road (KY 920)  |
| 7-Dec-10                  | Dunraven Place, Section 1, Lot 12 & Dunraven Place | 36   | Berrytown Road            |
| 7-Dec-10                  | Fernwood Subdivision, Section 3                    | 29   | Sportsman Lake Road       |
| 10-Dec-10                 | Breathtaking View Subdivision Section 1            | 1    | McIntyre Road             |
| 10-Dec-10                 | Winghaven Subdivision Section 3                    | 5    | Overall-Phillips Road     |
| <b>SINCE LAST MEETING</b> |                                                    | 119  |                           |
| <b>2010 TOTAL</b>         |                                                    | 279  |                           |

Chairman Baumgardner adjourned the meeting at 8:35 p.m.

**ADOPTED AND APPROVED THIS 1<sup>st</sup> DAY OF FEBRUARY 2011 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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 ROD GRUSY, SECRETARY