



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy Third Meeting
Hardin County Government Center
Second Floor Meeting Room
May 21, 2024 5:00 p.m.

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

- A. MAP AMENDMENT:** BLUEGRASS PROPERTY, LLC is requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for a future commercial development. The property is a 4.754 acre site located at 5504 Sportsman Lake Road, Glendale, KY. (*Resolution 2024-011*)
- B. TEXT AMENDMENT: DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009.** Consideration and Action on a favorable recommendation to Hardin County Fiscal Court on a text amendment to Section 3-2 (Rural Residential Zone) and Section 17-10 (Open Space Subdivision Design) (*Resolution Number 2024-012*)
- C.** Consideration and action on the Financial Report FY 2024 # 10 April 2024. (*Attached pg.2*)
- D.** Closed Session to discuss personnel appointments. (KRS 61.810(1)f)
- E.** Consideration and action on the Second Reading of the FY 2025 Budget. (*Copy Provided*)
- F.** Consideration and action on the Minutes for the meeting held on May 7, 2024. (*Attached pgs.3-6*).
- G.** Informational Items
- H.** Adjourn

APA-KY Spring Conference On May 15-17, 2024 Adam, Haley & John Michael attended the Spring Planning Conference at Dale Hollow Lake State Park.

Outstanding Plan Award At the Spring Planning Conference, the *Comprehensive Development Guide, 2024* won an award for Outstanding Comprehensive Plan from APA-KY.

The next Commission meeting is scheduled for Tuesday, June 18, 2024 at 5:00 p.m.



Hardin County Planning Commission
Seven Hundred Seventy Second Meeting
Hardin County Government Center
Second Floor Meeting Room
May 7, 2024 5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from April 16, 2024 - MAP AMENDMENT: CHARLOTTE CRAWLEY, SHIRLEY GLOVER & BARBARA BRANSFORD are requesting a Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the General Commercial Zone (C-2) with no project proposed at this time. The property is an 81.26 acre site located at 982 Glendale Hodgenville Road West, Glendale, KY. (Resolution 2024-008)

3. New Business

- A. MAP AMENDMENT:** NUTRIEN AG SOLUTIONS INC is requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for an office/storage building to be built on site. The property is a 0.689 acre site located at 310 Cecil Avenue, Cecilia, KY, known as Lot 1A of Cecilia Farm Subdivision. (Resolution 2024-009).
- B.** Consideration and action on the Development Plan for Nutrien Ag Solutions, Inc. (Review Comments Attached pgs. 3-7).
- C. MAP AMENDMENT:** TOMMY CLARK is requesting a Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) to allow for the construction of a single family dwelling on site. The property is a 14.45 acre site located at the 1900 block of Roundtop Road, Elizabethtown, KY. (Resolution 2024-010)
- D.** Consideration and action on the Minutes for the meeting held on April 16, 2024. (*Attached pgs.8-11*).
- E.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F.** Adjourn



Commission Agenda
 May 7, 2024
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APRIL 2024 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 33 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 10 New lots approved for the month • 42 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 36 SFD Permits for the year • 122 Total Building Inspections for the month • 407 Total Building Inspections for the year • 163 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 76 Total Permits for the month • 283 Total Permits for the year • 164 Total Electrical Inspections for the month • 567 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DEBORAH DENNIS SUBDIVISION	6932 BACON CREEK RD	2	9.3690	3/6/2024	4/8/2024
BERKSHIRE PLACE LOT 12 & MONROE SUBDIVISION LOT 10B	BERKSHIRE AVENUE	0	0.0000	3/12/2024	4/9/2024
CLASSIC ACRES ESTATES LOTS 5 & 6	144 ST JOHN CH ROAD	3	0.0000	3/22/2024	4/10/2024
HUNTS SUBDIVISION, SECTION 2, LOT 3, & BOUNDARY SURVEY OF THE MARK A & ELIZABETH G TRACTS	2624 UPTON RD	-1	-153.1120	4/8/2024	4/17/2024
DS ACRES	320 PEAR ORCHARD ROAD NORTH WEST	5	25.0000	3/10/2024	4/19/2024
		9	-118.7430		

Total Records: 5

5/1/2024

The next Commission meeting is scheduled for Tuesday, May 21, 2024 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy First Meeting
Hardin County Government Center
Second Floor Meeting Room
April 16, 2024 5:00 p.m.

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

A. MAP AMENDMENT: CHARLOTTE CRAWLEY, SHIRLEY GLOVER & BARBARA BRANSFORD are requesting a Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the General Commercial Zone (C-2) with no project proposed at this time. The property is an 81.26 acre site located at 982 Glendale Hodgenville Road West, Glendale, KY. (Resolution 2024-008)

B. Consideration and action on the following Preliminary Plat:

Majestic Hills Subdivision

This proposed development is a 213.598 acre site located off North Dixie Highway, East Lincoln Trail Boulevard and Jones Street in Radcliff, KY. The developer, Valley Village LP is proposing the creation of 416 residential lots with 19 new streets proposed.

C. Consideration and action on the Financial Report FY 2024 # 9 March 2024. (*Attached pg.4*)

D. Consideration and action on the Minutes for the meeting held on March 19, 2024. (*Attached pgs.5-7*).

E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

F. Informational Items

G. Adjourn

Planner Hired Our new Planner, John Michael Lawler started on April 5, 2024. John Michael is a Hodgenville native with a Bachelors degree in Economics from the University of Kentucky and Masters degrees in Urban Planning & Public Administration from the University of Louisville. John Michael had previously worked as Planner for Louisville Metro since June of 2021.



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 April 16, 2024
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Still Meadows Estates On March 26, 2024 the Hardin County Fiscal Court accepted Still Meadows Estates into the county road maintenance system. This 17 lot subdivision with a single street was developed by Will Harris Homes and Larry Phillips in May of 2021.

Fire Chiefs Association Meeting On April 8, 2024, Adam presented to the Hardin County Fire Chiefs Association at their monthly meeting.

Lincoln Trail Homebuilders Meeting On April 11, 2024, Jimmy & Edwin attended the Lincoln Trail Homebuilders Meeting to learn more about Fortified Roofing Systems.

South Hardin Sewer Study Meeting On April 11, 2024, Adam attended a meeting at Hardin County Water District #2 with Strand Engineering to discuss the County’s south Hardin sewer study.

Creating Vibrant Communities Meeting On April 15, 2024, Adam, Haley & John Michael hosted the initial Creating Vibrant Communities Steering Committee Meeting for the Glendale - Small Area Plan.

The next Commission meeting is scheduled for Tuesday, May 7, 2024 at 5:00 p.m.

MARCH 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 12 Subdivision plats were approved for the month • 28 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 22 New lots approved for the month • 33 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 17 SFD Permits for the month • 29 SFD Permits for the year • 101 Total Building Inspections for the month • 283 Total Building Inspections for the year • 124 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 79 Total Permits for the month • 207 Total Permits for the year • 152 Total Electrical Inspections for the month • 403 Total Electrical Inspections for the year



Commission Agenda
April 16, 2024
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SUBDIVISION PLATS RECORDED IN MARCH 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
KERR SUBDIVISION SECTION 3	2830 FORD HWY	5	56.0690	3/1/2024	3/8/2024
BUCHANAN FARM SUBDIVISION, SECTION 2, LOT 4, AMENDED BOUNDARY SURVEY OF DOUGLAS AND SHARMIN LUSH PROPERTY AND AMENDED BOUNDARY SURVEY OF HARDIN COUNTY BOARD OF EDUCATION PROPERTY & RECORD PLAT OF CVES / WHMS SUBDIVISION	LEITCHFIELD ROAD, CECILIA, KY 42724	1	71.4220	1/2/2024	3/13/2024
CRADDOCK ADDITION TO GLENDALE LOTS 13, 14 & 15	375 MUD SPLASH RD	-1	0.0000	2/1/2024	3/14/2024
FALLING SPRINGS SUBDIVISION LOT 1	FALLING SPRINGS RD	7	0.0000		3/15/2024
CW ACRES	RINEYVILLE SCHOOL RO, RINEYVILLE, KY	2	1.9260	2/19/2024	3/15/2024
COOK COUNTRY ESTATES LOTS 17-18	1969 BACON CRK RD	-1	0.0000	3/11/2024	3/20/2024
REESOR SUBDIVISION, LOT 1	JOE PRATHER HGWY, RADCLIFF, KY	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 2	JOE PRATHER HGWY, RADCLIFF, KY	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 3	JOE PRATHER HGWY, RADCLIFF, KY	1	1.0000	1/30/2024	3/25/2024
LOUISE PLACE	15143 SALT RIVER RD, EASTVIEW, KY	2	7.5820	12/14/2023	3/26/2024
GREY & HAMMONS SUBDIVISION LOT 1	1540 S BLACK BRANCH RD	1	0.3640	2/27/2024	3/27/2024
SAMUEL SUBDIVISION SEC 1, LOT 2 & SAMUEL SUBDIVISION SEC 2	11705 S DIXIE HWY	1	16.6270	2/19/2024	3/28/2024
		20	156.9920		

Total Records: 12

4/2/2024



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventieth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 19, 2024

5:00 p.m.

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

A. MAP AMENDMENT: ROBERT DETWEILER is requesting a Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) with no project proposed at this time to correct a technical survey error. The property is a 0.304 acre portion of a site located to the rear of at 11585 South Dixie in Sonora, KY to become known as Lot 5 of Samuels Subdivision. (Resolution #2024-007)

B. Consideration and action on the following Preliminary Plat:

Glendale Commercial Park Subdivision

This proposed development is a 16.725 acre site located on the south side of the new KY 222 in Glendale, KY. The developer, the Hagan Family is proposing the creation of 7 commercial lots with one new street proposed. (*Staff Review Comments Attached pgs.2-8*)

C. Consideration and action on the Financial Report FY 2024 # 8 February 2024. (*Attached pg.9*)

D. Consideration and action on the Minutes for the meeting held on March 5, 2024. (*Attached pgs.10-11*).

E. Informational Items

F. Adjourn

Comprehensive Plan On March 12, 2024 the Hardin County Fiscal Court approved the Goals & Objectives of the *Comprehensive Development Guide, 2024* with Resolution 2024-054.

The next Commission meeting is scheduled for Tuesday, April 16, 2024 at 5:00 p.m.



Hardin County Planning Commission
Seven Hundred Sixty Ninth Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 March 5, 2024 5:00 p.m.

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

- H. PUBLIC HEARING on COMPREHENSIVE PLAN update** - Public comments on updated Comprehensive Plan titled, *Comprehensive Development Guide, 2024*. (Resolution Number 2024-006).
- I.** Consideration and action on the Minutes for the meeting held on February 20, 2024. (*Attached pgs.3-5*).
- J.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- K.** Adjourn

The next Commission meeting is scheduled for Tuesday, March 19, 2024 at 5:00 p.m.

FEBRUARY 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 16 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 13 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 12 SFD Permits for the year • 97 Total Building Inspections for the month • 181 Total Building Inspections for the year • 70 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 80 Total Permits for the month • 131 Total Permits for the year • 125 Total Electrical Inspections for the month • 251 Total Electrical Inspections for the year



March 5, 2024
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SUBDIVISION PLATS RECORDED IN FEBRUARY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ANGELINE SUBDIVISION, LOTS 4-6	5442 N LONG GROVE ROAD, CECILIA, KY 42724	-2	0.0000	1/5/2024	2/2/2024
COOMBS ESTATES	2211 HARDINSBURG RD	3	3.7500	1/4/2024	2/5/2024
ABBY ACRES, SECTION 2	RED HILL RD	2	10.0540	1/8/2024	2/9/2024
MEADOW VIEW SUBDIVISION, SECTION 2, LOTS 32 & 33	PALMETTO LOOP, GLENDALE, KY 42740	-1	0.0000	10/10/2023	2/21/2024
JENKINS MEADOW, LOTS 1 & 2	1099 JENKINS ROAD, RINEYVILLE, KY 40162	2	20.5600	10/26/2023	2/23/2024
WATER TOWER ESTATES LOT 2 & WILLIAM GEOGHEGAN BOUNDARY SURVEY REVISED TRACT A	2543 SPRINGFIELD ROAD	0	0.0000	2/12/2024	2/23/2024
		4	34.3640		

Total Records: 6

3/1/2024



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Eighth Meeting

Hardin County Government Center
Second Floor Meeting Room

February 20, 2024

5:00 p.m.

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

- A. **MAP AMENDMENT:** NOREIDA & JAMES REESOR (owners) and TOWNSEND ENTERPRISES LLC (applicant) are requesting a Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) to allow for billboards to be placed on three newly created lots. The property is three proposed one acre lots off a 146.9 acre site located on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313) in Radcliff, KY. (Resolution #2024-005)
- B. Consideration and action on the Financial Report FY 2024 # 7 January 2024. (*Attached pg.4*).
- C. Consideration and action on the Minutes for the meeting held on February 6, 2024. (*Attached pgs.5-10*).
- D. Closed Session to discuss personnel appointments. (KRS 61.810(1)f)
- E. Consideration and action on the First Reading of the FY 2025 Budget. (*Copy Provided*)
- F. Informational Items
- G. Adjourn

The next Commission meeting is scheduled for Tuesday, March 5, 2024 at 5:00 p.m.



Commission Agenda
 February 20, 2024
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MPO Meeting On February 7, 2024 Adam chaired the meeting of the Radcliff Elizabethtown Metropolitan Planning Organization’s Technical Advisory Committee. They received an update on the Public Transit Study being performed by Michael Baker International, Inc.

16 years of Service On February 15, 2024 Director King celebrated his 16th year of service to the Planning Commission!

Planner I, Mccamish Nikki’s last day with the Planning Commission will be February 22, 2024. After 3 years with the Commission, Nikki has accepted the position to become the Planning Director at the Joint City-County Planning Commission of Nelson County. We wish Nikki the best in her new endeavor!

JANUARY 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 10 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 13 New lots approved for the month • 9 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 5 SFD Permits for the month • 5 SFD Permits for the year • 84 Total Building Inspections for the month • 84 Total Building Inspections for the year • 23 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 51 Total Permits for the month • 51 Total Permits for the year • 126 Total Electrical Inspections for the month • 126 Total Electrical Inspections for the year



Commission Agenda
 February 20, 2024
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SUBDIVISION PLATS RECORDED IN JANUARY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HARDIN COUNTY EMS LOT	NEW KY HWY 222, GLENDALE, KY 42740	1	17.6770	12/12/2023	1/3/2024
K.U. GLENDALE INDUSTRIAL SUB-STATION	GILEAD CHURCH ROAD (OFF), GLENDALE, KY, 42740	1	14.3640	3/10/2023	1/3/2024
AMENDED PLAT OF NALL LINCOLN SUBDIVISION, LOT S 89, 90, 103 & 104	235 LINCOLN AVENUE, ELIZABETHTOWN, KY	-3	0.0000	11/1/2023	1/3/2024
WOLFE ESTATES, SECTION 3, LOT 4 & RECORD PLAT OF WOLFE ESTATES, SECTION 4	782 HUTCHERSON LANE, ELIZABETHTOWN, KY 42701	1	26.8730	12/26/2023	1/11/2024
SANTA FE SUBDIVISION, LOTS 143 & 144	ROSWELL DRIVE, ELIZABETHTOWN, KY	-1	0.0000	1/7/2024	1/12/2024
SARAH SUBDIVISION, SECTION 2	11255 FLINT HILL RD	1	5.0470	1/8/2024	1/18/2024
FALLING SPRINGS SUBDIVISION & AMENDED BOUNDARY SURVEY OF THE HOWEY HEIRS TRACTS 1 & 6	HOWEY LANE, RADCLIFF, KY 40160	2	39.0070	1/17/2024	1/19/2024
TEAROSE ESTATES, LOT 2A & RECORD PLAT OF WARRENS ADDITION SUBDIVISION, SECTION 2 & BOUNDARY SURVEY OF THE RUSSELL AND DONNA BOYD PROPERTY	RED MILL ROAD, ELIZABETHTOWN, KY 42701	5	4.6890	12/26/2023	1/23/2024
DANNYS ACRES SUBDIVISION LOTS 1-2	107 WATSON LANE	1	0.0000	1/11/2024	1/23/2024
SS ENTERPRISES SUBDIVISION	2103 HARDINSBURG ROAD, CECILIA, KY 42724	1	1.3900	1/1/2024	1/29/2024
		9	109.0470		

Total Records: 10

2/6/2024



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Seventh Meeting

Hardin County Government Center
Second Floor Meeting Room

February 6, 2024

5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from 2 January 2024:

MAP AMENDMENT: ROBERT DETWEILER is requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The properties consist of a 6.657 acre portion of a 7.475 acre site and a 6.556 acre site known as Lot 2 of Samuel Subdivision located at 11705 South Dixie in Sonora, KY. (Resolution #2024-001)

3. New Business

- A. **MAP AMENDMENT:** TL WISE is requesting a Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 14.45 acre site known as Lot 5A of Goose Landing Subdivision located on the west side of Ring Road in Elizabethtown, KY. (Resolution #2024-004)
- B. Presentation of the 2023 Annual Report.
- C. Consideration and action on the Financial Report FY 2024 # 6 December 2023. (*Attached pg.4*).
- D. Consideration and action on the Minutes for the meeting held on January 2, 2024. (*Attached pgs.5-9*).
- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F. Informational Items
- G. Adjourn



Commission Agenda
 February 6, 2024
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DECEMBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 89 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 48 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 4 SFD Permits for the month • 113 SFD Permits for the year • 103 Total Building Inspections for the month • 1,349 Total Building Inspections for the year • 535 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 64 Total Permits for the month • 1,111 Total Permits for the year • 139 Total Electrical Inspections for the month • 2,231 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DRY HARBOR ESTATES, LOT 11 AND NEVINS SUBDIVISION, LOT 13	133 CANAL PLACE	-1	0.0000	11/29/2023	12/4/2023
BONNIE'S ACRES	S GRANDVIEW CHURCH ROAD, CECILIA, KY 42724	2	26.9000	11/1/2023	12/5/2023
WISE BERRY ESTATES LOT 12D & RECORD PLAT OF MISTY WAYNE SUBDIVISION	2556 RINEYVILLE BIG SPRINGS RD	1	1.0270	11/28/2023	12/11/2023
LUTZ ESTATES, SECTION 2, LOT 3A & RECORD PLAT OF LUTZ ESTATES, SECTION 3	5094 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY 42701	1	14.22	12/11/2023	12/27/2023
R AND S KERFOOT ACRES	445 SHIPLEY ROAD, CECILIA, KY 42724	2	6.6470	12/13/2023	12/27/2023
MARTIN HILLS SUBDIVISION, SECTION 2, LOT 2	5100 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	1.2500	9/14/2023	12/28/2023
		6	50.044		

Total Records: 6

1/3/2024



Commission Agenda
February 6, 2024
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APA-KY Meeting On January 19, 2024 Adam attended a virtual meeting of the APA-KY Executive Committee. A date of May 15-17, 2024 was set for the Spring Conference to be held at Dale Hollow Lake State Park.

Glendale Lions Club Meeting On January 25, 2024 Adam presented at the Glendale Lions Club Meeting to discuss the update to the Comprehensive Plan and the Creating Vibrant Communities Grant that will create a small area plan for Downtown Glendale.

Comprehensive Plan Open House On January 30, 2024 we hosted an Open House to unveil the draft Comprehensive Plan update for public comment at the County Government Building. Approximately 100 attendees signed in. The event was covered by The News Enterprise and WQXE.

APA-KY Conference On February 2, 2024 Adam, Nikki, Haley, Vice Chairman Greg Lowe and Attorney Josh Cooper attended a one day conference at the State Theater in Elizabethtown for continuing education. Adam presented with Joe Reverman the Planning Director of Elizabethtown to discuss 2023 and the growth associated with BlueOvalSK.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
January 2, 2024

5:00 p.m.

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

- H. **MAP AMENDMENT:** ROBERT DETWEILER is requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The properties consist of a 6.657 acre portion of a 7.475 acre site and a 6.556 acre site known as Lot 2 of Samuel Subdivision located at 11705 South Dixie in Sonora, KY. (Resolution #2024-001)
- I. **MAP AMENDMENT:** THE HARDIN COUNTY BOARD OF EDUCATION is requesting a Zone Change from the Rural Residential Zone (R-2) and the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for the properties to be merged with the Cecilia Valley Elementary School site to create a single campus for the proposed new West Hardin Middle School. The properties consist of a 1.461 acre site known as Lot 4 of Buchanan Farm Subdivision, Section 2 and a 31.375 acre site known as Tract A of the Lush Property located west of Leitchfield Road (US 62) in Cecilia, KY. (Resolution #2024-002)
- J. Consideration and action on the following proposed Public Facility to determine compliance with the Comprehensive Plan (KRS 100.324):
- The Hardin County Board of Education is proposing to construct a new West Hardin Middle School in Cecilia, KY. (Resolution # 2024-003)
- K. Consideration and action on the Minutes for the meeting held on November 21, 2023. (*Attached pgs.4-13*).
- L. Consideration and action on the Financial Report FY 2024 # 5 November 2023. (*Attached pg.14*).
- M. Informational Items
- N. Adjourn



Commission Agenda
 January 2, 2024
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APA-KY Meeting Adam hosted the KY Chapter of the American Planning Association’s Executive Board Meeting in Elizabethtown on November 17, 2023.

APA-KY Winter Conference The Planning staff all attended a one day conference in Owensboro on December 1, 2023. Adam, Nikki & Haley gave a Christmas themed presentation titled, “Twas the Year before BlueOval” that highlighted 2023 and the Comp Plan update. Other staff members shadowed the Owensboro Planning Office’s Building Department.

The next Commission meeting will be an Open House for the Comprehensive Plan and is scheduled for Tuesday, January 16, 2024 at 5:00 p.m.

NOVEMBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 83 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 42 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 109 SFD Permits for the year • 128 Total Building Inspections for the month • 1,246 Total Building Inspections for the year • 505 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 75 Total Permits for the month • 1,048 Total Permits for the year • 156 Total Electrical Inspections for the month • 2,092 Total Electrical Inspections for the year



Commission Agenda
 January 2, 2024
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SUBDIVISION PLATS RECORDED IN NOVEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
K&M SUBDIVISION	CASH ROAD	1	4.0560	10/26/2023	11/9/2023
CADEN ACRES, SECTION 2	SMITH MILL ROAD	1	6.0440	10/27/2023	11/14/2023
FERNWOOD, SECTION 3, LOTS 48 & 59	FERNDAL DRIVE & FERNWOOD BIVD, ELIZABETHTOWN, KY 42701	-1	0.0000	11/2/2023	11/14/2023
COLLINBROOK SUBDIVISION, LOT 40	EAST DELIA WAY, RINEYVILLE, KY 40162	0	0.0000	8/23/2023	11/16/2023
AMENDED RECORD PLAT OF SEAGRAVES FARM DIVISION LOT 1 AND BOUNDARY SURVEY OF CHRISTY AUBREY PROPERTY	ST JOHN RD	0	5.4020	11/7/2023	11/16/2023
KINKADE SUBDIVISION & BOUNDARY SURVEY OF MAE KINKADE ESTATE, TRACTS 1 & 2	2910 CASH ROAD, UPTON, KY 42784	2	15.4110	11/7/2023	11/21/2023
CRIMSON SUNSET ACRES LOT 1 & BOUNDARY SURVEY	WHITE LANE	0	0.0000	11/7/2023	11/27/2023
SCOTT FARM SUBDIVISION, SECTION 2, LOTS 3 & 4	1180 & 1210 WOODEN LANE, ELIZABETHTOWN, KY	0	0.0000	11/16/2023	11/28/2023
ATCHER ESTATES & BOUNDARY SURVEY OF ALTA ATCHER PROPERTY	502 ATCHER LANE, VINE GROVE, KY 40175	1	7.9230	11/14/2023	11/29/2023
SALLY HARROD SUBDIVISION	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY	2	3.2660	10/17/2023	11/30/2023
		6	42.1020		

Total Records: 10

12/8/2023