

## Hardin County Planning and Development Commission

Minutes: 19 December 2017

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Chairman Mark Hinton called the six hundredth and eighty second meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 19 December 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggars II (Secretary), and Steve Steck (Member). Also in attendance were Hardin County Engineer Vicki Meredith, Director Adam King, AICP, Planning Assistant Julia McBeth, and the individuals listed on the attached sign-in sheet. Commission Member Danny Percell and Assistant Hardin County Attorney Steve Wheatley were not in attendance.

Chairman Hinton announced that he would serve as the Hearing Officer and he conducted the swearing in ceremony for all those that planned to speak.

At 5:05 pm Chairman Hinton called for consideration and action on the first item on the agenda, a Road Closing Review that has been submitted by **PJ PROPERTIES, LLC** who are requesting a favorable recommendation from the Commission to Fiscal Court to close a 50' undeveloped right-of-way off Wexford Drive between Lots 21 & 30 of Wexford Place Subdivision, Section 2 to allow for the property to be merged with Lot 21. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the slides regarding the request. Warren Clifford, of Engineering Design Group, Inc., 315 S. Mulberry Street Elizabethtown, KY 42701, provided testimony and answered questions from the Commission members and staff. Chairman Hinton closed the meeting at 5:15 p.m. A motion was made by Secretary Jaggars and seconded by Vice-Chairman Lowe to adopt Resolution 2017-009 providing a favorable recommendation to Fiscal Court. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on the next item on the agenda, a proposed subdivision titled the Preliminary Plat of **WEXFORD PLACE, SECTION 3**. Director King provided a review of the Preliminary Plat and presented the staff review comments. This proposed development is an 11.1 acre site located off Wexford Drive with the Developer proposing the creation of 8 single-family residential lots zoned Urban Residential (R-1). The development is located in the North Urban Planning Area. This property is identified with PVA Map Parcel Number 230-00-03-022. Warren Clifford, of Engineering Design Group, Inc., provided testimony and answered questions from the Commission members and staff. A motion was made by Commission Member Steck to conditionally approve the Preliminary Plat pending correction of the staff review comments (attached pgs. 2-5) and the proposed road closing by Fiscal Court, and Secretary Jaggars provided the second with the motion passing 3-0 with Chairman Hinton abstaining.

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At 5:30 p.m. Chairman Hinton called for consideration and action on **Financial Report # 5 November FY 2018 and for the Minutes from the Meeting held on 5 December 2017 (Attached)**. Vice Chairman Lowe made a motion to accept Financial Report # 5 and the Minutes as presented. Secretary Jaggars provided the second. The motion passed 3-0, with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

### **ACCEPTANCE OF SUBDIVISIONS**

On December 12, 2017 The Orchard, Wandering Meadows and Ambrook Subdivision were accepted into the Hardin County Road Maintenance System by Fiscal Court and the Bond & Letter of Credits being held by the Planning Commission have been released.

The next Commission meeting is scheduled for Tuesday, **February 6, 2018** at 5:00 p.m.

**ADOPTED AND APPROVED THIS 20<sup>th</sup> DAY OF FEBRUARY, 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY



## Hardin County Planning and Development Commission

Minutes: 5 December 2017

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Chairman Mark Hinton called the six hundredth and eighty first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 December 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggars II (Secretary), and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Planning Assistant Julia McBeth, and the individuals listed on the attached sign-in sheet. Steve Steck (Member) was not in attendance.

Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing. Attorney Steve Wheatley conducted the swearing in ceremony for all those that planned to speak.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Map Amendment from Residential Estate Zone (R-3) to Convenience Commercial Zone (C-1) and a Conditional Use Permit to allow for an Automotive Sales Lot. The property is a  $\pm 0.5$  acre site located at 2832 Battle Training Road (KY 434) in the KY 313 Corridor Planning Area. **Mark Ray & Chris Ray** are the owners of the property which is identified by PVA map parcel number 217-00-00-002. Director Adam King explained the public notice requirements, entered the exhibits into the record and reviewed the staff reports and slides regarding the proposed Map Amendment request. Mark Ray, of 9425 Rineyville Big Springs Rd, Rineyville, KY 40175 and Chris Ray, of 1321 Pickerell Ln, Vine Grove, KY 40175 provided testimony and answered questions from the Commission members and staff. Chairman Hinton closed the meeting at 5:32 p.m. Director King gave a summary of the proposal, reviewed proposed Resolution 2017-008, and presented the reasons established in KRS and the Development Guidance System ordinance for granting a Map Amendment. Secretary Jaggars made a motion to adopt RESOLUTION Number 2017-008 (attached) approving the Map Amendment to Convenience Commercial Zone (C-1) based on the staff report, the testimony provided at the hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 3,4,5,7, & 8; Step 2: Property Characteristics 1,2,3,4, & 5; Step 3: Land Use Plan Group: KY 313 Corridor; Step 4: Planning Area: KY 313 Corridor (#12) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 6:** To improve and promote Hardin County as a place for commerce and industry.

**Objective:** 1.To provide adequate space for the proper location of commercial and industrial land use.

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### 8. Promote the development and prosperity of small businesses.

The motion was seconded by Member Lowe. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:35 p.m. Chairman Hinton called for consideration and action on the proposed Conditional Use Permit for Mark & Chris Ray to conduct an Automotive Sales business - Ray's Auto Sales. The Planning Commission heard this request for a Conditional Use Permit as outlined in KRS 100.203(5) and Development Guidance System, 5-4. Director King presented the request and answered questions from the Commission. Mark Ray provided testimony. Commission Member Lowe made a motion to accept the Conditional Use Permit as presented and that this request for the Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Planning Commission (the staff presentation and the testimony presented in the Public Hearing). Commission Member Lowe made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for an Automotive Sales Lot with 12 proposed gravel parking spaces at 2832 Battle Training Road.
2. A maximum of twelve (12) vehicles may be displayed for sale in the designated parking spaces as illustrated on the Development Plan.
3. The hours of operation shall be 9:00 AM to 6:00 PM on Monday - Saturday with NO sales activities on Sundays.

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4. Any and all wrecked or inoperable vehicles shall be parked within the existing barn.
5. There shall be no parking of vehicles within the right-of-way of Battle Training Road (KY 434).
6. Landscaping in the form of bushes/shrubs shall be required along the foundations of the home and the road frontage.
7. A Development Plan shall be submitted and approved in accordance with Development Guidance System, Section 6.
8. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.
9. A Change of Use Building Permit shall be required converting the existing home into an office
10. This permit is being issued to Ray's Auto Sales c/o Mark Ray & Chris Ray, it is only transferable to a new property owner after an Amended Conditional Use Permit is granted by the Planning Commission or Board of Adjustment.

Commission Member Percell provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:37 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held on 21 November 2017 (Attached)**. Commission Member Percell made a motion to accept the Minutes as presented. Secretary Jaggars provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

### **ACCEPTANCE OF SERENE OAKS**

On November 14, 2017 Serene Oaks Subdivision was accepted into the Hardin County Road Maintenance System by Fiscal Court and the Letter of Credit being held by the Planning Commission was released.

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**NOVEMBER 2017 REPORT**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
JEROMIE'S ACRES AND BOUNDARY SUREVY OF CECILIAN BANK "TRACT A"	AMISH RD	1	14.9990	10/23/2017	11/6/2017
WHISTLING OAKS, SECTION 1, LOTS 7 & 29	WHITLING OAKS BLVD	0	0.0000	8/24/2017	11/15/2017
FULLOVE HILL SUBDIVISION	SALT RIVER RD	1	3.0090	11/15/2017	11/27/2017
MOCKINGBIRD HEIGHTS LOTS 26, 27, 28 AND 29	129 JOSEPH AVE	-3	0.0000	1/2/1900	11/30/2017
		<b>-1</b>	<b>18.0080</b>		

**Total Records: 4**

**12/4/2017**

**NOVEMBER 2017 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 4 Subdivision plats were approved for the month</li> <li>• 79 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 2 New lots approved for the month</li> <li>• 68 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 14 SFD Permits for the month</li> <li>• 154 SFD Permits for the year</li> <li>• 100 Total Building Inspections for the month</li> <li>• 1157 Total Building Inspections for the year</li> <li>• 603 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 82 Total Permits for the month</li> <li>• 856 Total Permits for the year</li> <li>• 146 Total Electrical Inspections for the month</li> <li>• 1654 Total Electrical Inspections for the year</li> </ul>

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 19 December 2017 at 5:00 p.m. and called for the meeting to be adjourned at 5:51 p.m. Commission Member Lowe made a motion to adjourn the meeting. Secretary Jagggers II provided the second. Motion passed unanimously.

**ADOPTED AND APPROVED THIS 19<sup>TH</sup> DAY OF DECEMBER 2017 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 21 November 2017

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Secretary Larry Jagers called the six hundredth and eightieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 November 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Danny Percell (Member) and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, and Planning Assistant Julia McBeth. Chairman Mark Hinton, Vice Chairman Greg Lowe, and Assistant Hardin County Attorney Steve Wheatley were not present.

At 5:10 p.m. Secretary Jagers called for consideration and action on **Minutes from the Meeting held on 5 September 2017 (Attached)**. Commission Member Steck made a motion to accept the Minutes as presented. Commission Member Percell provided the second. The motion passed 3-0 unanimously.

At 5:10 p.m. Secretary Jagers called for consideration and action on **Minutes from the Special Called Meeting held on 26 September 2017 (Attached)**. Commission Member Steck made a motion to accept the Minutes as presented. Commission Member Percell provided the second. The motion passed 3-0 unanimously.

At 5:13 p.m. Secretary Jagers called for consideration and action on **Financial Report #2 August FY 2017, #3 September FY 2017, and #4 October FY 2017 (attached)**. Commission Member Percell made a motion to accept the Financial Reports as presented. Commission Member Steck provided the second. The motion passed 3-0 unanimously.

At 5:20 p.m. Secretary Jagers called for consideration and action on the 2018 Meeting Schedule. Commission Member Steck made a motion to accept the 2018 Meeting Schedule as presented. Commission Member Percell provided the second. The motion passed 3-0 unanimously.

At 5:25 p.m. Secretary Jagers called for consideration and action on the removal of Wesley Wright and adding Adam King for the signature line on all bank accounts, ACH transmittal forms, internet banking, and safety deposit box. Commission Member Percell made the motion with Commission member Steck providing the second. The motion passed 3-0 unanimously.

At 5:42 p.m. The meeting was adjourned.

The following items are for informational purposes only and did not require action:



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### **PLANNING COMMISSIONER TRAINING**

On 15 November 2017, Chairman Mark Hinton and Commission members Larry Jagers II and Danny Percell obtained 8 hours of continuing education at the Kentucky League of Cities training held in Elizabethtown.

### **RECEPTIONIST / PLANNING ASSISTANT**

On 31 October 2017, Julia McBeth began her first day with the Commission. Julia previously worked for the Child Support Division of the County Attorney's Office since November of 2014.

### **4 YEARS OF SERVICE**

Susan Bowen, Administrative Assistant, celebrated 4 years of service with the Planning Commission on 1 November 2017.

### **25+ YEARS OF SERVICE**

Madeline Hornback, KBC Coordinator, celebrated 25+ years of service with Planning Commission on 2 November 2017. Madeline first worked with the Planning Commission for 6 years starting in 1990 and then returned in November of 1998.

### **PART TIME INSPECTOR CELEBRATES 10 YEARS**

Jimmy Morgan, Part Time Building Inspector celebrated his 10 year anniversary with the Commission on 28 September 2017.

### **APA-KY FALL CONFERENCE 2017**

Director, Adam King & Chairman of the Board of Adjustment, Bob Krausman attended the one day Fall Conference on Friday, 29 September at The Parklands of Floyds Fork, in Louisville, Kentucky and received 5 hours of continuing education.

### **OCTOBER 2017 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 8 Subdivision plats were approved for the month</li><li>• 75 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 3 New lots approved for the month</li><li>• 69 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 11 SFD Permits for the month</li><li>• 140 SFD Permits for the year</li><li>• 105 Total Building Inspections for the month</li><li>• 1057 Total Building Inspections for the year</li><li>• 469 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 69 Total Permits for the month</li><li>• 772 Total Permits for the year</li><li>• 122 Total Electrical Inspections for the month</li><li>• 1508 Total Electrical Inspections for the year</li></ul>

**Hardin County Planning and Development Commission**

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The next Commission meeting is scheduled for **Tuesday, December 5, 2017**  
at 5:00 p.m.

**ADOPTED AND APPROVED THIS 5th DAY OF DECEMBER 2017 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

**Hardin County Planning and Development Commission  
Special Called Meeting**

Minutes: 26 September 2017

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Chairman Mark Hinton called the Special Called Meeting of the Hardin County Planning and Development Commission and Hardin County Board of Adjustment to order at 5:00 p.m. on Tuesday, 26 September 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission and Board members in attendance were Greg Lowe (Vice Chairman) and Larry Jagers II (Secretary), Steve Steck (Member), Bob Krausman (Chairman), and Greg Youngblood (Vice Chairman). Danny Percell (Member) was not present. Also in attendance were Assistant Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Susan Bowen, Administrative Assistant and the individuals listed on the attached sign-in sheet.

Chairman Hinton asked for any public comment and none was provided.

At 5:03 p.m. Chairman Hinton called for a motion to go into **Closed Session** to discuss personnel matters per KRS 61.810(1)(f). Secretary Jagers made a motion and Commission Member Steck provided the second with the motion passing 3-0 with Chairman Hinton abstaining. The Commission & Board members left the room to reconvene in the Planning Conference room.

At 5:25 p.m. the Commission members returned and announced that no action was taken in Closed Session. Secretary Jagers made a motion to go back into open session. Vice Chairman Lowe provided second and the motion passed 3-0 with Chairman Hinton abstaining.

At 5:30 p.m. Chairman Hinton called for consideration and action to accept the letters of resignation from Planning Assistant Melissa Wilson and Director Wesley Wright. A motion was made by Commission Member Steck and Vice Chairman Lowe provided the second with the motion passing 3-0 with Chairman Hinton abstaining.

At 5:35 p.m. Chairman Hinton called for consideration and action for Assistant Director Adam King, AICP to fill the position of Director and Building Official. A motion was made by Commission Member Steck and Vice Chairman Lowe provided the second with the motion passing 3-0 with Chairman Hinton abstaining.

At 5:37 p.m. Chairman Hinton called for consideration and action for Director Adam King, AICP to start at the current pay schedule as outlined in the approved Budget for the role of Director. A motion was made by Vice Chairman Lowe and Commission Member Steck provided second with the motion passing 3-0 with Chairman Hinton abstaining.

**Hardin County Planning and Development Commission  
Special Called Meeting**

Minutes: 26 September 2017

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At 5:40 p.m. The Special Called Meeting was adjourned.

**ADOPTED AND APPROVED THIS 21th DAY OF NOVEMBER 2017 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 5 September 2017

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Chairman Mark Hinton called the six hundredth and seventy ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 September 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman) and Larry Jagers II (Secretary), Danny Percell (Member) and Steve Steck (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Road Closing Review and Map Amendment Hearing. Attorney Steve Wheatley conducted the swearing in ceremony for all those that planned to speak.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a continuation from the 1 August 2017 meeting on the Road Closing Review that was submitted by **Jerry & Emma Tade**. The Tade's are requesting a favorable recommendation from the Commission to forward Fiscal Court to close the 60' x 300' undeveloped right-of-way off Nancy Drive, between Lots 31 & 32 of Concord Heights. The closure will allow for the right-of-way to be merged equally with the adjoining lots. Director Wright reviewed the application and the history of the property. No one spoke for or in opposition. A motion was made by Jagers and seconded by Lowe to adopt Resolution 2017-005 providing a favorable recommendation to close the undeveloped right-of-way to Fiscal Court. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:21 p.m. Chairman Hinton called for consideration and action on the next item on the agenda, a request for a Map Amendment from Urban Residential (R-1) to Convenience Commercial Zone (C-1) for a +/- 1.2 acre site. The site is located on the east side of Patriot Parkway (KY 361) at Hale Lane in the North Urban Area. **Brandon Vowels** is the owner of the property which is identified by PVA map parcel number 117-00-00-044.08. Assistant Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff reports and slides regarding the proposed Map Amendment request. Brandon Vowels, of 115 Farmington Drive, provided testimony and answered questions from the Commission members and staff. Dometrio Arroyo, of 1020 Red Hill Road, expressed concerns with the amount of traffic the use would bring to the shared entrance (Hale Lane) and the signage of the business. Chairman Hinton closed the meeting at 5:42 p.m. Assistant Director King gave a summary of the proposal, reviewed proposed Resolution 2017-006 and presented the reasons established in KRS and the Development Guidance System ordinance for granting a Map Amendment.

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Commission Member Lowe made a motion to adopt RESOLUTION Number 2017-006 (attached) approving the Map Amendment to Convenience Commercial (C-1) based on the staff report, the testimony provided at the hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 2, 3, 5, 7 & 8; Step 2: Property Characteristics 1,2,4, & 5 Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: North Urban Area (#3) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 6:** To improve and promote Hardin County as a place for commerce and industry.

**Objective:** 1. To provide adequate space for the proper location of commercial and industrial land use.

Commission Member Jaggars provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:45 p.m. Chairman Hinton called for consideration and action on **Minutes from the Meeting held on 1 August 2017 (Attached)**. Commission Member Lowe made a motion to accept the Minutes as presented. Commission Member Jaggars provided the second. The motion passed 4-0, with Chairman Hinton abstaining.

At 5:46 p.m. Chairman Hinton called for consideration and action on **Financial Report #1 July FY 2018 (attached)**. Commission Member Jaggars made a motion to accept the Financial Report #1 as presented. Commission Member Lowe provided the second. The motion passed 4-0, with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

### **3 YEARS OF SERVICE**

Melissa Wilson, Planning Technician, celebrates 3-years of service with the Planning Commission on 3 September 2017.

### **SUBDIVISION PROJECTS WITH SURETIES**

The deadline for the eleven (11) major subdivisions expires on 15 September 2017 for all improvements to be installed. Final inspections and site visits to review progress are being performed by staff.

### **APA-KY FALL CONFERENCE 2017**

Wesley & Adam will attend the one day Fall Conference on Friday, 29 September at The Parklands of Floyds Fork, Louisville, Kentucky. The theme is to promote a healthy community through connectivity, mobility, public space, and diversity. Please join us!

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### KENTUCKY FARM BUREAU

Wesley attended the Kentucky Farm Bureau's annual country ham breakfast on Thursday, 24 August courtesy of the Hardin County Kentucky Farm Bureau Branch.

### **SUBDIVISION PLATS RECORDED AUGUST**

Project / Subdivision Name	Site Address	Lots	Acres	Completed Date	Final Date
RAY'S SUBDIVISION, SECTION 1, LOT 1A AND SECTION 2, LOTS 5 -12	LOCUST GROVE RD	-5	0.0000	8/17/2017	8/3/2017
BEAVER PASS	428 EARL WISE LANE	1	0.0000	7/31/2017	8/7/2017
NOEL ESTATES, LOTS 1 & 3	3477 MIDDLE CREEK ROAD	0	0.0000	7/19/2017	8/10/2017
LOWER COLESBURG ESTATES	365 LOWER COLESBURG ROAD	1	3.0000	7/31/2017	8/15/2017
FULL CIRCLE RANCH	10 MASTERS	1	2.8400	5/11/2017	8/16/2017
VERNIE ACRES	JAMES DUVALL LANE	1	4.9600	8/4/2017	8/18/2017
WILLIE'S PLACE	21300 SONORA HARDIN SPRINGS RD	1	2.7800	7/12/2017	8/18/2017
HOLMAN HILLS ESTATES, LOTS 1 & 2	3359 SHEPHERDSVILLE RD	0	0.0000	7/27/2017	8/21/2017
SLACK SUBDIVISION	ST JOHN ROAD	9	29.1070	7/26/2017	8/23/2017
		<b>9</b>	<b>42.6</b>		

**Total Records: 9**

**9/1/2017**

### **AUGUST 2017 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 9 Subdivision plats were approved for the month</li><li>• 61 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 14 New lots approved for the month</li><li>• 76 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 24 SFD Permits for the month</li><li>• 113 SFD Permits for the year</li><li>• 93 Total Building Inspections for the month</li><li>• 838 Total Building Inspections for the year</li><li>• 374 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 93 Total Permits for the month</li><li>• 627 Total Permits for the year</li><li>• 162 Total Electrical Inspections for the month</li><li>• 1246 Total Electrical Inspections for the year</li></ul>

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Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 19 September 2017 at 5:00 pm and called for the meeting to be adjourned at 5:58 pm.

**ADOPTED AND APPROVED THIS 21st DAY OF NOVEMBER 2017 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY



## Hardin County Planning and Development Commission

Minutes: 1 August 2017

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Chairman Mark Hinton called the six hundredth and seventy eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 1 August 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman) and Larry Jaggars II (Secretary). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. Danny Percell (Member) and Steve Steck (Member) were not in attendance.

Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Road Closing Review. Attorney Steve Wheatley conducted the swearing in ceremony for all those that planned to speak.

At 5:01 pm Chairman Hinton called for consideration and action on the first item on the agenda, a Road Closing Review has been submitted by **Jerry & Emma Tade** (PVA 234-00-0B-031) who are requesting a favorable recommendation from the Commission to Fiscal Court to close a 60' x 300' undeveloped right-a-way off Nancy Drive between Lots 31 and 32 of Concord Heights to allow for the property to be merged with Lot 31. Assistant Director King explained the public notice requirements, entered the exhibits into the record and reviewed the slides and staff report regarding the request. Jerry Tade, of 260 Nancy Drive, Elizabethtown, KY 42701, provided testimony and answered questions from the Commission members and staff. Michelle Huddleston of 278 Nancy Drive, had concerns with the road closing affecting the sale of her house (Lot 32) and requested additional time to determine if the potential buyers are interested in obtaining half of the closed right-a-way because a portion of the existing driveway is located within the right-of-way. A motion was made by Lowe to leave the hearing open and to table a decision until the 5 September 2017. Jaggars second the motion. The motion passed 2-1 with Chairman Hinton abstaining.

At 5:43 p.m. Chairman Hinton called for consideration and action on **Budget Amendment for FY 2016, Financial Report #12 and for the Minutes from the Meeting held on 20 June 2017 (Attached)**. Secretary Jaggars made a motion to accept the Budget Amendment for FY 2016, Financial Report #12 and the Minutes as presented. Vice Chairman Lowe provided the second. The motion passed 2-1, with Chairman Hinton abstaining.

At 6:02 p.m. Chairman Hinton called for consideration and action on the **Annual Nomination and Election of Officers**. Secretary Jaggars made a motion for the

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officers to remain the same. Vice Chairman Lowe provided the second. The motion passed 2-1, with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

### **SUBDIVISION PROJECTS WITH SURETIES**

The deadline for the eleven (11) major subdivisions expires on 15 September 2017 for all improvements to be installed. Final inspections and site visits to review progress are being performed by staff.

### **LINCOLN TRAIL HOME BUILDERS ASSOCIATION**

Staff met with the LTHBA last Tuesday, 25 July 2017. A new Outreach Committee has been setup by the Association to “keep the lines of communication open”. LTHBA would like to be informed of Code Interpretations / Changes, Hot Topics and any other issues that may come up. We were joined by Charles Fergusson, Clay Smith, David Butler, Will Harris, Paul Brantingham and Beth Piles.

### **15 YEARS OF SERVICE**

Ed Bryan, Building Inspector, celebrates 15-years of service with the Planning Commission on 31 July 2017.

### **JUNE 2017REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 7 Subdivision plats were approved for the month</li><li>• 42 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 10 New lots approved for the month</li><li>• 40 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 25 SFD Permits for the month</li><li>• 78 SFD Permits for the year</li><li>• 117 Total Building Inspections for the month</li><li>• 623 Total Building Inspections for the year</li><li>• 332 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 81 Total Permits for the month</li><li>• 430 Total Permits for the year</li><li>• 180 Total Electrical Inspections for the month</li><li>• 901 Total Electrical Inspections for the year</li></ul>

### **SUBDIVISION PLATS RECORDED IN JUNE**

Project / Subdivision Name	Site Address	Lots	Acres	Completed Date	Final Date
KENDRICKS ACRES SUBDIVISION, LOT 1	995 RED MILL ROAD	0	11.8330	5/25/2017	6/12/2017
PFIEFFER ESTATES, LOTS 13 & 14	286 MT. ZION RD	-1	0.0000	6/2/2017	6/12/2017
PFIEFFER ESTATES, LOTS 15 & 16	MT ZION RD	-1	0.0000	1/2/1900	6/13/2017
CLAUSON'S GLENN SUBDIVISION, LOT 2	PATRIOT PARKWAY (KY HWY 361)	5	0.0000	3/9/2017	6/14/2017
GROEPPE SUBDIVISION, SECTION 2, LOT 12A	6834 RINEYVILLE RD (KY HWY 220)	0	4.4630	5/17/2017	6/14/2017
TURNER SUBDIVISION	KNOX AVENUE	2	28.0900	5/3/2017	6/20/2017
ALMA'S ACRES AND BOUNDARY SURVEY OF DONALD & GINA HART TRACT A	PECKS LANE	3	15.0800	6/20/2017	6/26/2017
		<b>8</b>	<b>59.4660</b>		

Total Records: 7

## Hardin County Planning and Development Commission

Minutes: 1 August 2017

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**APA-KY FALL CONFERENCE 2017**

The APA-KY Chapter has a different day of learning planned for our one day fall conference. The conference is being held on Friday, September 29, 2017 at the Gheens Foundation Lodge at the Parklands of Floyds Fork.

**Conference theme is: "Get Active!" – Promoting a healthy community through connectivity, mobility, public space, and diversity. Wear your workout clothes to the meeting!**

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 5 September 2017 at 5:00 pm and called for the meeting to be adjourned at 6:08 pm.

**ADOPTED AND APPROVED THIS 5<sup>th</sup> DAY OF SEPTEMBER 2017 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 20 June 2017

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Chairman Mark Hinton called the six hundredth and seventy seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 June 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman) and Larry Jaggars II (Secretary), Danny Percell (Member) and Steve Steck (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

At 5:01 pm Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing. Hinton reviewed the Public Hearing Procedures and then requested Attorney Steve Wheatley to conduct the swearing in ceremony for all those that planned to speak. The request is a Map Amendment from Urban Residential (R-1) to General Commercial Zone (C-2) for a +/- 9.249 acre site. The site is located on the west side of Dixie Hwy (31W). **Adrian & Radine Ray** are the owners of the property which is identified by PVA map parcel number 183-30-00-037. Assistant Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff reports and slides regarding the proposed Map Amendment request. Adrian Ray, of 214 Villa Ray Drive, provided testimony and answered questions from the Commission members and staff. Chairman Hinton closed the meeting at 5:19 p.m. Assistant Director King gave a summary of the proposal, reviewed proposed Resolution 2017-004 and presented the reasons established in KRS and the Development Guidance System ordinance for granting a Map Amendment. Secretary Jaggars made a motion to adopt RESOLUTION Number 2017-004 (attached) approving the Map Amendment to General Commercial (C-2) based on the staff report, the testimony provided at the hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4,5,7,8, & 12; Step 2: Property Characteristics 1,2,3,4, & 5 Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: North Dixie Corridor (#15) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 6:** To improve and promote Hardin County as a place for commerce and industry.

**Objective:** 1. To provide adequate space for the proper location of commercial and industrial land use.

The motion was seconded by Member Steck. The motion passed 4-1, with

Hinton abstaining.

At 5:22 p.m. Chairman Hinton called for consideration and action on **Minutes from the Meeting held on 21 February 2017 (Attached)**. Secretary Jagers made a motion to accept the Minutes as presented. Commission Member Steck provided the second. The motion passed 4-1, with Chairman Hinton abstaining.

At 5:30 p.m. Chairman Hinton called for consideration and action on **Financial Report #8 February FY 2017, #9 March FY 2017, #10 April FY 2017, #11 May FY 2017 and the FY 2018 Budget (attached)**. Secretary Jagers made a motion to accept the Financial Report #8-11 and the FY 2018 Budget as presented. Commission Member Lowe provided the second. The motion passed 4-1, with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

**APA-KY EXECUTIVE COMMITTEE MEETING**

On 24 March 24 Hardin County hosted 14 planners from across the state as part of the APA-KY Executive Committee Meeting in the second floor meeting room of the County Government Building.

**CAAK SPRING TRAINING CONFERENCE**

Ed Bryan attended the conference at Kentucky Dam Village in Gilbertsville, Kentucky on the 17-19 April.

**SUMMITT CREEK SUBDIVISION**

On 3 May, Wesley attended a development meeting in Elizabethtown on a preliminary subdivision plat consisting of 262 Lots off of Hutcherson Lane at Patriot Parkway and Rineyville Road.

**APA-KY SPRING CONFERENCE 2017**

Wesley & Adam attended the Spring Conference from May 17-19<sup>th</sup> at Lake Cumberland to obtain continuing education.

**ELECTRICAL DIVISION OF THE DEPARTMENT OF HOUSING**

Melissa Wilson attended 1 June meeting with Inspectors, Contractors, and any one that is involved in the Electrical Trade throughout the State. The purpose was to promote uniformity in the inspection portion of the Industry so that we may enforce the NEC fairly and equally across the State.

**KY 86 STAKEHOLDER MEETING**

On 12 June, Wesley attended a Public Meeting to discuss existing conditions, draft purpose and need, potential spot improvement locations and to look at some preliminary alternatives on KY 86 in Hardin and Breckinridge Counties. The second public hearing to collect public input on plans to upgrade KY 86 is tonight at Custer

## Hardin County Planning and Development Commission

Minutes: 20 June 2017

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Elementary School. Written comments will be accepted for up to 15 days at the District 4 Highway Office in Elizabethtown.

### ARNOLD LANE

On 13 June, a public hearing before Fiscal Court was conducted to discontinue county maintenance from Arnold Lane. Arnold Lane as adopted into the County Maintenance System on 8 October 1979. The Arnold Lane began on the east side Gaither Station Road and extended 0.55 miles (2,904 feet) to the WK Parkway. The beginning of Arnold Lane was consumed by the right-of-way of the Ring Road extension, with the end of the Arnold Lane being annexed into the City of Elizabethtown. Approximately 670 feet of Arnold Lane remains in Hardin County.

### CONTINUING EDUCATION

HB 55 requires planning commissioners to obtain Continuing Education on the intricacies of the proper way to conduct zoning procedures and many other aspects of Planning. 8-hours of training are required by 1 January 2018.

### MAY 2017

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 7 Subdivision plats were approved for the month</li><li>• 35 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 26 New lots approved for the month</li><li>• 32 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 10 SFD Permits for the month</li><li>• 53 SFD Permits for the year</li><li>• 114 Total Building Inspections for the month</li><li>• 506 Total Building Inspections for the year</li><li>• 270 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 78 Total Permits for the month</li><li>• 350 Total Permits for the year</li><li>• 138 Total Electrical Inspections for the month</li><li>• 721 Total Electrical Inspections for the year</li></ul>

### SUBDIVISION PLATS RECORDED IN MAY

Project / Subdivision Name	Site Address	Lots	Acres (All Permits)	Completed Date	Final Date
IRISH HILLS	214 DAWSON LANE	0	0.9480	4/24/2017	5/2/2017
POSSUM HOLLER SUBDIVISION, LOT 1	N LONG GROVE RD	0	0.0000	4/7/2017	5/10/2017
DEERFIELD ESTATES, SECTION 4, LOTS 9 & 10	TWELVE POINT BUCK BLVD	1	1.9940	2/27/2017	5/16/2017
PEYTON ESTATES, LOTS 6 & 7	6670 S WILSON RD	-1	0.0000	4/26/2017	5/16/2017
LAVONE ACRES SECTION 2	1233 LONG HOLLOW RD	2	14.7020	5/5/2017	5/24/2017
BROWN SWISS ESTATES, SECTION 2	RINEYVILLE RD	2	22.0000	4/27/2017	5/24/2017
LELIA AND LOETTA SUBDIVISION	ST JOHN ROAD	21	114.3000	5/10/2017	5/25/2017
		<b>25</b>	<b>153.9440</b>		

**Total Records: 7**

## Hardin County Planning and Development Commission

Minutes: 20 June 2017

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Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 July 2017 at 5:00 pm and called for the meeting to be adjourned at 5:57 pm.

**ADOPTED AND APPROVED THIS 1st DAY OF AUGUST 2017 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

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

Minutes: 21 February 2017

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Acting Chairman Greg Lowe called the six hundredth and seventy sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 February 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Steve Steck (Member), Larry Jagers II (Secretary) and Danny Percell (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP and the individuals listed on the attached sign-in sheet. Assistant Hardin County Attorney Steve Wheatley, Planning Assistant Melissa Wilson and Mark Hinton (Chairman) were not in attendance.

At 5:02 p.m. Acting Chairman Lowe called for consideration and action on **Minutes from the Meeting held on 7 February 2017 (Attached)**. Commission Member Steck made a motion to accept the Minutes as presented. Commission Member Percell provided the second. Motion passed 4-0.

At 5:04 p.m. Acting Chairman Lowe called for consideration and action on **Financial Report #7 January FY 2017 (Attached)**. Commission Member Jagers made a motion to accept the Financial Report #7 as presented. Commission Member Percell provided the second. Motion passed 4-0.

At 5:18 p.m. Acting Chairman Lowe called for consideration and action on the **FY 2018 Budget (attached)**. Director Wright presented the Budget to the Commission. Commission Member Percell made a motion to accept the Budget as presented. Commission Member Steck provided the second. Motion passed 4-0.

The following items are for informational purposes only and did not require action:

### **ARMY COMMUNITY PARTNERSHIP PROGRAM**

Wesley participated in the Army Community Partnership Program meeting held at the Camp Carlson Lodge, Fort Knox, KY on February 14, 2017. The program encourages Army installations to enter into agreements with local and state governments to obtain goods and services.

### **METROPOLITAN PLANNING ORGANIZATION**

Adam attended the Elizabethtown/Radcliff MPO Technical Advisory Committee Meeting on February 16, 2017 to work on the draft 2018 Unified Planning Work Program and the Prioritization Process for the Strategic Highway Investment Formula for Tomorrow.

### **9 YEARS OF SERVICE**

Adam King, AICP celebrated 9-years of service with the Planning Commission on 15 February 2017.



**Hardin County Planning and Development Commission**

Minutes: 21 February 2017

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Acting Chairman Lowe announced that the next regular scheduled meeting will be held on Tuesday, 7 March 2017 at 5:00 pm and called for the meeting to be adjourned at 6:20 pm.

**ADOPTED AND APPROVED THIS 20<sup>th</sup> DAY OF JUNE 2017 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

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

Minutes: 7 February 2017

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Chairman Mark Hinton called the six hundredth and seventy fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 February 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), and Steve Steck (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. Larry Jagers II (Secretary) and Danny Percell (Member) were not in attendance.

At 5:01 pm Chairman Hinton called for consideration and action on the first item on the agenda, a Road Closing Review has been submitted by **Matthew & Christina Vaughan** who are requesting a favorable recommendation from the Commission to Fiscal Court to close the rear 189-foot portion of Gray Lane. The closure will help control access into their property. A 15'x20' gravel turnabout and portion of a 50' radius right-of-way will be established at the end of the new County maintenance. Assistant Director King explained the public notice requirements, entered the exhibits into the record and reviewed the slides regarding the request. It was determined that in order for a County Road Department with a snow plow to have sufficient room to turn around that the request should only close a 174' portion of Gray Lane with a portion of a 65' radius right-of-way dedicated. Matt Vaughan, of 100 Luke Court, Rineyville, KY 40162, provided testimony and answered questions from the Commission members and staff. Harold Simpson, of 493 Gray Lane, expressed concerns regarding the possibility of Mr. Morris being owed part of the closed R/W. Charley House, of 1389 Harris School Rd, had concerns with the road closing affecting his lease he has with the Morris Farm. Chairman Hinton closed the meeting at 5:45 p.m. A motion was made by Lowe and seconded by Steck to adopt Resolution 2017-001 providing a favorable recommendation to Fiscal Court. The motion passed 2-0 with Chairman Hinton abstaining.

At 5:48 p.m. Chairman Hinton called for a review of the **2016 Annual Report**. Director, Wesley Wright presented a power point to the Commission entitled: **2016 Annual Report. (attached)**

At 5:54 p.m. Chairman Hinton called for a review of **Street Construction Standard**. Director, Wesley Wright presented the slides to the Commission.

At 6:09 p.m. Chairman Hinton called for consideration and action on **Minutes from the Meeting held on 17 January 2017 (Attached)**. Commission Member Steck made a motion to accept the Minutes as presented. Commission Member Lowe provided the second. The motion passed 2-0 with Chairman Hinton abstaining.

## Hardin County Planning and Development Commission

Minutes: 7 February 2017

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The following items are for informational purposes only and did not require action:

### **KY 86 STAKEHOLDER MEETING**

On 31 January 2017, Wesley & Adam met with KYTC District 4 and consultants from Stantec Engineering at Franklin Cross Road Church for a KY 86 Scoping Study. The study will identify potential improvements that could be made to the 26 mile corridor from US 62 in Hardin County to US 60 in Breckenridge County.

### **JANUARY 2017 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 7 Subdivision plats were approved for the month</li><li>• 7 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 4 New lots approved for the month</li><li>• 1 Net lot approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 3 SFD Permits for the month</li><li>• 3 SFD Permits for the year</li><li>• 73 Total Building Inspections for the month</li><li>• 73 Total Building Inspections for the year</li><li>• 21 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 62 Total Permits for the month</li><li>• 62 Total Permits for the year</li><li>• 114 Total Electrical Inspections for the month</li><li>• 114 Total Electrical Inspections for the year</li></ul>

### **SUBDIVISION PLATS RECORDED IN JANUARY**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BIG HICKORY SUBDIVISION, LOTS 1 & 2	115 LEE SCHOOL RD	0	0.0000	11/10/2016	1/3/2017
BLACKBURN ESTATES LOTS 65-68	PEGGY DR	-3	0.0000	9/15/2016	1/4/2017
CARDINAL HEIGHTS, LOTS 17 & 18	2496 HUTCHERSON LANE	1	1.3730	10/13/2016	1/4/2017
SIESTA VALLEY SUBDIVISION, LOT 1 AND SIESTA VALLEY SUBDIVISION, SECTION 2	1205 ST JOHN RD	1	17.0220	12/5/2016	1/4/2017
OF W.F. WILLIAMS, SUBDIVISION, LOTS 8 & 9, RECORD PLAT OF SECTION 4 AND BOUNDARY SURVEY OF REMAINDER OF JAMES WILLIAMS FARM	WILLIAMS RD	1	8.0560	11/29/2016	1/12/2017
DEYPOSTER ESTATES	20121 SALT RIVER RD	1	3.0000	1/11/2017	1/24/2017
G MILLER RIDGE SUBDIVISION	NATHANS LANE	0	0.0450	1/6/2017	1/24/2017
		1	29.4960		

Total Records: 7

2/1/2017

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 21 February 2017 at 5:00 pm and called for the meeting to be adjourned at 6:11 pm.

**ADOPTED AND APPROVED THIS 21<sup>st</sup> DAY OF FEBRUARY 2017 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

**Hardin County Planning and Development Commission**

Chairman Mark Hinton called the six hundredth and seventy fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 January 2017, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggars II (Secretary), Danny Percell (Member) and Steve Steck (Member). Also in attendance were Director Wesley Wright, and Assistant Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

At 5:01 pm Chairman Hinton called for consideration and action on the first item on the agenda, a Revocation of a Subdivision Plat, G Miller Subdivision. Assistant Director King introduced the application and reviewed the slides regarding the proposed Revocation. A motion was made by Jaggars II and seconded by Lowe to adopt the resolution to revoke the subdivision plat of G Miller Subdivision. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:11 p.m. Chairman Hinton called for consideration and action on **Minutes from the Meeting held on 20 December 2016 (Attached) and the Financial Report #6 December FY 2017 (Attached)**. Commission Member Lowe made a motion to accept the Minutes and the Financial Report #6 as presented. Commission Member Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:14 p.m. Director Wright introduced the audit and highlighted the Commission's financial status. Chairman Hinton called for consideration and action on **FY 2016 Audit prepared by Stiles, Carter & Associates (Attached)**. Commission Member Steck made a motion to approve the FY 2016 Audit as presented. Commission Member Jaggars II provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:11 pm Director Wright initiated a discussion regarding an **Evaluation of the banking needs of the Planning Commission**. Wright informed the Commission that Magnolia Bank had made security changes to their online ACH submittals and the payroll could now be handled through Magnolia Bank. Wright indicated that the weekly deposits would be more convenient at one location and recommended that the Commission consider moving the Planning Commission account to Magnolia Bank. Lowe made a motion close the Planning Commission account with WesBanco and for those funds to be moved to Magnolia Bank with the following individuals having access to the bank account information being the same:

- Mark Hinton, Chairman
- Larry Jaggars, Secretary
- Wesley Wright, Director

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

Commission Member Percell provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

The following items are for informational purposes only and did not require action:

**INSURANCE SERVICES OFFICE (ISO)**

The commission had received the final results of the 2015 ISO Building Code Effectiveness Grading Schedule. The final results of the Effectiveness Grading Schedule are a Classification of 99 for 1 and 2 family residential property and 4 for commercial and industrial property. The 99 is due to a lack of plan review conducted on residential properties.

**LOCAL PLANNING MEETING**

On 9 January 2017, Wesley Wright met with Local Planning Committee for Hardin County Schools. The meeting was held at 5:30pm at the Hardin County Central Office (65 W A Jenkins Rd) – Topics include Review of Current District Facility Plan, Building Inventory, District Enrollment and Utility / Maintenance Budgets.

**SUBDIVISION PLATS RECORDED IN DECEMBER**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SYLVESTER SUBDIVISION	RINEYVILLE BIG SPRINGS RD	2	12.7040	7/13/2016	12/1/2016
KLAB ESTATES	BARDSTOWN ROAD	1	3.3150	9/23/2016	12/22/2016
MCCOMBS ESTATES	1809 KNOX AVE	2	4.3110	11/21/2016	12/28/2016
		5	20.3300		

Total Records: 3

1/3/2017

**DECEMBER 2016 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 3 Subdivision plats were approved for the month</li> <li>• 76 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 5 New lots approved for the month</li> <li>• 50 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 11 SFD Permits for the month</li> <li>• 122 SFD Permits for the year</li> <li>• 108 Total Building Inspections for the month</li> <li>• 1075 Total Building Inspections for the year</li> <li>• 432 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 60 Total Permits for the month</li> <li>• 878 Total Permits for the year</li> <li>• 179 Total Electrical Inspections for the month</li> <li>• 1635 Total Electrical Inspections for the year</li> </ul>

**Hardin County Planning and Development Commission**

Minutes: 17 January 2017

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Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 7 February 2017 at 5:00 pm and called for the meeting to be adjourned at 5:30 pm Commission Member Jaggars II made a motion to adjourn the meeting. Commission Member Lowe provided the second. Motion passed unanimously.

**ADOPTED AND APPROVED THIS 7<sup>th</sup> DAY OF FEBRUARY 2017 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY