



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Email Ballot Vote
Hardin County Government Center
December 20, 2016

1. Unfinished Business
 - A. Evaluation of the Application Fee Schedule for the implementation of the Kentucky Building Code for calendar year 2017
 - B. Evaluation of the Application Fee Schedule for the implementation of the Development Guidance System and Subdivision Regulation for calendar year 2017
2. New Business
 - A. Consideration and action on the Minutes for the meeting held on 6 December 2016
 - B. Consideration and action on the Financial Report # 5 November FY 2017

The next Commission meeting is scheduled for Tuesday, 17 January 2017 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Seventy Third Meeting
Hardin County Government Center
Second Floor Meeting Room
December 6, 2016 5:00 p.m.

3. Call to order
4. Unfinished Business
5. New Business
 - C. Consideration and action on the Minutes for the meeting held on 18 October 2016 (*Attached pgs. 3-6*)
 - D. Consideration and action on the 2017 Meeting Schedule (*Attached pg. 7*).
 - E. Consideration and action on the Financial Report # 4 October FY 2017(*Attached pg. 8*).
 - F. Evaluation of the banking needs of the planning commission (*Attached pg. 9*).
 - G. Evaluation of the Application Fee Schedule for the implementation of the Kentucky Building Code for calendar year 2017 (*Attached pg. 10*).
 - H. Evaluation of the Application Fee Schedule for the implementation of the Development Guidance System and Subdivision Regulation for calendar year 2017 (*Current fee schedule attached page 11-13*).
 - I. Informational Items
6. Adjourn

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

INSURANCE SERVICES OFFICE (ISO) The commission staff has been preparing reports and completing the 2015 ISO questionnaire to determine the Building Code Effectiveness of jurisdiction. On 1 November 2016, Wesley Wright and Ed Bryan met with an ISO representative to discuss our building program. Insurers may use the evaluations in underwriting for property insurance in our community to increase the discounts on insurance premiums.

WATER AND WASTEWATER PRIORITIZATION The Lincoln Trail Region is preparing the 2017 Water and Wastewater project prioritization for the Kentucky Infrastructure Authority. A meeting will be held on 3 November with the different utilities to examine local needs, insure we have infrastructure projects to those needs and to review eligibility for state and federal assistance.

3 YEARS OF SERVICE Susan Bowen celebrated 3-years of service with the Planning Commission on 1 November 2016.



Commission Agenda

6 December 2016

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24 YEARS OF SERVICE Madeline Hornback celebrated 24-years of service with the Planning Commission on 2 November 2016.

LOCAL PLANNING MEETING

On 21 November 2016, Wesley Wright will serve on the Local Planning Committee for Hardin County Schools. The meeting is 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.

NOVEMBER 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 2 Subdivision plats were approved for the month • 72 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 0 New lots approved for the month • 45 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 4 SFD Permits for the month • 112 SFD Permits for the year • 103 Total Building Inspections for the month • 987 Total Building Inspections for the year • 409 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 99 Total Permits for the month • 818 Total Permits for the year • 156 Total Electrical Inspections for the month • 1456 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN NOVEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SPRINGFIELD MEADOWS, LOTS 14A & 15A	STANDING OAK DRIVE	-1	0.0000	11/2/2016	11/7/2016
MAGGARD ESTATES; BOUNDARY SURVEY	GILEAD CHURCH ROAD	0	0.0000	9/20/2016	11/9/2016
		-1	0.0000		

Total Records: 2

12/1/2016

The next Commission meeting is scheduled for Tuesday, 20 December 2016 at 5:00 p.m



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Seventy Second Meeting
Hardin County Government Center
Second Floor Meeting Room
18 October 2016 5:00 p.m.

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

J. MAP AMENDMENT PUBLIC HEARING - Jeff Maggard etal is requesting a zone change from Rural Residential Zone (R-2) to Industrial Holding Zone (IH) to allow for the side property line of a house lot to shift 28-feet. The property is \pm 1.03 acre site located in the Glendale Junction (I-65) Planning Area. The property is located at 102 Gilead Church Road (Resolution Number 2016-009).

K. Consideration and action on the Minutes for the meeting held on 6 September 2016 (*Attached pgs.4-5*)

L. Consideration and action on the Financial Report # 2 August FY 2017 (*Attached pg.6*)

M. Consideration and action on the Financial Report # 3 September FY 2017(*Attached pg.7*)

N. Discussion on the Building Inspection Quadrant Map (*Attached pgs.8-11*)

O. Informational Items

4. Adjourn

The following items are for informational purposes only and do not require action:
REFFETT LANE Fiscal Court, on 13 September, accepted the Planning Commission recommendation to close Reffett Lane. Michael Krueger will submit plans to design and construct a new cul-de-sac along the Lane.

FINANCIAL SECURITIES The Orchard has renewed (9/14/2016) their Financial Security in the amount of \$38,830. The 10% warranty will be in effect for one year after initial acceptance. The Commission is holding 13 Letters or Cash amounts totaling \$928,766.85.

LEGAL UPDATE Staff had their monthly meeting on 14 September with Steve Wheatly. Discussions were held on two properties where sell-offs occurred without a plat. Four letters will be sent for KBC Compliance on properties needing Final Building Inspections.



Commission Agenda

18 October 2016

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WESBANCO BANK WesBanco Inc. has completed its \$221 million acquisition of New Albany-based Your Community Bank shares. As a result of the deal, more than 30 Your Community Bank branches will be rebranded under the WesBanco Bank name. Wesley and Susan met with bank representatives on 27 September to discuss the 7 November changes.

OHIO-KENTUCKY-INDIANA Regional Planning Conference 2016 was attended by Adam King on 6 October in Indianapolis, IN.

NELSON COUNTY PLANNING COMMISSION The Joint-City Planning Commission will receive public comment on the re-adoption of the Goals and Objectives and all elements of the current 2035 Nelson County Comprehensive Plan. The meeting is scheduled for 25 October at 6:00 p.m.

SEPTEMBER 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 15 Subdivision plats were approved for the month • 64 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 21 New lots approved for the month • 42 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 96 SFD Permits for the year • 113 Total Building Inspections for the month • 792 Total Building Inspections for the year • 416 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 92 Total Permits for the month • 628 Total Permits for the year • 169 Total Electrical Inspections for the month • 1138 Total Electrical Inspections for the year



Commission Agenda

18 October 2016

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SUBDIVISION PLATS RECORDED IN SEPTEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MOTHER'S PLACE	BURNS ROAD	5	20.2010	6/22/2016	9/1/2016
WIT'S END LOT C	BRATCHER LANE	-1	1.7700	8/25/2016	9/1/2016
HAUNTED ACRE FARM	HAUNTED ACRE FARM	1	1.4860	6/30/2016	9/2/2016
AMENDED RECORD PLAT OF ANSEL'S ACRES, IOT 1B AND AMENDED RECORD PLAT OF ECHO VALLEY FARM, TRACT A, SECTION 3 AND RECORD PLAT OF ECHO VALLEY FARM, SECTION 4	VALLEY CREEK RD & LOCUST GROVE RD	3	41.2610	8/31/2016	9/6/2016
HOT ROD ESTATES	1770 E MILLERSTOWN RD	1	1.9680	7/5/2016	9/7/2016
AMENDED RECORD PLAT OF MONROE SUBDIVISION, LOT 7B	BOONE RD	1	0.0000	8/17/2016	9/9/2016
WYATT FARM, SECTION 3	LEITCHFIELD RD (US 62)	1	10.1200	8/29/2016	9/9/2016
AMENDED RECORD PLAT OF WEISBROD SUBDIVISION, SECTION 2, LOTS 3A & 3B	SILVER MINE ROAD	1	0.0000	1/2/1900	9/15/2016
POSING SUBDIVISION	2930 RED MILL ROAD	3	17.9770	9/12/2016	9/16/2016
LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y2; RECORD PLAT OF BUCK'S WAY SUBDIVISION; BOUNDARY SURVEY OF THE REMAINDER OF THE GORDON BOARD PROPERTY	4335 S WILSON RD	-1	-25.0130	9/9/2016	9/21/2016
MAGNOLIA FOREST, LOTS 34 & 35	EAGLE PASS RD	-1	1.4210	9/9/2016	9/23/2016
TWIN OAKS SUBDIVISION, SECTION 2, LOTS 68, 69, & 70	2197 S BOUNDARY RD	-2	0.0000	6/30/2016	9/26/2016
BOXELDER HILL, SECTION 2	2749 W RHUDES CREEK ROAD	4	16.0000	9/22/2016	9/27/2016
AMENDED RECORD PLAT OF GOODLETT SUBDIVISION, LOT 2	6659 BATTLE TRAINING RD	1	0.0000	8/22/2016	9/28/2016
COUNTRY MEADOWS ESTATES	206 HILLVIEW DR	0	0.0000	9/15/2016	9/29/2016
		16	87.1910		

Total Records: 15

10/12/2016

The next Commission meeting is scheduled for Tuesday, 1 November 2016 at 5:00 p.m.



Hardin County
 Planning and Development Commission

Hardin County Planning Commission
 Six Hundred and Seventy First Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 6 September 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **MAP AMENDMENT PUBLIC HEARING- James & Linda Higdon** are requesting a zone change from Rural Residential Zone (R-2) to Urban Residential Zone (R-1) to allow for the property to be further subdivided into less than 3 acre lots. The property is \pm 4.923 acres located in the Urban Area on at the 4800 block of Sportsman Lake Road (Resolution Number 2016-008).
 - B. Consideration and action on the Minutes for the meeting held on 16 August 2016 (*Attached pgs.*)
 - C. Informational Items
4. Adjourn

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

KENTUCKY FARM BUREAU Ed Bryan represented the Planning Commission in attending the 53rd Annual Kentucky Farm Bureau Country Ham Breakfast on 25 August. The ham weighed 17.38 pounds and brought in a \$600,000 charitable bid from Central Bank. The ham was produced by Broadbent B & B Foods of Kuttawa.

2 YEARS OF SERVICE Melissa Wilson celebrated 2-years of service with the Planning Commission on 2 September 2016.

AUGUST 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 49 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 5 New lots approved for the month • 26 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 88 SFD Permits for the year • 101 Total Building Inspections for the month • 677 Total Building Inspections for the year • 362 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 65 Total Permits for the month • 536 Total Permits for the year • 126 Total Electrical Inspections for the month • 968 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, 20 September 2016 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Seventy Meeting
Hardin County Government Center
Second Floor Meeting Room
16 August 2016 5:00 p.m.

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

A. MAP AMENDMENT PUBLIC HEARING- Michael & Michelle Krueger are requesting a zone change from General Commercial Zone (C-2) to Urban Residential Zone (R-1) to allow for a single family dwelling to be constructed. The property consists of Lots 7-12 of Reffett Estates and is 8.642 acres located at the end of Reffett Lane off Dixie Hwy (31W); between Budco Lane and Dee Street (Resolution Number 2016-006).

Additionally, a **ROAD CLOSING REVIEW** has been submitted by Michael & Michelle Krueger who are requesting a favorable recommendation from the Commission to close the rear 375-foot portion of Reffett Lane. The closure will allow for Lots 7-12 of Reffett Estates and the right-of-way to be consolidated into a single lot to allow for a single family dwelling to be constructed. Reffett Lane is a county maintained road that is 1,161 feet in length. The road will continue to provide access to six lots (Resolution Number 2016-007).

B. Consideration and action on the Minutes for the meeting held on 19 July 2016 (*Attached pgs.3-6*)

C. Consideration and action on the Financial Report # 1 July FY 2017(*Attached pg.7*)

D. Informational Items

4. Adjourn

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

BICYCLE FACILITIES STUDY The Radcliff/Elizabethtown MPO Technical Advisory Committee is drafting a Bicycle Study based on a stakeholder survey completed in 2015. Goals & objectives are being developed along with recommendations on proposed routes around Elizabethtown, Radcliff and Brandenburg.

EMPLOYMENT ANNIVERSARY The Planning Commission announces that Building Inspector, Ed. Bryan has completed fourteen years of employment with the Planning Commission. He was hired on July 31, 2002. Congratulations Ed!!

35 YEARS OF BUILDING The Planning Commission celebrated 35 years of implementation of the Kentucky Building Program on 15 August 1981. It has been a financial goal of the Planning Commission to establish a division of county government that does not require large sums of taxpayer dollars. The KBC Program is a self-supported program paid for by the application fees generated by the various projects.



Commission Agenda

16 August 2016

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COMMUNITY ASSISTANCE VISIT Wesley Wright and Vicki Meredith met with FEMA representative Todd Bass on 15 August 2016 to review our floodplain process and to discuss the Community Rating System (CRS) program.

CONTINUING EDUCATION TRAINING Bob Krausman and Greg Youngblood will be attending the Kentucky League of Cities HB 55 seminars in Berea, Kentucky on 1 September 2016 to include: User-Friendly Planning & Zoning, Sign Regulation, Ethics and Conducting Effective Meetings and the Importance of Floodplain Mapping for Planning & Zoning.

PUBLIC WORKS COMMITTEE UPDATE The Public Works committee will continue discussions on 6 September 2016 regarding the maintenance on county roads in the wake of Kentucky's falling gas tax and the loss of revenue as a result to the Kentucky Road Fund. The committee is reviewing a list of roads that could be removed from county maintenance.

JULY 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 42 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 5 New lots approved for the month • 23 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 4 SFD Permits for the month • 74 SFD Permits for the year • 93 Total Building Inspections for the month • 572 Total Building Inspections for the year • 244 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 74 Total Permits for the month • 471 Total Permits for the year • 139 Total Electrical Inspections for the month • 841 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY 2016

Subdivision Name	Site Address	Lots	Acres	Completed	Final Date
NUSBAUMER ESTATES, SECTION 2	1534 MELROSE ROAD	0	0.0000	6/20/2016	7/1/2016
CHARMING MEADOWS	1082 BRATCHER LANE	2	9.9570	6/27/2016	7/1/2016
DONNA ACRES AMENDED LOTS 7A and 9A	GILBERT LN	0	0.0000	4/25/2016	7/5/2016
EDDINGTON ESTATES, SECTION 1 LOT 1	484 BETHLEHEM ACADEMY RD	0	7.1090	6/1/2016	7/5/2016
P.V.U.M.C. & CEMETERY RINEYVILLE BIG SPRINGS ROAD	RINEYVILLE BIG SPRINGS ROAD	1	1.4720	6/13/2016	7/7/2016
HABERSHAM	WELLESLEY CT	0	0.0000	6/27/2016	7/8/2016
MAYME ESTATES	LAY LANE & SONORA HARDIN SPRINGS RD	2	5.1340	7/6/2016	7/14/2016
LAKEWOOD LOT 11B, SECTION 1	43 GREENCREST DR	0	0.2520	4/15/2016	7/15/2016
		5	23.9240		

Total Records: 8

8/1/2016

YEARLY TOTALS		23	161.84
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The next Commission meeting is scheduled for Tuesday, 6 September 2016 at 5:00 p.m..



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Sixty Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
19 July 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **MAP AMENDMENT PUBLIC HEARING**– MATTINGLY, RILDA – ETAL - are requesting a zone change from Rural Residential Zone (R-2) to Agricultural Zone (A-1) for a ±100 acre site. The site is located at 1176 Mack Thomas Rd, Elizabethtown, KY. (Resolution 2016-005).
 - B. Consideration and action on the Ballot Report for the voting held on 21 June 2016 (*Attached pgs.3-4*)
 - C. Consideration and action of Budget Amendment for FY 2016 (*Attached pg 5*)
 - D. Consideration and action on the Financial Report # 12 June FY 2016 (*Attached pg 6*)
 - E. Annual Nomination and Election of Officers (*Current positions*)
 - Chairman – Mark Hinton
 - Vice Chairman – Greg Lowe
 - Secretary – Larry Jagers
 - F. Informational Items
4. Adjourn

The following items are for informational purposes:

COUNTY EMPLOYEE PICNIC Staff attended the picnic held on Thursday, June 2nd. A drawing was held to which 1 of our staff was recipient of the numerous prizes. We provided a gift card to Chick-fil-A Restaurant in the amount of \$25 for the drawing. Adam King was the big winner from the office.

SAFETY COMMITTEE MEETING Susan Bowen attended the Safety Meeting held at the Hardin County Road Department June 22nd. Preventing work related injuries for the county was discussed. The Road Department has recently purchased laser-vehicle counters. These keep the employees off roads and out of the line of traffic.

ON-LINE PERMITTING The Planning Commission has launched an online permitting portal. Citizens and Contractors can use the system to track the status of applications and apply for Building and Electrical Permits.



Commission Agenda

19 July 2016

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JUNE 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 34 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 3 New lots approved for the month • 18 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 13 SFD Permits for the month • 70 SFD Permits for the year • 130 Total Building Inspections for the month • 483 Total Building Inspections for the year • 212 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 86 Total Permits for the month • 397 Total Permits for the year • 142 Total Electrical Inspections for the month • 700 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE 2016

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
WIMP ESTATES, LOTS 1A & 2	WIMP LANE	1	0.9189	4/11/2016	6/3/2016
JAY'S LIVING THE DREAM	1067 ADKINS ROAD	1	5.0720	5/24/2016	6/8/2016
BOHANNON SUBDIVISION, LOTS 5B & 8B	2961 LOWER COLESBURG RD	0	0.0000	5/27/2016	6/10/2016
BROOKSIDE ESTATES, SECTION 1, LOT 1B & SECTION 2, LOTS 31A AND 33A	OAKBROOK LANE	-3	0.0000	5/10/2016	6/10/2016
AMBROOK ESTATES, LOTS 66 & 67	52 HERA ROAD	-1	0.0000	6/14/2016	6/21/2016
BLACKBURN ESTATES, SECTION 2, LOTS 129 & 130	440 CARROLL AVENUE	-1	0.0000	6/2/2016	6/22/2016
COLESBURG FARMS SUBDIVISION LOT 1	BATTLE TRAINING ROAD	0	8.9600	5/9/2016	6/23/2016
AMANDA'S ACRES SUBDIVISION	279 LAMBERT LANE	1	3.0060	6/15/2016	6/24/2016
MARK'S ACRES SUBDIVISION	1245 W BRYAN RD	0	0.0000	6/9/2016	6/27/2016
COSTIN ACRES	947 LARUE LANE	0	0.0000	12/1/2015	6/29/2016
		-2	17.9569		

Total Records: 10

7/5/2016

YEARLY TOTALS		18	137.916
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The next Commission meeting is scheduled for Tuesday, 2 August 2016 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Email Ballot Vote
Hardin County Government Center
21 June 2016

1. Consideration and vote on the Minutes for the meeting held on 3 May 2016 (*Link Below*).

May 3, 2016 PROPOSED MINUTES.pdf

[Click Here](#)

I vote _____ (fill in "yes," "no," or leave blank) for the above.

2. Consideration and vote on the Financial Report # 10, April FY 2016 (*Link Below*).

FINANCIAL REPORT APRIL FY 2016.PDF

[Click Here](#)

I vote _____ (fill in "yes," "no," or leave blank) for the above.

3. Consideration and vote on the Financial Report # 11, May FY 2016 (*Link Below*).

FINANCIAL REPORT MAY FY 2016.PDF

[Click Here](#)

I vote _____ (fill in "yes," "no," or leave blank) for the above.

4. Consideration and action of FY 2017 Budget (*Link Below*).

FY 2017 BUDGET Proposed.pdf

[Click Here](#)

I vote _____ (fill in "yes," "no," or leave blank) for the above.

The following items are for informational purposes:

FISCAL COURT REAPPOINTMENT (12 April 2016) Hardin County Fiscal Court has reappointed Bob Krausman to the Board of Adjustment. Bob Krausman is the longest tenured member of the Board and celebrates his 21st year on 24 July 2016. His term will end 30 June 2020.



Commission Agenda

21 June 2016

Page 2 of 2

EXECUTIVE COMMITTEE Assistant Director Adam King, AICP was elected by his professional colleagues to a 2nd term as the Secretary of the Executive Committee for APA KY. Congratulations Adam!

16 YEARS OF SERVICE Director Wesley Wright celebrated 16-years of service with the Planning Commission on 18 May 2016. Wesley was hired fresh out of Western Kentucky University by Chris Hunsinger on 18 May 2000.

CECILIA VALLEY ELEMENTARY SCHOOL The groundbreaking for the new Cecilia Valley Elementary School took place on Tuesday, May 24 at 3 pm. Isaac Tatum Construction of Lebanon, KY won the bid to construct the school. Staff has been in contact with Tim Tatum, Project Manager, on the local permit and will continue to follow the project improvements.

MAY 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 24 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • 20 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 57 SFD Permits for the year • 97 Total Building Inspections for the month • 352 Total Building Inspections for the year • 170 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 74 Total Permits for the month • 311 Total Permits for the year • 110 Total Electrical Inspections for the month • 558 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MAY 2016

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SCROGERS SUBDIVISION	4676 GLENDALE HODGENVILLE ROAD	0	0.0000	2/29/2016	5/11/2016
KENDRICKS ACRES SUBDIVISION	995 RED MILL ROAD	1	17.7040	1/4/2016	5/16/2016
PRAIRIE VIEW ESTATES, LOT 48, SECTION 2 & LOT 54A, SECTION 3	BULLION BLVD & PRAIRIE VIEW DRIVE	1	0.0000	1/2/1900	5/18/2016
AKERS VALLEY OF DREAMS	AKERS SCHOOL ROAD	0	0.0000	5/4/2016	5/24/2016
NORMALINE SKEES - TRACT "A"	780 NOLIN RD	2	18.4110	5/17/2016	5/26/2016
MARIGOLD MEADOWS, SECTION 1, LOTS 5 & 6	NACKE PIKE ROAD	-1	0.0000	1/2/1900	5/27/2016
		3	36.1150		

Total Records: 6

6/14/2016



Hardin County
 Planning and Development Commission

Hardin County Planning Commission
 Six Hundred and Sixty Eighth Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 3 May 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
 - A. **MAP AMENDMENT PUBLIC HEARING; Continuation from 19 April**– DOUG LEASOR is requesting a zone change from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) for the remaining ±2.75 acres of Leaser Electric in Rineyville. The site is located at the intersection of Rineyville Rd (KY 1600) and Oakbrook Lane. (Resolution 2016-003).
3. New Business
4. **MAP AMENDMENT PUBLIC HEARING**– ROD & ELIZABETH GRUSY are requesting a Zone Change from Rural Residential (R-2) to Convenience Commercial Zone (C-1) for a 13.39 acre portion of a 20.69 acre tract.

 Additionally, a Variance from the required road frontage (200-feet) and the 1:3 lot width-to-length ratio is being requested for the remaining 7 acre balance around the existing house. The site is located at 6105 Bardstown Rd. (Resolution 2016-004).
5. Consideration and action on the Minutes for the meeting held on 19 April 2016 (*Attached pgs 4-7*).

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

APRIL 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 18 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 9 New lots approved for the month • 17 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 15 SFD Permits for the month • 43 SFD Permits for the year • 76 Total Building Inspections for the month • 255 Total Building Inspections for the year • 123 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 65 Total Permits for the month • 237 Total Permits for the year • 128 Total Electrical Inspections for the month • 447 Total Electrical Inspections for the year

Commission Agenda
 3 May 2016



SUBDIVISION PLATS RECORDED SINCE LAST MEETING

Project / Subdivision Name	Site Address	Lots +/- Plats Final	Acres (All Permits)	Completed Date	Final Date
DUNCAN PROPERTY	FLINT HILL RD	0	0.0000	1/2/1900	4/19/2016
ISELER ACRES SUBDIVISION	4312 MILLER RD	2	14.9790	4/12/2016	4/19/2016
LONNIE ACRES LOT 2A	HARGAN RD	0	11.8330	3/22/2016	4/19/2016
PADGETT VIEW ESTATES, SECTION 2, LOTS 24, 25, 36, 39, & 40	EVENING STAR COURT & MAYFIELD COURT	0	0.0000	3/31/2016	4/26/2016
STANLEY'S BLACK ANGUS FARM, LOT 3, SECTION 3 & BOUNDARY SURVEY OF ANTHONY BROWN PROPERTY	1085 TOM BROWN RD	0	-16.3450	4/15/2016	4/26/2016
BACON CREEK MEADOWS SECTION 3 LOTS 59 & 60	165 FIELDSTONE WAY	0	0.0000	4/20/2016	4/28/2016
KIKO FARM SUBDIVISION	597 GILEAD CHURCH ROAD	2	18.9600	1/2/1900	4/29/2016
		4	29.4270		

Total Records: 7

5/3/2016

YEARLY TOTALS

17 91.616



Commission Agenda

3 May 2016

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BOARD OF ADJUSTMENT MEETING (21 April 2016)

- **AMENDED CONDITIONAL USE PERMIT – TABLED (5 May); Automotive Repair;** The owner, FRANK ANGLIN JR. is requesting an extension of a 2013 Conditional Use Permit in order to operate an the automotive repair business on the property within an accessory structure. The property is a \pm 3 acre site located at 1600 Harris School Road, Rineyville, Kentucky.
- **VARIANCE – Required Road Frontage – APPROVED;** The owner, CARLOS MEREDITH, obtained relief from the 20-foot minimum road frontage requirement in order to combine acreage from an adjoining farm to a 1.43-acre house lot. The property accessed off a private lane and not maintained by the county. The address is 1770 E MILLERSTOWN RD
- **VARIANCE- Front Building Setback – APPROVED;** The owners, DAVID & KIM PEPPER obtained relief from the 70-foot front building setback line along Sportsman Lake Road to allow for the construction of agricultural buildings. An existing concrete pad (40'x 360') will be incorporated into the construction and allow for the storage of farm equipment and hay. The property is a \pm 69.5 acre site located at the 4000Blk of Sportsman Lake Road, across from Puckett Road.
- **VARIANCE- Front Building Setback – APPROVED;** DAVID YATES obtained relief from the front 40-foot building setback line along Carroll Avenue to allow for a manufacture home to be located onsite. The property is a \pm 1.24 acre site with an address of 440 Carroll Avenue, Rineyville, Kentucky.

The next Commission meeting is scheduled for Tuesday, 7 June 2016 at 5:00 p.m



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Sixty Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
19 April 2016 5:00 p.m.

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

- A. MAP AMENDMENT PUBLIC HEARING**– DOUG LEASOR is requesting a zone change from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) for the remaining ± 2.75 acres of Leaser Electric in Rineyville. The site is located at the intersection of Rineyville Rd (KY 1600) and Oakbrook Lane. (Resolution 2016-003).
- B.** Consideration and action on a Resolution to Revoke the Subdivision Plat of Stanley's Black Angus Farm, Section 3.
- C.** Consideration and action on the Financial Report # 8, February FY 2016(*Attached pg.4*)
- D.** Consideration and action on the Financial Report # 9, March FY 2016(*Attached pg.5*)
- E.** Consideration and action on the Minutes for the meeting held on 1 March 2016 (*Attached pgs6-8.*)

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

FISCAL COURT REAPPOINTMENT (22 March 2016) Hardin County Fiscal Court has reappointed Greg Lowe to the Planning Commission. His term will end 30 April 2019.

CONTINUING EDUCATION (4 April 2016) Susan Bowen attended an Open Meetings and Open Records Management Training at the Lincoln Trail Area Development District.

FISCAL COURT REAPPOINTMENT (12 April 2016) Hardin County Fiscal Court has reappointed Robert Krausman to the Board of Adjustment. His term will end 30 June 2020.



Commission Agenda

19 April 2016

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CONTINUING EDUCATION (18-19 April 2016) Ed Bryan will attend the CAAK Spring Training Conference in Louisville, Kentucky.

CONTINUING EDUCATION (May 2015) Adam King and Wesley Wright will attend the KY Chapter of the American Planning Association Spring Conference at the Holiday Inn University Plaza in Bowling Green, Kentucky from 18-20 May. A Planning Commissioner Workshop session is offered on 19 May from 8:30 – 5:30 CST. Greg Lowe will attend. Please let staff know if you are interested.

FEBRUARY 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 6 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • 6 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 7 SFD Permits for the year • 47 Total Building Inspections for the month • 102 Total Building Inspections for the year • 32 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 32 Total Permits for the month • 95 Total Permits for the year • 105 Total Electrical Inspections for the month • 209 Total Electrical Inspections for the year

MARCH 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 2 Subdivision plats were approved for the month • 8 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 2 New lots approved for the month • 8 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 21 SFD Permits for the month • 28 SFD Permits for the year • 77 Total Building Inspections for the month • 179 Total Building Inspections for the year • 80 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 77 Total Permits for the month • 172 Total Permits for the year • 110 Total Electrical Inspections for the month • 319 Total Electrical Inspections for the year



Commission Agenda

19 April 2016

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SUBDIVISION PLATS RECORDED SINCE LAST MEETING

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
THE ORCHARD, LOT 20B	GALA COURT	1	1.1030	3/2/2016	3/8/2016
KEARA'S CORNER SUBDIVISION	FLINT HILL ROAD	1	1.3120	11/4/2015	3/23/2016
CREWZ ACRES	329 GRAYSON	2	29.8620	3/23/2016	4/4/2016
WINGHAVEN SECTION 4	OVERALL PHILLIPS RD	3	12.3000	1/2/1900	4/11/2016
		7	44.5770		

Total Records: 4

4/18/2016

YEARLY TOTALS		13	62.1890		
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The next Commission meeting is scheduled for Tuesday, 3 May 2016 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Sixty Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
1 March 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. MAP AMENDMENT PUBLIC HEARING– BILLY & CHRISTINE ANN BAILEY** are requesting a zone change from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) for \pm 2.46 acres to allow for the indoor storage of construction equipment within a proposed 50'x60' pole barn (Bailey's Masonry). The site is located on the south side of Battle Training Road adjacent to 1331 Battle Training Road.
 - B.** Consideration and action on the Minutes for the meeting held on 2 February 2016 (*Attached pgs.3-5*)
 - C.** Consideration and action on the Financial Report # 7, January FY 2016 (*Attached pg.6*)
 - D.** Consideration and action on the Audit prepared by Stiles, Carter & Associates for Fiscal Year 2015 ending 30 June 2015. (*Copy provided*).
 - E.** Consideration and action on the FY 2017 Budget (*Copy provided*).

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

PATRIOT PARKWAY (KY 361) AT DECKARD SCHOOL ROAD The KYTC and County Officials met on 17 February to discuss the intersection and review crash data. Design change options were reviewed for the intersection that would alter the traffic pattern. A “J-turn” option has been chosen as the preferred option.

CERTIFICATE OF RECOGNITION David Veirs was recently presented a Certificate of Recognition for 40 years (actually 43 years) of membership with the International Association of Electrical Inspectors. David has been a contractor of the Commission since August of 1981.



Commission Agenda

1 March 2016

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JANUARY 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 3 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 2 New lots approved for the month • 2 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 0 SFD Permits for the month • 0 SFD Permits for the year • 48 Total Building Inspections for the month • 48 Total Building Inspections for the year • 14 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 54 Total Permits for the month • 54 Total Permits for the year • 104 Total Electrical Inspections for the month • 104 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED SINCE LAST MEETING

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	MINIARD ACRES SECTION 1, LOTS 4-9	KRAFT ROAD	2	0.0000	1/26/2016	2/2/2016
1 FINAL PLAT	JARRET'S ACRES	3063 COPELAND	1	3.0930	1/29/2016	2/5/2016
1 FINAL PLAT	LISA'S APOLLO	HARDINBURG RD	0	0.0000	1/12/2016	2/19/2016
			3	3.0930		

Total Records: 3

3/1/2016

The next Commission meeting is scheduled for Tuesday, 15 March 2016 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Sixty Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
2 February 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **MAP AMENDMENT PUBLIC HEARING**– JMG, LLC is requesting a zone change from Convenience Commercial Zone (C-1) to Urban Residential Zone (R-1) for \pm 4.734 acres to allow for the construction of single family dwellings on lots 1-5 of Huntington Ridge Subdivision. The site is 5 deeded tracts located on the south side of Bardstown Rd (US HWY 62). (Resolution 2016-001)
 - B. Consideration and action on the Minutes for the meeting held on 15 December 2015 (*Attached pgs.3-5*)
 - C. Consideration and action on the Financial Report # 6, December FY 2016 (*Attached pg.6*)
 - D. Presentation : A Review of the 2015 Annual Report



Commission Agenda

2 February 2016

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The following item is for informational purposes only and does not require Commission action:

WELLHEAD PROTECTION PLAN (WHPP)

Wesley Wright participated in a Public Hearing at the Colvin Community Center in Radcliff on Tuesday, 26 January 2016. The hearing highlighted ongoing management strategies of the Hardin WHPP in order to protect the District’s water sources from contamination. The Planning Team consists of individuals from HCWD#1, HCWD#2, Fort Knox, West Point and the Planning Commission.

DECEMBER 2015 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 90 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 22 New lots approved for the month • 130 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 99 SFD Permits for the year • 79 Total Building Inspections for the month • 882 Total Building Inspections for the year • 395 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 61 Total Permits for the month • 834 Total Permits for the year • 144 Total Electrical Inspections for the month • 1641 Total Electrical Inspections for the year

NEW LOTS SINCE LAST MEETING

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	EDGE DELL ESTATES	LEITCHFIELD RD	2	10.9860	11/2/2015	12/18/2015
1 FINAL PLAT	BACK TO MY ROOTS SUBDIVISION	2068 THOMAS ROAD	1	18.7970	12/2/2015	12/22/2015
1 FINAL PLAT	BILLS ACRES SUBDIVISION	S DIXIE HWY	1	6.7470	12/22/2015	1/11/2016
1 FINAL PLAT	LINCOLN ACRES SUBDIVISION, LOT 8A	481 LINCOLN ROAD	0	0.0000	11/12/2015	1/13/2016
1 FINAL PLAT	GEORGE'S ACRES SUBDIVISION	786 NATHANS LANE	1	0.0000	1/6/2016	1/15/2016
			5	36.5300		

Total Records: 5

2/2/2016

The next Commission meeting is scheduled for Tuesday, February 16, 2016 at 5:00 p.m.