Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Twenty Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
November 5, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

A. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – AUTOMOTIVE STORAGE; AMANDA STOPHER (Owner) and RANDALL GRAY (Applicant) are requesting an Amended Conditional Use Permit to continue to allow for up to 20 vehicles to be parked on site. The property is a 3.072 acre site located at 4399 Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Tiny J Acres, within the North Glendale Urban Planning Area and is zoned Rural Residential (R-2).

B. 5:15 PM – VARIANCE – DUSTIN WALLACE is requesting a Variance from the front building setback to allow for the construction of a proposed detached garage. The property is a 4.64 acre site located adjacent at 224 Johnson Lane, Eastview, KY known as Lot 6B of the Brear Beechy Fork Subdivision within the West Hardin Planning Area and is zoned Rural Residential (R-2).

C. Consideration and action on the Minutes for the meeting held on October 15, 2026 *(Attached pgs.3-7).*

D. Consideration and action on the 2027 Meeting Schedule *(Attached pg. 8).*

E. Informational Items

F. Adjourn

The next Board meeting is scheduled for November 19, 2026 at 5:00 p.m.

6 Years of Service Building Inspector, Edwin Alicea celebrated 6 years of service with the Planning Commission on 14 October 2026.

MPO Meeting Director King attended a joint meeting of the Radcliff - Elizabethtown Metropolitan Planning Organizations Technical Advisory Committee and Policy Committee at the Lincoln Trail Area Development District on 14 October 2026.

Parade of Homes Director King attended the Lincoln Trail Home Builders Associations Parade of Homes featuring new home construction on 17 October 2026. 4 of the 5 homes featured this year were located in unincorporated Hardin County with the fifth home in Larue County.

Elizabethtown-Hardin County Industrial Foundation Meeting Director King attended the EHCIF Meeting on 28 October 2026 held at Addington Field (Elizabethtown Regional Airport) and heard from Carl Swope on the terminal expansion and renovations.

APA-KY Regional Conference Director King attended a one day regional conference hosted by the KY Chapter of the American Planning Association in Hopkinsville, KY on 30 October 2026.

13 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 13 years of service with the Planning Commission on 1 November 2026.

34 Years of Service KBC Coordinator, Madeline Hornback celebrated 34 years of service with the Planning Commission on 2 November 2026.

3 Years of Service Planning & Permit Tech, Rachel Derting, JD celebrated 3 years of service with the Planning Commission on 3 November 2026.

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Twenty Third Meeting
Hardin County Government Center
Second Floor Meeting Room
October 15, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

G. 5:00 PM – VARIANCE – STONE MARK ENTERPRISES LLC is requesting a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 16.757 acre site located adjacent to 5608 North Dixie Highway Elizabethtown, KY within the North Dixie Corridor and is zoned General Commercial (C-2).

H. 5:15 PM – VARIANCE – JOSEPH & LAVINA SUE HOUSE are requesting a Variance from the minimum government maintained road frontage to allow for the property to be further subdivided. The property is a 25 acre site located at 1399 Harris School Road, Rineyville, KY within the Natural Resource Area and is zoned Rural Residential (R-2).

~~**I. 5:30 PM – VARIANCE** – CONTESSA & ROBERT VICK are requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 8.4 acre site located at 3494 St. John Church Road, Rineyville,KY known as Lot 2A of Diamante Estates within the Rineyville Rural Village and is zoned Urban Residential (R-1).~~**WITHDRAWN**

J. 5:45 PM – VARIANCE – SHAWN & TIMOTHY RIGGS are requesting a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 44 acre site located at 838 Copelin Road, White Mills, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).

K. Consideration and action on the Minutes for the meeting held on September 17, 2026 *(Attached pgs.4-7).*

L. Informational Items

M. Adjourn

19 Years of Service Building Inspector, Jimmy Morgan celebrated 19 years of service with the Planning Commission on September 28, 2026.

The next Board meeting is scheduled for November 5, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

AUGUST 2026 REPORT

Plats Recorded: • 12 Subdivision plats were approved for the month • 62 Subdivision plats were approved for the year	**New Lots Created:** • 16 New lots approved for the month • 120 Net lots approved for the year
Building Permits: • 9 SFD Permits for the month • 87 SFD Permits for the year • 162 Total Building Inspections for the month • 944 Total Building Inspections for the year • 395 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 81 Total Permits for the month • 565 Total Permits for the year • 150 Total Electrical Inspections for the month • 1,017 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN AUGUST 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BIG HICKORY SUBDIVISION, LOT 2A	2219 CENTERPOINT RD	0	103.0260	5/21/2026	8/3/2026
CHEROKEE HIL SUBDIVIISON LOTS 1 AND 2	883 SPORTSMAN LAKE RD	-1	0.0000	7/29/2026	8/3/2026
TURKEY HOLLOW SUBDIVISION	52 WILLYARD LN	3	8.9410	7/16/2026	8/5/2026
AMYS HIDEAWAY LOT 1 & SEC 2	13410 SONORA HARDIN SPRINGS RD	1	11.0000	7/28/2026	8/10/2026
SILO SUBDIVISION LOT 1 & SEC 2	315 REYNOLDS RD	1	7.1180	2/17/2026	8/12/2026
ADVANCE SUBDIVISION, SECTION 3 AND BOUNDARY SURVEY OF PHILLIP VANCE PROPERTY	11199 ST JOHN ROAD, CECILIA, KY	2	17.2560	8/10/2026	8/14/2026
LAVERE ESTATES	4810 MILLERSTOWN ROAD, UPTON, KY	2	26.2600	7/20/2026	8/14/2026
JOSHUNT SUBDIVISION	1771 DUGGIN SWITCH ROAD	2	9.0000	8/18/2026	8/21/2026
DEWITT ACRES SEC 2	593 DEWITT LN	2	20.0000	8/17/2026	8/25/2026
SQUAK ESTATES	400 MILIMISH LANE	2	4.9400	8/20/2026	8/26/2026
WHITE MILLS CHRISTIAN CAMP SUBDIVISION	130 OLD KY HWY 84	1	2.6910	6/26/2026	8/31/2026
ELLAS ACRES LOT 1 & BOUNDARY SURVEY OF ISAAC & LESLEY SMITH	1151 NEEDHAM RD	0	-2.2060	8/12/2026	8/31/2026
		15	**208.0260**		

Total Records: 12 **9/1/2026**

Hardin County
Planning and Development Commission

SEPTEMBER 2026 REPORT

Plats Recorded: • 8 Subdivision plats were approved for the month • 70 Subdivision plats were approved for the year	**New Lots Created:** • 5 New lots approved for the month • 124 Net lots approved for the year
Building Permits: • 13 SFD Permits for the month • 100 SFD Permits for the year • 88 Total Building Inspections for the month • 1,033 Total Building Inspections for the year • 457 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 85 Total Permits for the month • 650 Total Permits for the year • 174 Total Electrical Inspections for the month • 1,191 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN SEPTEMBER 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BRAWNER SUBDIVISION, LOT 9	7411 NEW GLENDALE ROAD, GLENDALE, KY	1	0.0000	8/7/2026	9/1/2026
ARBOR VIEW LOTS 51 & 49A	117 FELIX CT	0	0.0000	9/4/2026	9/3/2026
GOSPEL PLACE SUBDIVISION, LOT 1 AND RURITAN CLUUB SUBDIVISION, LOT 1	416 E MAIN ST	0	0.0000	2/26/2026	9/4/2026
AKERS POINT SUBDIVISION LOT 1 & BOUNDARY SURVEY OF NICHOLS	2898 AKERS SCHOOL RD	0	0.0000	8/31/2026	9/10/2026
WANDERING MEADOWS, LOT 8	KIERSTEN COURT, RINEYVILLE, KY	0	0.0000	9/10/2026	9/14/2026
DUNRAVEN LOTS 41 & 42	N ANTELOPE CT	-1	0.0000	9/8/2026	9/14/2026
HUDGINS SUBDIVISION, LOTS 2 & 3	DIXIE HWY.SONORA, KY	3	0.0000	9/15/2026	9/25/2026
STEWART ROAD ACRES, SECTION 2	STEWART RD	1	9.3360	9/16/2026	9/29/2026
		4	**9.3360**		

Total Records: 8 **10/1/2026**

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Twenty Second Meeting
Hardin County Government Center
Second Floor Meeting Room
September 17, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business

   A. Continued from August 20, 2026 – VARIANCE – CAROL SUE MOLL & FRED MOLL are requesting a Variance from the minimum road frontage to allow for the property to be further subdivided. The property is a 5.925 acre site located at 110 Forest Springs Drive, Elizabethtown, KY, known as Lot 19 of Forest Springs within the North Urban Planning Area, and is zoned Urban Residential (R-1).

3. New Business

   B. 5:00 PM – VARIANCE – GARRIS REVOCABLE TRUST is requesting a Variance from the minimum road frontage and 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 11.332 acre site located at 851 Mountain View Estates Road, Elizabethtown, KY within the East Hardin Planning Area, and is zoned Rural Residential (R-2).

   C. 5:00 PM – CONDITIONAL USE PERMIT – ERIC LONGLEY & MICHAEL MCGUFFIN are requesting a Conditional Use Permit for an automotive repair business. The property is a 2.031 acre site located on Webb Mill Road, Eastview, KY known as Lot 4 of Western Commercial Park within the White Mills Junction Planning Area, and is zoned Interstate Commercial (B-1).

   D. Consideration and action on the Minutes for the meeting held on August 20, 2026 *(Attached pgs.3-8).*

   E. Informational Items

   F. Adjourn

Radcliff – Elizabethtown Metropolitan Planning Organization On August 5, 2026 Director King was elected to serve another two year term as Chairman of the Technical Advisory Committee for the Radcliff – Elizabethtown MPO at Lincoln Trail Area Development District.

Fort Knox Compatible Use Plan On August 6, 2026 Director King and Planner I Goodman met with Lincoln Trail Area Development District's Community Asset Planning & Engineering Division to discuss implementation strategies for the Fort Knox Compatible Land Use Plan.

CAAK Conference – Building Inspector, Edwin Alicea attended the Code Administrators Association of KY's annual conference in Covington, KY on September 14 – 16, 2026 to obtain his required continuing education hours.

The next Board meeting is scheduled for October 15, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Twenty First Meeting
Hardin County Government Center
Second Floor Meeting Room
August 20, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

G. 5:00 PM – VARIANCE – FENTRESS LAND CO. INC. are requesting a Variance from the front building setback to allow for a proposed manufactured home. The property is a 0.4 acre site located at 204 Dogwood Terrace, Radcliff, KY, known as Lot 41 of Windsor Forest, Section 1 within the North Urban Planning Area, and is zoned Urban Residential (R-1).

H. 5:15 PM – VARIANCE – WHITNEY & DARREN BALLOU are requesting a Variance from the rear building setback to allow for an existing 15'x20' shed. The property is a 1.04 acre site located at 117 Felix Court, Elizabethtown, KY, known as Lot 51 of Arbor View Subdivision, Section 5 within the North Urban Planning Area, and is zoned Urban Residential (R-1).

I. 5:30 PM – CONDITIONAL USE PERMIT – STEPHANIE & LOGAN MAYFIELD are requesting a Conditional Use Permit to allow for a Permanent Accessory Dwelling for a 1,606 sq. ft second home on site. The property is a 25.32 acre site located at 169 Cann School Lane, Eastview, KY, known as Tract 1 of the Dudgeon Property within the West Hardin Planning Area, and is zoned Rural Residential (R-2).

J. 5:45 PM – VARIANCE – CAROL SUE MOLL & FRED MOLL are requesting a Variance from the minimum road frontage to allow for the property to be further subdivided. The property is a 5.925 acre site located at 110 Forest Springs Drive, Elizabethtown, KY, known as Lot 19 of Forest Springs within the North Urban Planning Area, and is zoned Urban Residential (R-1).

K. Consideration and action on the Minutes for the meeting held on August 6, 2026 *(Attached pgs.3-4).*

L. Informational Items

M. Adjourn

Hardin County
Planning and Development Commission

JULY 2026 REPORT

Plats Recorded: • 7 Subdivision plats were approved for the month • 50 Subdivision plats were approved for the year	**New Lots Created:** • 30 New lots approved for the month • 105 Net lots approved for the year
Building Permits: • 16 SFD Permits for the month • 78 SFD Permits for the year • 148 Total Building Inspections for the month • 782 Total Building Inspections for the year • 340 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 94 Total Permits for the month • 484 Total Permits for the year • 162 Total Electrical Inspections for the month • 867 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MILL STATION, LOT 6	73 RED MILL ROAD, ELIZABETHTOWN, KY	1	0.0000	6/3/2026	7/6/2026
DOVE SUB LOT 1B & 1A	661 BETHLEHEM ACADEMY RD	0	0.0000	6/8/2026	7/6/2026
AULTMAN ACRES, SECTION 2, LOT 5C	BETHLEHEM ACADEMY ROAD, CECILIA, KY	2	0.0000	6/25/2026	7/6/2026
RIGDONS SUBDIVISION	5697 FLINT HILL ROAD	1	1.5310	6/2/2026	7/8/2026
THE OLDE FARM	FORD HIGHWAY	25	100.5000	6/18/2026	7/10/2026
MARVIN GARDENS LOTS 1 & 2B	711 TABB RD	0	0.0000	7/15/2026	7/27/2026
HELM TREE LOT 1	1890 SPRINGFIELD RD	1	0.0000	7/23/2026	7/31/2026
		30	**102.0310**		

Total Records: 7 **8/3/2026**

The next Board meeting is scheduled for September 17, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Twentieth Meeting
Hardin County Government Center
Second Floor Meeting Room
August 6, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

N. 5:00 PM – VARIANCE – JAMES & JENNIFER HARE are requesting a Variance from the front building setback along Grace Peak Road to allow for the rear deck to be replaced. The property is a 1.12 acre site located at 151 Cecilianna Drive, Elizabethtown, KY, within the KY 361 Corridor Planning Area, and is zoned Urban Residential (R-1).

O. Consideration and action on the Minutes for the meeting held on July 16, 2026 *(Attached pgs.2-8).*

P. Informational Items

Q. Adjourn

Hardin County Schools Local Planning Committee Meeting On July 20, 2026 Director King attended the Local Planning Committee Meeting at New Highland Elementary School to share data regarding building permit numbers along with maps of single family residential developments and the County's Future Land Use Map.

LTADD Housing Study Meeting On July 22, 2026 Director King attended a virtual meeting to review the preliminary findings of the Housing & Homelessness Study that the Lincoln Trail Area Development District commissioned.

The next Board meeting is scheduled for August 20, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Nineteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
July 16, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

R. 5:00 PM – CONDITIONAL USE PERMIT – JASON & TIM LOWMAN are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for a 40'x80' garage with 847 sq. ft. of living space within it. The property is a 13 acre site located at 9901 Rineyville Road, Vine Grove, KY within the KY 1600 Corridor Planning Area and is zoned Urban Residential (R-1).

S. 5:15 PM – VARIANCE – LAURA & BRIAN HUSS are requesting a Variance from the rear and side building setback lines to allow for a 10'x12' shed to replace the existing shed in the same location. The property is a 0.513 acre site located at 39 Rita Way, Elizabethtown, KY known as Lot 8 of Royal Oaks within the South Dixie Corridor Planning Area and is zoned Urban Residential (R-1).

T. 5:30 PM – VARIANCE – NANCY & TERRY PHILLIPY are requesting a Variance from the front building setback line to accommodate a wheelchair ramp. The property is a 2.5 acre site located at 1397 Upper Colesburg Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).

U. 5:45 PM – VARIANCE – SSA DELEWARE LLC are requesting a Variance from the front the signage regulations (DGS 9-9(4)) in relation to the height and size of a proposed high-rise sign. The property is a 10.05 acre site located at 58 Glendale Hodgenville Road West, Glendale, KY within the Glendale Junction (I-65) Planning Area and is zoned Interstate Commercial (B-1).

V. 6:00 PM – VARIANCE – BROOKE & JOSHUA HUNT are requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 5.44 acre site located at 1771 Duggin Switch Road, Vine Grove, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).

W. Consideration and action on the Minutes for the meeting held on June 18, 2026 *(Attached pgs.4-11).*

X. Annual Nomination and Election of Officers *(current positions)*

- Chairman – Bob Krausman
- Vice Chairman – Greg Youngblood
- Secretary – Steve Steck

Y. Informational Items

Z. Adjourn

The next Board meeting is scheduled for August 6, 2026 at 5:00 p.m.

CAAK Webinar Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Webinar June 17th and 18th.

JUNE 2026 REPORT

Plats Recorded: • 4 Subdivision plats were approved for the month • 43 Subdivision plats were approved for the year	**New Lots Created:** • 3 New lots approved for the month • 75 Net lots approved for the year
Building Permits: • 9 SFD Permits for the month • 62 SFD Permits for the year • 128 Total Building Inspections for the month • 635 Total Building Inspections for the year • 278 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 94 Total Permits for the month • 390 Total Permits for the year • 155 Total Electrical Inspections for the month • 705 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HISER SUBDIVISION, LOT 10	64 PIERCE MILL RD	2	0.0000	2/23/2026	6/1/2026
BOHANNON SUB LT 5C & 8C	2961 LOWER COLESBURG RD	0	0.0000	4/23/2026	6/1/2026
REED ACRES	RINEYVILLE BIG SPRINGS ROAD	1	5.0130	5/8/2026	6/1/2026
FANNIN ESTATES LOTS 1-3 & BESSIES MANOR LOT 1	651 WOOLDRIDGE FERRY	-3	0.0000	5/26/2026	6/4/2026
		0	**5.0130**		

Total Records: 4 **7/1/2026**

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Eighteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 18, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

AA. **5:00 PM – VARIANCE –** ZACHARY JONES & JIMMY WHEELER are requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 15.03 acre site located on the east side of Bacon Creek Road, Elizabethtown, KY known as Lot 3A of Myna Acres within the North Glendale Urban Planning Area and is zoned Urban Residential (R-1).

BB. **5:15 PM – CONDITIONAL USE PERMIT –** LAQUITA & LONNIE GASKINS are requesting a Conditional Use Permit to allow for an accessory structure (10'x12' shed) on a vacant lot. The property is a 1.012 acre site located at 260 Briggs Lane, Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).

CC. **5:30 PM – VARIANCE –** BETTY PULLEN is requesting a Variance from the front building setback to allow for a proposed addition to the home. The property is a 0.525 acre site located at 587 Franklin Crossroads Road, Cecilia, KY within the Natural Resource Area and is zoned Rural Residential (R-2).

DD. **5:45 PM – VARIANCE –** LEO MCMILLAN is requesting a Variance from the front building setback to allow for a proposed house. The property is a 25.231 acre site located on Lincoln Avenue, Elizabethtown, KY known as Tract 1 of the McMillen Property within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).

EE. **6:00 PM – VARIANCE –** JENNIFER & DAVID BLACK are requesting a Variance from the minimum road frontage and the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 15 acre site located at 7411 New Glendale Road, Glendale, KY known as Lot 9 of Brawner Subdivision within the Glendale Rural Village and is zoned Rural Residential (R-2).

FF.6:15 PM – VARIANCE – SMITH FAMILY HOMES INC. are requesting a Variance from the minimum road frontage requirements to allow for the property to be further subdivided into two lots. The property is a 1.84 acre site located on the east side of Tunnel Hill Road, Elizabethtown, KY known as Tracts 2-5 of the Doris Jean Lewis Estate within the East Urban Planning Area and is zoned Urban Residential (R-1).

GG. Consideration and action on the Minutes for the meeting held on May 21, 2026 *(Attached pgs.4-10).*

HH. Informational Items

II. Adjourn

Joint City-County Planning Commission Meeting On May 26, 2026, Director Adam King, AICP and members of the Planning Commission attended the City of Elizabethtown Planning Commission meeting to discuss our 2025 Annual Report and the planning trends and permit numbers thus far for 2026.

Hardin County Schools Local Planning Committee Meeting On June 2, 2026 Director Adam King, AICP attended a meeting for the Hardin County School's Local Planning Committee to assist in development of the School District's Facility Plan.

5 Years of Service Planner I, Haley Goodman celebrated 5 years of service with the Planning Commission on June 4, 2026.

MAY 2026 REPORT

Plats Recorded: • 11 Subdivision plats were approved for the month • 39 Subdivision plats were approved for the year	**New Lots Created:** • 16 New lots approved for the month • 75 Net lots approved for the year
Building Permits: • 6 SFD Permits for the month • 53 SFD Permits for the year • 115 Total Building Inspections for the month • 506 Total Building Inspections for the year • 217 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 67 Total Permits for the month • 296 Total Permits for the year • 110 Total Electrical Inspections for the month • 550 Total Electrical Inspections for the year

The next Board meeting is scheduled for July 16, 2026 at 5:00 p.m.



Hardin County
Planning and Development Commission

SUBDIVISION PLATS RECORDED IN MAY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
LINK ESTATES	389 JOHNSON LANE	1	14.3630	4/30/2026	5/5/2026
COOMBS ESTATES, SECTION 2	199 BETHLEHEM ACADEMY ROAD, CECILIA, KY	1	2.0020	5/1/2026	5/5/2026
BLACKBURN ESTATES LOTS 78-80, SECTION 1	301 PAWLEY LANE	-2	0.0000	4/30/2026	5/7/2026
BLACKBURN EST LT 31-32 SECTION 1	ANNA DR	-1	0.0000	4/22/2026	5/13/2026
RANCH HOLLLYWOOD, SECTION 5, LOT 121A	RODEO DRIVE	0	0.0000	5/14/2026	5/18/2026
LYNNWOOD SUB LOTS 11A, 13C, 27B, 28A & 29A		-2	0.0000	4/24/2026	5/20/2026
COPPER CREEK SUBDIVISION	RED HILL RD	2	2.0000	5/6/2026	5/20/2026
WEST HARDIN FD SUBDIVISION	9081 SONORA HARDIN SPRINGS RD	2	12.6200	5/12/2026	5/22/2026
PATSY BENNETT ESTATES	216 BENNETT	8	23.7850	5/12/2026	5/22/2026
BESSIES MANOR, LOTS 2 & 3	771 WOOLDRIDGE FERRY ROAD	1	0.0000	5/21/2026	5/26/2026
SALT RIVER ROAD SUBDIVISION, LOT 1	1944 SALT RIVER ROAD, RINEYVILLE	1	0.0000	4/27/2026	5/27/2026
		11	**54.7700**		

Total Records: 11 **6/3/2026**

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Seventeenth Meeting
Hardin County Government Center
Second Floor Meeting Room
May 21, 2026 5:00 p.m

1. Call to order
2. Unfinished Business

Continued from 7 May 2026 – VARIANCE – KAREN & KENNETH WHITE are requesting a Variance from the front building setback to allow for the construction of a 32'x48' pole barn. The property is a 6.96 acre site located at 728 W Rhudes Creek Road, Glendale, KY, known as Lot 4H of Nellis Phillips Subdivision within the North Glendale Urban Area and is zoned Urban Residential (R-1).

3. New Business

JJ. 5:00 PM – VARIANCE – MARLIESE & DENNIS BROWN are requesting a Variance from the front building setback to allow for a covered wheelchair ramp. The property is a 0.688 acre site located at 711 Ranch Road, Vine Grove, KY known as Lot 3 of Hickory Heights, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1).

KK. 5:15 PM – VARIANCE – DONNA & ROY SNIDER are requesting a Variance from the front building setback to allow for a front deck. The property is a 5.683 acre site located at 2900 Lower Colesburg Road, Elizabethtown, KY known as Lot 1B of Aquaview Subdivision within the East Hardin Planning Area and is zoned Rural Residential (R-2).

LL. 5:30 PM – AMENDED CONDITIONAL USE PERMIT – PEIYIN ZHOU is requesting an Amended Conditional Use Permit to continue to allow for retail sales of antique/vintage/lumber on site. The property is a 5 acre site located at 639 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).

MM. Consideration and action on the Minutes for the meeting held on May 7, 2026 *(Attached pgs.3-10).*

NN. Adjourn

Hardin County
Planning and Development Commission

APRIL 2026 REPORT

Plats Recorded: • 10 Subdivision plats were approved for the month • 28 Subdivision plats were approved for the year	**New Lots Created:** • 49 New lots approved for the month • 64 Net lots approved for the year
Building Permits: • 18 SFD Permits for the month • 47 SFD Permits for the year • 127 Total Building Inspections for the month • 391 Total Building Inspections for the year • 170 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 63 Total Permits for the month • 229 Total Permits for the year • 119 Total Electrical Inspections for the month • 440 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BRENTWOOD SECTION 3	QUEENS LANE	20	39.5900	11/7/2025	4/2/2026
BJJ ESTATE, SECTION 1	1783 RINEYVILLE BIG SPRINGS RD	4	6.0000	12/10/2025	4/3/2026
WILD APPLE GROVE LOT 3	3373 LONG HOLLOW RD	1	0.0000	2/11/2026	4/13/2026
WOODED HILLS, SECTION 2, LOTS 37 & 39	256 VILLA RAY DRIVE, RADCLIFF, KY	-1	0.0000	3/30/2026	4/13/2026
MCMILLEN SUBDIVISION	6671 SHEPHERDSVILLE RD	2	7.0280	4/2/2026	4/13/2026
RED HAWK SUBDIVISION, SEC 1 AND BOUNDARY SURVEY OF ANITA CRUTCHER FARM, SECTION 1	3804 DEWITT LN	9	34.9800	3/27/2026	4/14/2026
RECORD PLAT OF RED HAWK, SECTION 2 AND BOUNDARY SURVEY OF ANITA CRUTCHER FARM, SEC 2	SALT RIVER RD	10	42.7100	3/31/2026	4/14/2026
MARILYN SUBDIVISION	769 STAR MILLS ROAD, GLENDALE	2	25.6010	4/2/2026	4/14/2026
AMENDED PLAT OF LONGVIEW ESTATES, LOTS 1, 2 & 3	4859 SOUTH WILSON ROAD, ELIZABETHTOWN	-2	24.0000	3/23/2026	4/29/2026
ALMOST INCORPERATED ESTATES	SONORA HARDIN SPRINGS ROAD	1	3.7990	4/2/2026	4/29/2026
		46	**183.7080**		

Total Records: 10 **5/6/2026**

The next Board meeting is scheduled for June 18, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Sixteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
May 7, 2026 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

A. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – VERNA & LEVI YODER are requesting an Amended Conditional Use Permit to continue to allow for a saw mill business on site. The property is a 25.36 acre site located at 2207 Millerstown Road, Upton, KY within the South Hardin Planning Area and is zoned Agricultural (A-1).

B. 5:15 PM – VARIANCE – KAREN & KENNETH WHITE are requesting a Variance from the front building setback to allow for the construction of a 32'x48' pole barn. The property is a 6.96 acre site located at 728 W Rhudes Creek Road, Glendale, KY, known as Lot 4H of Nellis Phillips Subdivision within the North Glendale Urban Area and is zoned Urban Residential (R-1).

C. 5:30 PM – VARIANCE – BAKERS PROPERTIES LLC are requesting a Variance from the front building setback to allow for a 28'x48' modular home with a 18'x10' deck. The property is a 3.075 acre site located at 561 Larue Lane, Elizabethtown, KY, known as Lot 2 of Pony Chase Subdivision within the Natural Resource Area and is zoned Rural Residential (R-2).

D. 5:45 PM – VARIANCE – BETTY CLOPTON is requesting a Variance from the front building setback to allow for a deck on the front of the existing home. The property is a 0.447 acre site located at 5631 Hardinsburg Road, Cecilia, KY within the Natural Resource Area and is zoned Rural Residential (R-2).

E. 6:00 PM – VARIANCE – JAMES TYLER (Owner) and DINO ZAMBELLI (Applicant) are requesting a Variance from the front building setback to allow for a proposed house, garage and shop. The property is a 5.76 acre site located on Quail Hollow Road, Elizabethtown, KY, known as Lot 78 of Quail Hollow Subdivision, Section 2 within the KY 313 Corridor and is zoned Residential Estate (R-3).

F. Consideration and action on the Minutes for the meeting held on April 23, 2026 *(Attached pgs.3-8).*

OO. Informational Items

PP. Adjourn

The next Board meeting is scheduled for May 21, 2026 at 5:00 p.m

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Fifteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
April 23, 2026 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

QQ. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – ELIZABETH & JAMES CUTTS are requesting an Amended Conditional Use Permit to allow for 1200 sq. ft. of living space within a proposed 40'x60' commercial building instead of the previously approved single family dwelling. The property is a 2 acre site located at 9520 Bardstown Road, Elizabethtown, KY, known as Lot 2 of Harned Subdivision within the East Hardin Planning Area and is zoned Convenience Commercial (C-1).

RR. 5:15 PM – VARIANCE – DOROTY & BRIAN CASEY are requesting a Variance from the front building setback along Jake Drive to allow for a 12'x32' shed to remain on site. The property is a 0.754 acre site located at 25 Curly Court West, Rineyville, KY, known as Lot 13 of LaVista Estates, Section 1 within the Rineyville Rural Village and is zoned Urban Residential (R-1).

SS. 5:30 PM – VARIANCE – DIANNA & EDWARD CRAWFORD are requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a proposed 8.925 acre site located at 843 Wooldridge Ferry Road, Elizabethtown, KY, known as Lot 3 of Bessie's Manor within the North Urban Planning Area and is zoned Urban Residential (R-1).

TT. 5:45 PM – CONDITIONAL USE PERMIT – JULIE ASHFORD & MICHAEL LONG are requesting a Conditional Use Permit to allow for a 12'x12' shed on a vacant tract. The property is a 0.87 acre site located at 66 Youngers Creek Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).

UU. Consideration and action on the Minutes for the meeting held on March 5, 2026 *(Attached pgs.4-9).*

VV. Informational Items

WW. Adjourn

APA-KY / ASLA-KY Meeting On April 15-17, Director King and Planner I Goodman attended a joint conference at the Frazier History Museum of the KY Chapter of the American Planning Association and the KY Chapter of the American Society of Landscape Architect to obtain continuing education hours.

APA-KY Award Director King and Planner I Goodman accepted an award from the KY Chapter of the American Planning Association for Outstanding Achievement for the *Creating Vibrant Communities – Small Area Plan for Glendale* in collaboration with KYTC, TSW Design Group, WSP and HDR.

The next Board meeting is scheduled for May 7, 2026 at 5:00 p.m.

SUBDIVISION PLATS RECORDED IN MARCH 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PITZ HALL SUB LOT 1B & LEWIS PROPERTY LOT 1C & RECORD PLAT OF BIRDWHISTELL & BRADLEY SUBDIVISION	4424 RINEYVILLE ROAD	0	5.4810	1/20/2026	3/9/2026
WOODED HILLS ESTATES, SECTION 2, LOTS 38 & 40	249 VILLA RAY DRIVE	-1	0.0000	3/3/2026	3/11/2026
DODSON'S ACRES SUBDIVISION, LOT 2 & 3A & AMENDED BOUNDARY SURVEY OF THE FLOYD DODSON PROPERTY, TRACT A	1788 BETHLEHEM ACADEMY ROAD, CECILIA, KY	0	0.0000	3/4/2026	3/16/2026
HAZELWOOD SUBDIVISION & BOUNDARY SURVEY OF CECIL HAZELWOOD TRACT A	5301 S DIXIE HIGHWAY, GLENDALE, KY	4	39.0600	3/12/2026	3/24/2026
OWENS SUBDIVISION	261 STOVALL RD	2	43.9350	3/25/2026	3/27/2026
COVEY WAY SUBDIVISION, LOT 1	1832 BACON CREEK ROAD, ELIZABETHTOWN, KY 42701	1	0.0000	3/30/2026	3/30/2026
		6	**88.4760**		

Total Records: 6 **4/7/2026**

MARCH 2026 REPORT

Plats Recorded: • 6 Subdivision plats were approved for the month • 18 Subdivision plats were approved for the year	**New Lots Created:** • 7 New lots approved for the month • 18 Net lots approved for the year
Building Permits: • 13 SFD Permits for the month • 29 SFD Permits for the year • 105 Total Building Inspections for the month • 263 Total Building Inspections for the year • 113 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 63 Total Permits for the month • 166 Total Permits for the year • 129 Total Electrical Inspections for the month • 321 Total Electrical Inspections for the year

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Fourteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 5, 2026 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

A. 5:00 PM – VARIANCE – ELIZABETH & ANDREW HARDIN are requesting a Variance from the 1:3 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 14.148 acre site located at 1944 Salt River Road, Rineyville, KY, known as Lot 1A of Salt River Subdivision within the Natural Resource Area and is zoned Rural Residential (R-2).

B. 5:15 PM – AMENDED CONDITIONAL USE PERMIT – MICHELLE & DENNIS JORDAN are requesting an Amended Conditional Use Permit to continue to allow for a greenhouse / plant nursery business on site. The property is a 15 acre site located at 13287 South Dixie Highway, Upton, KY within the South Urban Area and is zoned Rural Residential (R-2).

C. Continued from February 5, 2026 – VARIANCE – MANUEL & LILIET RUIZ are requesting a Variance form the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow Subdivision, Section 2, within the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3).

D. Consideration and action on the Minutes for the meeting held on February 5, 2026 *(Attached pgs.4-8).*

E. Informational Items

F. Adjourn

State Capitol Visit On February 19, 2026 Director King and Attorney Cooper spent the day in Frankfort, KY to meet with our legislators to discuss Planning & Zoning issues in the Commonwealth.

18 years of Service On February 15, 2026 Director King celebrated his 18th year of service with the Planning Commission!

The next Board meeting is scheduled for April 23, 2026 at 5:00 p.m.

SUBDIVISION PLATS RECORDED IN JANUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MERRIFIELD SUBDIVISION AND BOUNDARY SURVEY OF THE JOANN MERRIFIELD PROPERTY	LEE SCHOOL RD	1	9.6250	12/17/2025	1/2/2026
BUELS ACRES SUBDIVISION, LOTS 2B & 3A	1972 SOLWAY MEETING RD	0	0.0000	12/9/2025	1/7/2026
JEFFRIES FARM DIVISION	603 EASTVIEW RD	1	29.1360	12/15/2025	1/7/2026
SALEM SCHOOL SUBDIVISION & BOUNDARY SURVEY OF LESLIE & LAURA WHELAN PROPERTY	980 SALEM SCHOOL ROAD	2	38.9400	12/9/2025	1/9/2026
AMENDED RECORD PLAT OF ARNOLD VIEW SUB LOTS 1, 2 & 3	555 CUNDIFF LN	2	0.0000	12/29/2025	1/9/2026
CHINOE SUBDIVISION, SEC 2, LOT 24A	KALI CT	0	0.0000	12/29/2025	1/15/2026
WADE ESTATES LOT 1	229 BOB WADE RD	0	24.2150	9/22/2025	1/22/2026
ELJEN ESTATES, LOT 1	594 THOROUGHBRED LANE	0	3.8320	1/22/2026	1/30/2026
		6	**105.7480**		

Total Records: 8 **2/3/2026**

JANUARY 2026 REPORT

Plats Recorded: • 8 Subdivision plats were approved for the month • 8 Subdivision plats were approved for the year	**New Lots Created:** • 6 New lots approved for the month • 6 Net lots approved for the year
Building Permits: • 5 SFD Permits for the month • 5 SFD Permits for the year • 65 Total Building Inspections for the month • 65 Total Building Inspections for the year • 27 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 49 Total Permits for the month • 49 Total Permits for the year • 100 Total Electrical Inspections for the month • 100 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN FEBRUARY 2026

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF MAMAW & PAPAW LOT 1C AND REVISED BOUNDARY SURVEY	202 & 451 MCMILLEN LOOP, ELIZABETHTOWN, KY 42701	1	0.0000	1/23/2026	2/3/2026
B AND D ACRES	733 JAMES DUVALL LANE	2	23.9800	1/21/2026	2/17/2026
CHIEFS WAY SUBDIVISION, LOT 2 & RECORD PLAT OF CHIEFS WAY SUBDIVISION, SECTION 2	CECILIA SMITH MILL ROAD	1	11.5350	2/12/2026	2/24/2026
ALL ABOUT DIRT ESTATES	59 BOTTO AVE	2	4.2820	10/15/2025	2/25/2026
		6	**39.7970**		

Total Records: 4 **3/3/2026**

FEBRUARY 2026 REPORT

Plats Recorded: • 4 Subdivision plats were approved for the month • 12 Subdivision plats were approved for the year	**New Lots Created:** • 6 New lots approved for the month • 12 Net lots approved for the year
Building Permits: • 11 SFD Permits for the month • 16 SFD Permits for the year • 92 Total Building Inspections for the month • 157 Total Building Inspections for the year • 64 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 54 Total Permits for the month • 103 Total Permits for the year • 91 Total Electrical Inspections for the month • 192 Total Electrical Inspections for the year

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Thirteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 5, 2026 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

A. 5:00 PM – CONDITIONAL USE PERMIT – BONNIE & MICHAEL WILSON are requesting a Conditional Use Permit to allow for an accessory structure on a vacant lot. The property is a 0.574 acre site located at 140 Defew Avenue, Rineyville, KY, known as Lot 62 of Blackburn Estates, Section 2 within the Rineyville Rural Village and is zoned Urban Residential (R-1).

B. 5:15 PM – VARIANCE – JOHN BEAMER is requesting a Variance from the building setbacks to allow for a proposed lean-to addition to the existing office/shop building. The property is a 4.282 acre site located at 43 Botto Avenue, Elizabethtown, KY, within the East Urban Planning Area and is zoned General Commercial (C-2).

C. 5:30 PM – VARIANCE – MANUEL & LILIET RUIZ are requesting a Variance form the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow Subdivision, Section 2, within the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3).

D. Consideration and action on the Minutes for the meeting held on January 8, 2026 *(Attached pgs.3-6).*

E. Informational Items

F. Adjourn

1 Year of Service Administrative Assistant, Hunter Geoghegan celebrated 1 of service with the Planning Commission on 24 January 2026.

CAAK Conference Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Virtual Conference on February 2nd and 3rd.

The next Board meeting is scheduled for March 5, 2026 at 5:00 p.m.

Hardin County
Planning and Development Commission

SUBDIVISION PLATS RECORDED IN DECEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CWJ ESTATES	1414 HOGAN ROAD, SONORA, KY	2	13.0630	11/17/2025	12/1/2025
THE HORNBACK PLACE	248 HORNBACK LN	1	3.0000	11/21/2025	12/2/2025
PERKINS/MILLER SUB, SEC 2 LOT 3 & SEC 3	946 FLINT HILL RD	2	1.5000	12/3/2025	12/11/2025
TRAQUILLITY ESTATE SECTION 1 LOT 1	1814 RINEYVILLE SCH RD	0	9.3017	8/26/2025	12/15/2025
BELLA WOODS LOTS 13 & 14	SHEPHERDS WAY	-1	0.0000	11/24/2025	12/18/2025
MCGUFFIN ACRES LOT 1	1303 WONDERLAND CAVERN	1	0.0000	12/10/2025	12/19/2025
		5	**26.8647**		

Total Records: 6 **1/6/2026**

DECEMBER 2025 REPORT

Plats Recorded: • 6 Subdivision plats were approved for the month • 94 Subdivision plats were approved for the year	**New Lots Created:** • 6 New lots approved for the month • 182 Net lots approved for the year
Building Permits: • 2 SFD Permits for the month • 91 SFD Permits for the year • 106 Total Building Inspections for the month • 1,340 Total Building Inspections for the year • 480 Total Building Permits for the year	**Electrical Permits (6 Jurisdictions):** • 61 Total Permits for the month • 897 Total Permits for the year • 118 Total Electrical Inspections for the month • 1,731 Total Electrical Inspections for the year

Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Twelfth Meeting
Hardin County Government Center
Second Floor Meeting Room
January 8, 2026 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business

A. 5:00 PM – VARIANCE – LINDA & PAUL PAROLEK are requesting a Variance from the front building setback lines to allow for the construction of a carport. The property is a 0.31 acre site located at 1400 Emory Road, Elizabethtown, KY, known as Lot 2 of University Estates, Section 6 within the West Urban Planning Area and is zoned Urban Residential (R-1).

B. 5:15 PM – VARIANCE – JANET HUNTER (Owner) & AARON T. SKAGGS (Applicant) are requesting a Variance from the minimum road frontage and 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is an 18.99 acre site located at 257 Deerbrook Lane, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).

C. Consideration and action on the Minutes for the meeting held on December 4, 2025 *(Attached pgs.2-9).*

D. Informational Items

E. Adjourn

The next Board meeting is scheduled for February 5, 2026 at 5:00 p.m.