



**Hardin County Board of Adjustment
Three Hundred Fourteenth Meeting**

Meeting Room, R. R. Thomas County Government Building
17 October 2013 5:00 p.m.

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

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners, JOHN AND MARTHA COPELAND are requesting approval to allow for a Temporary Accessory Dwelling (16’ x 80’ manufactured home) for a caregiver situation to remain on the property. The property is a 3.0 acre tract located at 115 Stephensburg Loop, Cecilia within the Natural Resource Planning Area and zoned Rural Residential (R-2).

JULY 2013 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 59 Subdivision plats were approved for the year 2013 • 58 Five-year average (Jan-Aug) 	Lots Created: <ul style="list-style-type: none"> • 2 Lots were approved for the month • 82 Lots were approved for the year 2013 • 85 Five-year average (Jan-Aug)
Single Family Building Permits: <ul style="list-style-type: none"> • 10 Permits were issued for the month • 87 Permits were approved for the year 2013 • 124-Five year average (Jan-Aug) 	Building Inspections Performed SFD: <ul style="list-style-type: none"> • 58 SFD Residential Inspections for the month • 366 Inspections for the year 2013 • 313 Five year average (Jan-Aug)
Commercial Building Inspections Performed: <ul style="list-style-type: none"> • 7 Commercial Inspections for the month • 39 Commercial Inspections for the year 2013 • 45-Five-year average (Jan-Aug) 	Plan Reviews: 15 reviews for the month 106 reviews for the 2013 year

The next Board meeting is scheduled for Thursday, 7 November 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Thirteenth Meeting**

Meeting Room, R. R. Thomas County Government Building
22 August 2013 5:00 p.m.

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

5:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners, CALVIN & RITA REAMES are requesting approval to allow for a Temporary Accessory Dwelling (14' x 50' manufactured home) for a caregiver situation. The property is an 11.8 acre tract located at 11028 Saint John Road, Cecilia within the Natural Resource Planning Area and zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Accessory Structures exceeding size of Dwelling

The owners, DAVID & MONA WALDECK, are requesting approval to allow for the construction of two Accessory Structures (2160 sq ft horse barn) and (2160 sq ft pole barn) that exceeds the size of the dwelling (1152 sq ft). The property is a 10 acre tract located at 5451 Valley Creek Road, within the East Hardin Planning Area and zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes of the meeting held 8 August 2013 (Attached pg. 1-3).

The following items are for information only and do not require Board action:

COMPREHENSIVE PLAN REVIEW – The comprehensive plan is required to be reviewed by the planning commission at least once every five (5) years and amended or readopt.

VETERAN'S NURSING HOME The Department of Defense has transferred 185 acres of Fort Knox property to the Commonwealth of Kentucky for a Veterans Nursing Home. This is near Kentucky Veterans Cemetery-Central. A \$33 million in federal and state money has been committed for the nursing home and will consist of a 120-bed facility and employ around 170 staff members. Construction will begin in the spring of 2013 with an anticipated completion date of fall of 2015.

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BLUEGRASS PIPELINE An open House was conducted on 8 August 2013 by Wilson Company who is conducting a study to find a feasible route for a new "Bluegrass Pipeline" to transport natural gas liquids from the Utica and Marcellus Shale plays in Eastern Ohio to facilities on the Louisiana and Texas Gulf Coast. The pipeline would carry 200,000 barrels a day of mixed natural gas liquids from Ohio, West Virginia and Pennsylvania, with a possible expanded capacity of 400,000 barrels a day to meet demand.

CHINOE HILLS ROAD CLOSING The Commission provided an unfavorable recommendation to close the right-of-way extension from Cedar Pointe Court to Shacklette Court. On 13 August 2013, the Fiscal Court voted 8-0 to uphold the Commission's recommendation to keep the right-of-way open to Hansbrough Hills.

WASTEWATER ORDINANCE – Discussions continued on 1 August 2013 in preparing a Draft Wastewater Ordinance for the unincorporated area of Hardin County. An public hearing presentation is scheduled to inform the public and gain public comment as follows:
Elizabethtown – New Highland Elementary School Tuesday, 1 October, 6:00 pm AND Radcliff – Woodland Elementary School Thursday, 3 October, 6:00 pm

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Dupin Loop Subdivision, Lots 6, 7 & 8	-2	07-Aug-13
Hagan Farm Subdivision,	2	07-Aug-13
Entropy Acres, Lot 1	0	07-Aug-13
NEW LOTS SINCE LAST MEETING	2	
2013 TOTAL	82	

The next Board meeting is scheduled for Thursday, 5 September 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Twelfth Meeting**

Meeting Room, R. R. Thomas County Government Building
8 August 2013 5:00 p.m.

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

5:00 CONDITIONAL USE PERMIT – Accessory Structure, without Dwelling

The owners, MURRILL & FRANCES KIZER, are requesting approval to allow for the construction of an Accessory Structure (32' x 42' pole barn) to be located on a vacant lot. The property is a 5.7 acre tract located behind the dwelling at 97 Lombardy Drive, and known as Lot 1F of Charolais Country Subdivision within the Cecilia Rural Village Planning Area and zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held 18 July 2013 (Attached pg. 1-5).

The following items are for information only and do not require Board action:

PERMIT MANAGEMENT WEBINAR – Commission Staff participated in an IworQ webinar on 24 July 2013 that present information about the Permit Management to be purchased for FY 2014. The presenter shared their knowledge and information about the program.

WASTEWATER MEETING IN GLENDALE The Hardin County Water District No. 2 held a public meeting for residents in the Nolin River Watershed Area on Thursday, June 25th at 6:00 pm. The meeting was held at Glendale Christian Church to review a PowerPoint presentation on the Glendale Sewer Project and area impacts.

WASTEWATER ORDINANCE –Discussions continued on 1 August 2013 in preparing a Draft Wastewater Ordinance for the unincorporated area of Hardin County. An Open House presentation will be scheduled to inform the public and gain public comment.

FORT KNOX TOWN HALL MEETING -31 July 2013 Deactivation of 3/1 was among topics of discussion by Maj. Gen. Jeff Smith, commander of U.S. Army Cadet Command at a town hall meeting at the Hardin County Schools Performing Arts Center at John Hardin High School. The meeting provided an update on Fort Knox and addressed lingering concerns about the post. The inactivation of the 3rd Brigade Combat Team, 1st Infantry Division; ongoing and planned construction; and Cadet Command transformation initiatives pertaining to Fort Knox were discussed among other topics.

JULY 2013 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 51 Subdivision plats were approved for the year 2013 • 50 Five-year average (Jan-Jul) 	Lots Created: <ul style="list-style-type: none"> • 9 Lots were approved for the month • 80 Lots were approved for the year 2013 • 86 Five-year average (Jan-Jul)
Single Family Building Permits: <ul style="list-style-type: none"> • 11 Permits were issued for the month • 77 Permits were approved for the year 2013 • 104 Five year average (Jan-Jul) 	Building Inspections Performed SFD: <ul style="list-style-type: none"> • 76 SFD Residential Inspections for the month • 308 Inspections for the year 2013 • 437 Five year average (Jan-Jul)
Commercial Building Inspections Performed: <ul style="list-style-type: none"> • 4 Commercial Inspections for the month • 32 Commercial Inspections for the year 2013 • 39 Five-year average (Jan-Jul) 	Plan Reviews: 14 reviews for the month 91 reviews for the 2013 year

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Charolais Country Subdivision, Lot 1	0	08-July-13
Harned Subdivision, Section 2	0	
Lone Oak Farm	3	
Willyard Farm Subdivision, Lots 12 & 15	0	
Cedar Creek Farms, Lot 6B	1	
Tanbark Estates Section 1, Lot 2	2	
Ashlyndale Farms	2	
Nolan Subdivision	1	
Hillview Heights, Lots 1-12	0	
SINCE LAST MEETING	9	
2013 TOTAL	80	

The next Board meeting is scheduled for Thursday, 22 August 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Eleventh Meeting**

Meeting Room, R. R. Thomas County Government Building
18 July 2013 5:00 p.m.

1. Call to Order

The oath of office will be administered to Steve Steck who was appointed to the Board of Adjustment by Fiscal Court to fill the expired term of Jack Holman and to serve a four-year term beginning on 1 July 2013 and ending 30 June 2017.

2. Unfinished Business

3. New Business

5:00 VARIANCE – Reduce Front Building Setback from 70’ to 45’

The owner, TIM AULBACH, is requesting a Variance to reduce the front building setback line from 70’ to 45’ to accommodate a proposed house. The property is a 4.363 acre tract located on Victory Circle and being Lot 40A of Beckley Woods Subdivision within the North Glendale Urban Area and zoned Planned Unit Development (PD-1).

5:15 CONDITIONAL USE PERMIT – Automotive Repair

The owners, ARTHUR & LINDA HURLEY. are requesting approval to allow for an automotive repair business in the R-2 zone. The property is an 11.036 acre tract located at 6421 S. Dixie Highway and being Lot 1A of Glendale Junction Farms, in the South Dixie Corridor Planning Area and zoned Rural Residential (R-2).

5:30 VARIANCE – Reduce Front Building Setback

The owner, ERIC COOK, is requesting a Variance to reduce the front building setback lines to accommodate a proposed manufactured home (28’ x 48’). The property is a 0.34 acre tract located at 407 Boone Road and being Lot 31 of Peyton Estates, within the North Urban Area and zoned Urban Residential (R-1).

A. Consideration and action on the Minutes of the meeting held 20 June 2013 (Attached pg. 1-5).

B. Annual Nomination and Election of Officers

Nominations of officers shall be made each year. Election of officers shall take place immediately following nominations. Voting shall take place in one of the following ways: voice, show of hands, balloting, or roll call.

The following items are for information only and do not require Board action:

PATRIOT WAY AND RING ROAD EXTENSION MEETING held at the KYTC on 26 June 2013 to discuss sections of excess rights-of-way to be transferred from the state and former state roads and new curb-cuts to be maintained by the county.

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INFORMATION TECHNOLOGY WORK GROUP held a meeting on 27 June 2013 to discuss File Management (folder and file organization) and Personal File Management.

WASTEWATER ORDINANCE –Discussions continued on 11 July 2013 in preparing a Draft Wastewater Ordinance for the unincorporated area of Hardin County. An Open House presentation will be scheduled to inform the public and gain public comment.

CHINOE HILLS ROAD CLOSING HEARING tabled by Fiscal Court on 11 July 2013 in order for site visits to be conducted by the Court. The Commission provided an unfavorable recommendation to close the right-of-way extension from Cedar Pointe Court to Shacklette Court. Discussions will take place at the 6 August 2013 Public Works Committee on the request. Fiscal Court will reconvene on 13 August 2013.

JUNE 2013 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 1 Subdivision plats were approved for the month • 44 Subdivision plats were approved for the year 2013 • 42 Five-year average (Jan-Jun) 	Lots Created: <ul style="list-style-type: none"> • 0 Lots were approved for the month • 71 Lots were approved for the year 2013 • 78 Five-year average (Jan-Jun)
Single Family Building Permits: <ul style="list-style-type: none"> • 12 Permits were issued for the month • 66 Permits were approved for the year 2013 • 90 Five year average (Jan-Jun) 	Building Inspections Performed SFD: <ul style="list-style-type: none"> • 42 SFD Residential Inspections for the month • 232 Inspections for the year 2013 • 311 Five year average (Jan-Jun)
Commercial Building Inspections Performed: <ul style="list-style-type: none"> • 7 Commercial Inspections for the month • 28 Commercial Inspections for the year 2013 • 34 Five-year average (Jan-Jun) 	Plan Reviews: 15 reviews for the month 77 reviews for the 2013 year

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Wyatt Farm, Lot 1B and Wyatt Farm Section 2, Lot 4	0	25-June-13
SINCE LAST MEETING	0	
2013 TOTAL	71	

The next Board meeting is scheduled for Thursday, 8 August 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Tenth Meeting**

Meeting Room, R. R. Thomas County Government Building
20 June 2013 5:00 p.m.

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

Continuance - CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner, GARY MASTERS is requesting approval to allow for a Temporary Accessory Dwelling (16' x 80' manufactured home) as a third dwelling. The property is a 2.56 acre tract located at 93 Masters Drive, Elizabethtown within the North Dixie Corridor Planning Area and zoned General Commercial (C-2).

5:00 CONDITIONAL USE PERMIT – Automotive Repair

The owner, FRANK ANGLIN, JR. is requesting approval to allow for an expanded Home Occupation – automotive repair business to be operated out of the existing detached garage. The property is a 3.0 acre tract located at 1600 Harris School Road in the Rural Residential Zone (R-2) within the Natural Resource Planning Area.

- A. Consideration and action on the Minutes of the meeting held 6 June 2013 (Attached pg. 1-7).

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

JACK HOLMAN SERVES 18 YEARS In recognition of Jack Holman's 18 years of serving the citizens of Hardin County on the Hardin County Board of Adjustment, Jack was joined at the Whistle Stop in Glendale by fellow Board of Adjustment members and staff on June 12 for a luncheon.

MAY 2013 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 15 Subdivision plats were approved for the month • 43 Subdivision plats were approved for the year 2013 • 35 Five-year average (Jan-May) 	Lots Created: <ul style="list-style-type: none"> • 19 Lots were approved for the month • 69 Lots were approved for the year 2013 • 60 Five-year average (Jan-May)
Single Family Building Permits: <ul style="list-style-type: none"> • 16 Permits were issued for the month • 54 Permits were approved for the year 2013 • 77 Five year average (Jan-May) 	Building Inspections Performed SFD: <ul style="list-style-type: none"> • 44 SFD Residential Inspections for the month • 190 Inspections for the year 2013 • 192 Five year average (Jan-May)
Commercial Building Inspections Performed: <ul style="list-style-type: none"> • 3 Commercial Inspections for the month • 21 Commercial Inspections for the year 2013 • 30 Five-year average (Jan-May) 	Plan Reviews: 7 reviews for the month 62 reviews for the 2013 year Site Visits: 0 visits for the month 21 visits for the 2013 year

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
McAtee Acres Subdivision	2	28-May-13
Douthitt Acres	2	28-May-13
SINCE LAST MEETING	4	
2013 TOTAL	71	

The next Board meeting is scheduled for Thursday, 18 July 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Eighth Meeting**

Meeting Room, R. R. Thomas County Government Building
6 June 2013 5:00 p.m.

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

5:00 AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owners, CAROLYN DAY is requesting approval to allow for a Temporary Accessory Dwelling (14' x 60' manufactured home) to remain on the property for an additional three months. The property is a 5.0 acre tract located at 611 and 601 W. Rhudes Creek Road, Glendale within the North Glendale Urban Planning Area and zoned Urban Residential (R-1).

5:15 VARIANCE – Front Setback Line (40 Foot)

The owner, FREDDIE OGLETREE, is requesting relief from the required 40 foot front building setback line along Dillard Avenue to allow for a proposed front porch (6' x 18') on a 0.901 acre tract located at 97 Dillard Avenue, Rineyville in the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).

5:30 AMENDED CONDITIONAL USE PERMIT – Commercial Kennel

The owner, SUGAR MILL PROPERTIES, is requesting approval to allow for an existing commercial kennel (Sit, Stay and Play) to remain on the property located at 6280 North Dixie Highway, Elizabethtown within the North Dixie Corridor Planning Area and zoned General Commercial (C-2).

5:45 CONDITIONAL USE PERMIT – Home Occupation – Automotive Repair

The owners, KELLEY DEPEW AND ARTHUR BROWN are requesting approval to allow for an expanded Home Occupation – automotive repair business to be operated out of the detached garages. The property is a 2.0 acre tract located at 10112 Leitchfield Road on Lot 1 of Harvel Lakes Subdivision in the Planned Unit Development Zone (PD-1) within the Stephensburg Rural Village Area.

6:00 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner, GARY MASTERS is requesting approval to allow for a Temporary Accessory Dwelling (16' x 80' manufactured home) as a third dwelling. The property is a 2.56 acre tract located at 93 Masters Drive, Elizabethtown within the North Dixie Corridor Planning Area and zoned General Commercial (C-2).

- A. Consideration and action on the Minutes of the meeting held 23 May 2013 (Attached pg. 1-8).

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The following items are for information only and do not require Commission action:

COUNTY EMPLOYEE PICNIC Staff attended the picnic held at Freeman Lake Park at the Ernie Williams Pavilion on Thursday, May 30th. A drawing was held to which 2 of our staff were recipients of the numerous prizes. We provided a gift card to Back Home Restaurant in the amount of \$25 for the drawing. Ronnie Goodman and some of his staff from the Hardin County Road Department cooked the bar-b-qu. Judge Berry thanked the county employees for their dedication to the people of Hardin County.

HARDIN COUNTY PREMIER OF THE NEW COUNTY GOVERNMENT CENTER

Staff was invited by invitation only to view the plans for the new center on May 30th in the R.R. Thomas Building. Along with viewing the floor plan and building design, a layout of our office was provided, to be on the 2nd floor of the new center. Popcorn, candy and drinks were provided by Judge Berry's Office.

HB55 TRAINING Bob Krausman attended the training on May 30th at the Area Development District.

COURT HOUSE FIELD TRIP PRESENTATION Interim Assistant Director King, gave a presentation on Planning & Zoning to a 5th Grade Class Field Trip to the Court House on May 24th. Topics included the Comprehensive Plan, the Zoning Ordinance, Plats & Development Plans and the daily activities of our office.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Blackburn Estates Subdivision Section 2, Lots 182 & 183	-1	16-May-13
Lake Reed Estates, Lots 5 & 6	2	17-May-13
Beckner Subdivision Section 2, Lot 2B	0	23-May-13
SINCE LAST MEETING	1	
2013 TOTAL	67	

The next Board meeting is scheduled for Thursday, 20 June 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Eighth Meeting**

Meeting Room, R. R. Thomas County Government Building
23 May 2013 5:00 p.m.

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

5:00 CONDITIONAL USE PERMIT – Accessory Structure, without Dwelling

The owners, TWAIN & DEBRA CHILDRESS, are requesting approval to allow for the construction of an Accessory Structure (30' x 48' garage) to be located on a vacant lot. The property is a 0.782 acre tract located on Hodgenville Road, and known as Lot 58A of Hillview Heights within the Valley Creek Urban Planning Area and zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT – Residential Addition in a B-2 Zone

The owner, BARBARA KEY, is requesting approval to allow for a residential garage (16' x 28') on the property. The property is a 0.27 acre tract located at 134 E. Main Street, Glendale within the Glendale Rural Village Planning Area and zoned Tourism and Convenience Commercial (B-2).

5:30 CONDITIONAL USE PERMIT – Asphalt Plant

The owner, DALE IRWIN, is requesting approval to allow for a proposed asphalt plant (Scott's Contracting and Stone, LLC) to be located at 1904 Battle Training Road within the Kentucky 313 Corridor Planning Area and zoned Heavy Industrial (I-2).

5:45 AMENDED CONDITIONAL USE PERMIT – Home Occupation – Ray's Plumbing

The applicant, RAY HEDRICK is requesting approval to continue to allow for an expanded Home Occupation – Ray's Plumbing in the Urban Residential Zone (R-1) located at 1584 Burns Road within the North Urban Area.

Continuance: VARIANCE – Front Setback Line (40 Foot)

The owners, DAVID & MONICA TAUL, are requesting relief from the required 40 foot front building setback line along Leitchfield Road (US 62) to allow for a proposed canopy (18' x 30') along an existing building on a 3.415 acre tract located at 5670 Leitchfield Road, Cecilia in the Leitchfield Road Corridor Planning Area and is zoned Convenience Commercial(C-1).

- A. Consideration and action on the Minutes of the meeting held 18 April 2013 (Attached pg. 1-9).

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The following items are for information only and do not require Board action:

BUILDING INSPECTOR CONFERENCE (April 14-17) attended by Ed Bryan at the KY Dam Village, Gilbertsville, KY. Topics include: Fire Risk of Interior Finishes, 2006-2012 IBC/KBC update, 2006-2012 IRC/KRC update, Deck Construction and much more

LAKE CUMBERLAND CONFERENCE Wesley Wright and Adam King attended the APA-KY Spring Conference held at Lake Cumberland State Resort Park May 8-10th to include training in MSA Permitting Program and Finding the Community’s Voice. Rick Baumgardner also attended training on May 9th.

LIFE TIME ACHEIVEMENT AWARD Chris Hunsinger was honored with the Life Time Achievement Award at the APA-KY Spring Conference.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Collinbrook Subdivision Section 2	22	02-Apr-13
Alfalfa Acres	2	02-Apr-13
Dalou Woods	2	02-Apr-13
Burnett Estates	1	02-Apr-13
Peyton Estates, Lots 44 & 45	-1	02-Apr-13
Soggy Bottom View	2	12-May-13
Speckles Place Subdivision, Lot 2	0	12-May-13
Boswell Acres, Section 1	0	12-May-13
Hill Haven	1	12-May-13
Nick’s Acres	8	12-May-13
McClung Place	1	12-May-13
Sullivan Estates, Lot 1B	0	12-May-13
Hinton Farm Division Tracts 2 & 3	0	12-May-13
Sakura Orchard	2	12-May-13
HAC Holdings Subdivision	2	12-May-13
SINCE LAST MEETING	42	
2013 TOTAL	66	

APRIL 2013 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 07 Subdivision plats were approved for the month • 28 Subdivision plats were approved for the year 2013 • 28 Five-year average (Jan-Apr) 	<p>Lots Created:</p> <ul style="list-style-type: none"> • 26 Lots were approved for the month • 50 Lots were approved for the year 2013 • 48 Five-year average (Jan-Apr)
<p>Single Family Building Permits:</p> <ul style="list-style-type: none"> • 12 Permits were issued for the month • 38 Permits were approved for the year 2013 • 48 Five year average (Jan-Apr) 	<p>Building Inspections Performed SFD:</p> <ul style="list-style-type: none"> • 51 SFD Residential Inspections for the month • 146 Inspections for the year 2013 • 208 Five year average (Jan-Apr)
<p>Commercial Building Inspections Performed:</p> <ul style="list-style-type: none"> • 4 Commercial Inspections for the month • 18 Commercial Inspections for the year 2013 • 26 Five-year average (Jan-Apr) 	<p>Plan Reviews: 8 reviews for the month 45 reviews for the 2013 year Site Visits: 4 visits for the month 21 visits for the 2013 year</p>

The next Board meeting is scheduled for Thursday, 6 June 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Seventh Meeting**

Meeting Room, R. R. Thomas County Government Building
18 April 2013 5:00 p.m.

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

5:00 CONDITIONAL USE PERMIT – 1970 Mobile Home (12' x 60')

The owner, RICHARD MCATEE, is requesting a Conditional Use Permit to allow for a 1970 Mobile Home (12'x60') to be located on a proposed lot on the property. The property is a 20-acre tract located at 2682 N. Grandview Church Road in Cecilia. The property is located in the West Hardin Planning Area and is zoned Rural Residential (R-2).

5:15 CONDITIONAL USE PERMIT – Temporary Accessory Dwelling

The owner, GLORIA ANGLIN, is requesting approval to allow for a Temporary Accessory Dwelling (14' x 80' manufactured home) to remain on the property for a year. The property is a 5.2 acre tract located at 3742 Blue Ball Church Road, Rineyville and known as Tract 12 of the Moore Farm within the Natural Resource Area and zoned Rural Residential (R-2).

5:30 CONDITIONAL USE PERMIT & VARIANCE – Permanent Accessory Dwelling and relief from Road Frontage and the 1:3 Width to Length Ratio

The owners, PATRICIA HESTER & ROGER WEISS, are requesting approval of a Conditional Use Permit to allow for a Permanent Accessory Dwelling (apartment above garage). The owner is also asking for relief from the required road frontage and the 1:3 width to length ratio to allow for the property to be further subdivided. The property is a 33 acre tract located at 221 & 231 Cedar Creek Drive known as Lot 6B of Cedar Cree Farms within the Kentucky 313 Corridor Planning Area and zoned Residential Estate (R-3).

5:45 CONDITIONAL USE PERMIT – Accessory Structure, without Dwelling

The owner, FRANK MURRAY, is requesting approval to allow for a proposed Accessory Structure (36' x 40' pole barn) to be located on the property without a dwelling. The property is a 2.814 acre tract located Sonora Hardin Springs Road, and known as Lots 4 of Westgate Estates within the West Hardin Planning Area and zoned Rural Residential (R-2).

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6:00 VARIANCE – Front Setback Line (40 Foot)

The owners, DAVID & MONICA TAUL, are requesting relief from the required 40 foot front building setback line along Leitchfield Road (US 62) to allow for a proposed canopy (18' x 30') along an existing building on a 3.415 acre tract located at 5670 Leitchfield Road, Cecilia in the Leitchfield Road Corridor Planning Area and is zoned Convenience Commercial(C-1).

Consideration and action on the Minutes of the meeting held 7 March 2013 (Attached pg. 0-0).

FY 2014 BUDGET DISCUSSION (15 March 2013) Wesley Wright and Rachel Daugherty met with Judge Berry to discuss the FY 2014 budget proposed by the Commission. The County budget will be presented to the Fiscal Court on 23 April 2013 with the first reading to occur on 14 May 2013.

FISCAL COURT APPOINTS STEVE BLAND (26 March 2013) Hardin County Fiscal Court has appointed Steve Bland to serve a four-year term on the Planning Commission. Steve will replace the expiring term of Teddi Embrey. His term will end 30 April 2017. Orientation Training will be provide by the Staff on 17 April 2013 to discuss the Comprehensive Plan 2008, Zoning Ordinance 2009 and Subdivision Regulations.

PATRIOT WAY (FORMER E2RC) MEETING held on 28 March 2013 to discuss re-addressing along Patriot Way and Maintenance Acceptance / “Lane” naming for the Frontage Streets

INFORMATION TECHNOLOGY WORK GROUP (4 April 2013) meeting held to discuss specific departmental IT strengths, weakness and needs. Identifying common issues and share ideas. A second meeting will be held on 24 April 2013 to focus on File Management (folder and file organization) and Personal File Management.

MPO – TECHNICAL ADVISORY COMMITTEE met on 3 April 2013. The Corradino Group gave a presentation on the Public Transportation Implementation Study. Options were presented on both an Elizabethtown & Radcliff Circulator Bus Route and a US 31W Bus Route.

FISCAL COURT RE-APPOINTS RICK BAUMGARDNER (9 April 2013) Hardin County Fiscal Court has re-appointed Rick Baumgardner to serve an additional term on the Planning Commission. Rick was initially appointed in February of 1997. His new term will end 30 April 2017.

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FIRST FEDERAL 2013 SEMINAR SERIES attended by Rachel Daugherty on April 10th; Topics discussed included Payroll Considerations, Regulations including COBRA, HIPAA, FMLA, and ADA, Equal employment, discrimination, child labor, rest period requirements, and more.

WASTEWATER ORDINANCE – The Commission, along with Engineering and the Water Districts have had discussions and work sessions in preparing a Draft Wastewater Ordinance for the unincorporated area of Hardin County. A meeting will be held to 25 April 2013 to further the discussion.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Meagher Subdivision	3	27- Feb 13
Mulquin Estates	2	27- Feb 13
Nall Lincoln Subdivision, Section 2, Lots 109, 110 & 111	-2	07-Mar-13
Brady Acres Subdivision	1	11-Mar-13
Claude Nall Farm No. 2	1	11-Mar-13
Flora's Subdivision	2	12-Mar-13
Fellowship Place, Lot 1	0	14-Mar-13
Irvin Acres	4	20-Mar-13
Open Door Assembly Church	1	26-Mar-13
Powell Estates, Lots 1 & 2	0	26-Mar-13
Big Buck Valley	2	26-Mar-13
O'Brien Subdivision	2	29-Mar-13
Dolores Acres, Lots 3 & 4	-1	02-Apr-13
Anson Acres Subdivision	1	08-Apr-13
SINCE LAST MEETING	16	
2013 TOTAL	24	

The next Board meeting is scheduled for Thursday, 23 May 2013 at 5:00 P.M.

Hardin County Board of Adjustment

Three Hundred Sixth Meeting

Meeting Room, R. R. Thomas County Government Building

7 March 2013 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business
 - A. In Memory of our dear friend Chris L. Hunsinger, who lost his battle with cancer on 21 February 2013, the Commission would like to observe 32-seconds of silence in honor of his 32 years' service with the Commission.

5:00 CONDITIONAL USE PERMIT – Permanent Accessory Dwelling

The owner, MARK WADDELL, is requesting a Conditional Use Permit to allow for a proposed Permanent Accessory Dwelling (to allow for the construction of a second dwelling on the property). The property is a 100-acre tract located at 14798 Leitchfield Road in Elizabethtown. The property is located in the West Hardin Planning Area and is zoned Rural Residential (R-2).

5:15 Continuance - CONDITIONAL USE PERMIT – Accessory Structure, without Dwelling

The owner, AARON HOUSER, is requesting approval to allow for an existing Accessory Structure (20' x 24' garage) to obtain electricity without a dwelling located on the property. The property is a 2.03 acre tract located at 387 Cartwright Estate Road, Elizabethtown and known as Lot 7 of Cartwright Estates within the Kentucky 313 Corridor and zoned Residential Estate (R-3).

- B. Consideration and action on the Minutes of the meeting held 21 February 2013 (Attached pg. 0-0).

INTERIM DIRECTOR POSITION

The Commission announced that Wesley Wright is promoted to the position of Interim Director. This is based not only on his qualifications, but on his willingness to accept additional responsibility when requested and the dedication to the Commission he has exhibited.

INTERIM ASSISTANT DIRECTOR POSITION

The Commission announced that Adam King, AICP is promoted to the position of Interim Assistant Director. This is based not only on his qualifications, but on his willingness to accept additional responsibility when requested and the dedication to the Commission he has exhibited.

Board Agenda

7 March 2013

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One Day Training Seminar, Elizabethtown, KY (Tuesday, 5 2013) – Ed Bryan and Jimmy Morgan are attending a 2012 International / 2013 KY Residential Code Seminar for Building Code Officials.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
McCracken Hill Subdivision	5	14- Feb -13
Carman Subdivision Section 1, Lots 3 & 5	0	21- Feb -13
Hillsdale Estates Section 2, Lot 12	0	25- Jan -13
SINCE LAST MEETING	5	
2013 TOTAL	8	

The next Board meeting is scheduled for Thursday, 21 March 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Fifth Meeting**

Meeting Room, R. R. Thomas County Government Building
21 February 2013 5:00 p.m.

Call to Order

5:00 VARIANCE – 1:4 Width-to-Length Ratio

The owners, RODNEY & NANCY RICHARDSON, are requesting relief from the required 1:4 width-to-length ratio. An 8.0-acre portion of a 53-acre tract is proposed to be merged to the existing Lot 2 of Speckles Place Subdivision located at 269 of Falling Spring Road in Radcliff. The property is located in the North Urban Planning Area and is zoned Urban Residential (R-1).

5:15 CONDITIONAL USE PERMIT – Accessory Structure, without Dwelling

The owner, AARON HOUSER, is requesting approval to allow for an existing Accessory Structure (20' x 24' garage) to obtain electricity without a dwelling located on the property. The property is a 2.03 acre tract located at 387 Cartwright Estate Road, Elizabethtown and known as on Lot 7 of Cartwright Estates within the Kentucky 313 Corridor and zoned Residential Estate (R-3).

- A. Consideration and action on the Minutes of the meeting held 7 February 2013 (Attached pg. 1-8).

EMPLOYMENT ANNIVERSARY

The Planning Commission announces that Planner Adam King, AICP has completed five years of employment with the Planning Commission. He was hired on 15 February 2008.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Byre Knoll Subdivision	2	28- Jan -13
Old Chestnut Estates	0	29- Jan -13
SINCE LAST MEETING	2	
2013 TOTAL	3	

The next Board meeting is scheduled for Thursday, 7 March 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Fourth Meeting**

Meeting Room, R. R. Thomas County Government Building
7 February 2013 5:00 p.m.

Call to Order

5:00 Continuation of CONDITIONAL USE PERMIT – Radio Broadcast Tower

The applicant, COMMONWEALTH BROADCASTING is requesting approval of a Radio Broadcast Tower. This permit will allow for a 250 foot tower, a Non-Listed Use, to be constructed on a 36.930 acre tract located on the north side of Arbor Lane – between CSX Railroad and Interstate 65 in the North Urban Planning Area and is zoned Urban Residential (R-1).

5:15 VARIANCE – Front Setback Line (40 Foot)

The owner, FRANCES POTEET, is requesting relief from the required 40 foot front building setback line to allow for a proposed handicap ramp on a 0.932 acre tract located at 135 Tunnel Hill Road, Elizabethtown in the East Urban Planning Area and is zoned Urban Residential (R-1).

5:30 AMENDED CONDITIONAL USE PERMIT – Kennel – Circletop Farm

The applicants, PAM & MARK ADAMS are requesting approval to continue to allow for a kennel, Circletop Farm, to remain on an 11 acre tract located at 840 Jenkins Road, Rineyville in the West Urban Area and is zoned Rural Residential (R-2).

5:45 VARIANCE – Side Setback Line (10 Foot)

The owner, SHIRLEY POWELL, is requesting relief from the required 10 foot side building setback line to allow for a proposed garage on a 0.46 acre tract located at 87 Oak Hill Drive, Elizabethtown in the East Urban Planning Area and is zoned Urban Residential (R-1).

6:00 CONDITIONAL USE PERMIT AND VARIANCE – Temporary Accessory Dwelling and a 1:4 Width-to-Length Ratio

The owner, WILLIAM BURNETT, is requesting approval to allow the existing manufactured home on site to be a temporary accessory dwelling to allow for it to remain on proposed Lot 1 of Burnett Estates and is also requesting relief from the required 1:4 width-to-length ratio for a proposed 22.17 acre Lot 2 on the Record Plat of Burnett Estates. The property is located on Saint John Road in the St. John Road Corridor and is zoned Urban Residential (R-1).

- A. Consideration and action on the Minutes of the meeting held 17 January 2013 (Attached pg. 1-5).

Board Agenda
7 February 2013
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Administrative Assistant Hired – The Planning Commission has hired Rachel Daugherty as the new Administrative Assistant. Rachel is scheduled to start on Friday 8 February 2013.

Radcliff/Elizabethtown MPO – Planning Commission staff as part of the MPO Technical Advisory Committee helped prioritize and rank the Unscheduled Needs List for Transportation Improvement Projects.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Poynter Subdivision	1	15- Jan -13
Strange Estates Section 3, Lots 3 & 4	-1	15- Jan -13
My Blessitt Valley Subdivision	1	15- Jan -13
SINCE LAST MEETING	1	
2013 TOTAL	1	

The next Board meeting is scheduled for Thursday, 21 February 2013 at 5:00 P.M.

**Hardin County Board of Adjustment
Three Hundred Third Meeting**

Meeting Room, R. R. Thomas County Government Building
17 January 2013 5:00 p.m.

Call to Order

5:00 CONDITIONAL USE PERMIT – Livestock Auction/Stockyard

The owners, ELIZABETHTOWN NFO, Inc. and applicants, TIM AULBACH & JOE CHOATE are requesting approval to have a Livestock Auction/Stockyard – Hardin County Stockyard & Youth Show Center. The property is a 15 acre tract site located on the west side of South Dixie Highway at the intersection of First Union Church Road in the South Dixie Corridor Planning Area and is zoned Convenience Commercial (C-1).

5:15 CONDITIONAL USE PERMIT – Radio Broadcast Tower

The applicant, COMMONWEALTH BROADCASTING is requesting approval of a Radio Broadcast Tower. This permit will allow for a 250 foot tower, a Non-Listed Use, to be constructed on a 36.930 acre tract located on the north side of Arbor Lane – between CSX Railroad and Interstate 65 in the North Urban Planning Area and is zoned Urban Residential Zone (R-1).

- A. Consideration and action on the Minutes of the meeting held 6 December 2012 (Attached pg. 1-6).

A CHILD IS BORN On 26 December 2012, Adam's wife, Niki gave birth to a 7 lb. 14 oz., 19 ½ inch baby boy named Landon Quade King.

ADMINISTRATIVE ASSISTANT POSITION ADVERTISED Pam Mink has served as the Administrative Assistance since March 2003. She will be leaving the Commission due to personal reasons. The position has been advertised and candidates can submit applications to the Planning Commission until 04 February.

Board Agenda
17 January 2013
Page 2 of 2

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Collinbrook Subdivision Section 1, Lots 27, 32, 49 & 50	-1	05- Dec -12
Metsland Subdivision	1	05- Dec -12
Wexford Place Section 2, Lot 38A	0	06- Dec -12
Elva Acres	1	10- Dec -12
Beckner Subdivision, Lot 2A and Beckner Subdivision Section 3	1	14- Dec -12
Maudie & John Henry Place	1	17- Dec -12
Five Acres Subdivision, Lots 1 and 2	-1	19- Dec -12
Shamrock Subdivision	1	19- Dec -12
Abby Acres	2	21- Dec -12
Sagebrush Corner Section 2, Lot 3B	1	27- Dec -12
2012 TOTAL	155	

The next Board meeting is scheduled for Thursday, 7 February 2013 at 5:00 P.M.