



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

1. Call to order
2. Unfinished Business

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

3. New Business

- A. 5:00 PM – VARIANCE** – MARLIESE & DENNIS BROWN are requesting a Variance from the front building setback to allow for a covered wheelchair ramp. The property is a 0.688 acre site located at 711 Ranch Road, Vine Grove, KY known as Lot 3 of Hickory Heights, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1).
- B. 5:15 PM – VARIANCE** – DONNA & ROY SNIDER are requesting a Variance from the front building setback to allow for a front deck. The property is a 5.683 acre site located at 2900 Lower Colesburg Road, Elizabethtown, KY known as Lot 1B of Aquaview Subdivision within the East Hardin Planning Area and is zoned Rural Residential (R-2).
- C. 5:30 PM – AMENDED CONDITIONAL USE PERMIT** – PEIYIN ZHOU is requesting an Amended Conditional Use Permit to continue to allow for retail sales of antique/vintage/lumber on site. The property is a 5 acre site located at 639 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).
- D.** Consideration and action on the Minutes for the meeting held on May 7, 2026 (*Attached pgs.3-10*).
- E.** Adjourn



Board Agenda  
 May 21, 2026  
 Page 2 of 2

**APRIL 2026 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 10 Subdivision plats were approved for the month</li> <li>• 28 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 49 New lots approved for the month</li> <li>• 64 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 18 SFD Permits for the month</li> <li>• 47 SFD Permits for the year</li> <li>• 127 Total Building Inspections for the month</li> <li>• 391 Total Building Inspections for the year</li> <li>• 170 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 63 Total Permits for the month</li> <li>• 229 Total Permits for the year</li> <li>• 119 Total Electrical Inspections for the month</li> <li>• 440 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN APRIL 2026**

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

**Total Records: 10**

**5/6/2026**

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



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

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

- A. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – VERNA & LEVI YODER** are requesting an Amended Conditional Use Permit to continue to allow for a saw mill business on site. The property is a 25.36 acre site located at 2207 Millerstown Road, Upton, KY within the South Hardin Planning Area and is zoned Agricultural (A-1).
- B. 5:15 PM – VARIANCE – KAREN & KENNETH WHITE** are requesting a Variance from the front building setback to allow for the construction of a 32’x48’ pole barn. The property is a 6.96 acre site located at 728 W Rhudes Creek Road, Glendale, KY, known as Lot 4H of Nellis Phillips Subdivision within the North Glendale Urban Area and is zoned Urban Residential (R-1).
- C. 5:30 PM – VARIANCE – BAKERS PROPERTIES LLC** are requesting a Variance from the front building setback to allow for a 28’x48’ modular home with a 18’x10’ deck. The property is a 3.075 acre site located at 561 Larue Lane, Elizabethtown, KY, known as Lot 2 of Pony Chase Subdivision within the Natural Resource Area and is zoned Rural Residential (R-2).
- D. 5:45 PM – VARIANCE – BETTY CLOPTON** is requesting a Variance from the front building setback to allow for a deck on the front of the existing home. The property is a 0.447 acre site located at 5631 Hardinsburg Road, Cecilia, KY within the Natural Resource Area and is zoned Rural Residential (R-2).
- E. 6:00 PM – VARIANCE – JAMES TYLER (Owner) and DINO ZAMBELLI (Applicant)** are requesting a Variance from the front building setback to allow for a proposed house, garage and shop. The property is a 5.76 acre site located on Quail Hollow Road, Elizabethtown, KY, known as Lot 78 of Quail Hollow Subdivision, Section 2 within the KY 313 Corridor and is zoned Residential Estate (R-3).
- F. Consideration and action on the Minutes for the meeting held on April 23, 2026** (*Attached pgs.3-8*).



**Hardin County**  
Planning and Development Commission

Board Agenda  
May 7, 2026  
Page 2 of 2

**F. Informational Items**

**G. Adjourn**

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



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

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

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

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

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

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

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

**M.** Informational Items

**N.** Adjourn



Board Agenda  
 April 23, 2026  
 Page 2 of 3

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

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

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

**SUBDIVISION PLATS RECORDED IN MARCH 2026**

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

**Total Records: 6**

**4/7/2026**



Board Agenda  
April 23, 2026  
Page 3 of 3

**MARCH 2026 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 6 Subdivision plats were approved for the month</li><li>• 18 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 7 New lots approved for the month</li><li>• 18 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 13 SFD Permits for the month</li><li>• 29 SFD Permits for the year</li><li>• 105 Total Building Inspections for the month</li><li>• 263 Total Building Inspections for the year</li><li>• 113 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 63 Total Permits for the month</li><li>• 166 Total Permits for the year</li><li>• 129 Total Electrical Inspections for the month</li><li>• 321 Total Electrical Inspections for the year</li></ul>



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

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

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

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

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

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

**E.** Informational Items

**F.** Adjourn

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

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

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



Board Agenda  
 March 5, 2026  
 Page 2 of 3

**SUBDIVISION PLATS RECORDED IN JANUARY 2026**

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

**Total Records: 8**

**2/3/2026**

**JANUARY 2026 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 8 Subdivision plats were approved for the month</li> <li>• 8 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 6 New lots approved for the month</li> <li>• 6 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 5 SFD Permits for the month</li> <li>• 5 SFD Permits for the year</li> <li>• 65 Total Building Inspections for the month</li> <li>• 65 Total Building Inspections for the year</li> <li>• 27 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 49 Total Permits for the month</li> <li>• 49 Total Permits for the year</li> <li>• 100 Total Electrical Inspections for the month</li> <li>• 100 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
 March 5, 2026  
 Page 3 of 3

**SUBDIVISION PLATS RECORDED IN FEBRUARY 2026**

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

**Total Records: 4**

**3/3/2026**

**FEBRUARY 2026 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 4 Subdivision plats were approved for the month</li> <li>• 12 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 6 New lots approved for the month</li> <li>• 12 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>• 16 SFD Permits for the year</li> <li>• 92 Total Building Inspections for the month</li> <li>• 157 Total Building Inspections for the year</li> <li>• 64 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 54 Total Permits for the month</li> <li>• 103 Total Permits for the year</li> <li>• 91 Total Electrical Inspections for the month</li> <li>• 192 Total Electrical Inspections for the year</li> </ul>



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

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

- A. 5:00 PM – CONDITIONAL USE PERMIT** – BONNIE & MICHAEL WILSON are requesting a Conditional Use Permit to allow for an accessory structure on a vacant lot. The property is a 0.574 acre site located at 140 Defew Avenue, Rineyville, KY, known as Lot 62 of Blackburn Estates, Section 2 within the Rineyville Rural Village and is zoned Urban Residential (R-1).
- B. 5:15 PM – VARIANCE** – JOHN BEAMER is requesting a Variance from the building setbacks to allow for a proposed lean-to addition to the existing office/shop building. The property is a 4.282 acre site located at 43 Botto Avenue, Elizabethtown, KY, within the East Urban Planning Area and is zoned General Commercial (C-2).
- C. 5:30 PM – VARIANCE** – MANUEL & LILIET RUIZ are requesting a Variance from the front building setback to allow for a house currently under construction to remain on site. The property is a 1.34 acre site located at 236 Pipeline Road, Elizabethtown, KY, known as Lot 71 of Quail Hollow Subdivision, Section 2, within the Kentucky 313 Corridor Planning Area, and is zoned Residential Estate (R-3).
- D.** Consideration and action on the Minutes for the meeting held on January 8, 2026 (*Attached pgs.3-6*).
- E.** Informational Items
- F.** Adjourn

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

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

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



Board Agenda  
 February 5, 2026  
 Page 2 of 2

**SUBDIVISION PLATS RECORDED IN DECEMBER 2025**

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

**Total Records: 6**

**1/6/2026**

**DECEMBER 2025 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 6 Subdivision plats were approved for the month</li> <li>• 94 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 6 New lots approved for the month</li> <li>• 182 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 2 SFD Permits for the month</li> <li>• 91 SFD Permits for the year</li> <li>• 106 Total Building Inspections for the month</li> <li>• 1,340 Total Building Inspections for the year</li> <li>• 480 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 61 Total Permits for the month</li> <li>• 897 Total Permits for the year</li> <li>• 118 Total Electrical Inspections for the month</li> <li>• 1,731 Total Electrical Inspections for the year</li> </ul>



**Hardin County**  
Planning and Development Commission

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

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

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

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

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

**D.** Informational Items

**E.** Adjourn

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