

Hardin County Board of Adjustment

Minutes: 7 March 2024

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Chairman Krausman called to order the four hundred eighty fourth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday 7 March 2024, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood and Secretary Steve Steck. Also, in attendance was Director Adam King, AICP, Planner, Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:02 p.m. Chairman Krausman announced the first item on the agenda is a Variance from the minimum pavement width requirement to allow a property to be further subdivided. The property is a +/- 0.575 acre site located at 6487 New Glendale Road, Glendale, KY, known as Lots 13, 14 & 15 of Craddock Addition to Glendale within the Rural Village Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 190-30-00-010. The property is owned by **MILES IMPROVEMENTS, LLC**. Planner Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Jeff Miles, of 375 Mud Splash Road, Glendale, KY provided testimony and answered questions from the board members and staff. Mr. Miles explained that he just wants to subdivide the property and that in the future they may build a new home on the site, but as of now there are no plans. Mr. Miles stated that he is renovating the existing home and plans to either sell or rent it soon. He also noted that the existing home and proposed lot will both connect to the Hardin County Water District #2 sewer system.

No one else spoke in favor or in opposition of the proposal.

At 5:11 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated that he had no issues with the proposal, sewer is available to the site, and that the property is within the Glendale Rural Village.

Secretary Steck made a motion to grant a Variance from the minimum pavement width requirement to allow for the lot to be further subdivided based on the staff presentation and the testimony provided in the public hearing. He noted the proposal has no safety concerns, will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

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The Variance was granted with the noted conditions:

1. To allow for a Variance from the minimum pavement width requirement to allow for the property to be further subdivided.
2. An Amended Record Plat shall substitute for the required site plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:15 p.m. Chairman Krausman called for consideration and action on the **Minutes for the meeting held on February 22, 2024**. Vice Chairman Youngblood made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday, 21 March 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:18 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF MARCH 2024 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Krausman called to order the four hundred eighty third meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday 22 February 2024, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman Greg Youngblood and Secretary Steve Steck. Also, in attendance was Director Adam King, AICP, Planner I, Nikki McCamish, Planner, Haley Goodman, Administrative Assistant, Rachel Derting and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:00 p.m. Chairman Krausman announced the first item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for an Automotive Repair/Storage shop on site. The property is a +/- 3 acre site located at 1600 Harris School Road, Rineyville, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 066-00-00-018.02. The property is owned by **FRANK ANGLIN JR.** Planner Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Frank Anglin, of 1600 Harris School Road, Rineyville, KY provided testimony and answered questions from the board members and staff. Mr. Anglin stated that business has been going good and that there have been no changes in the last 5 years. Mr. Anglin explained that he is retired now and is looking to slow down his operation and that the only vehicle on site that is not his will be removed soon and the semi trailer is full of supplies from his former pizza restaurant operation which will be leaving the property soon.

No one else spoke in favor or in opposition of the proposal.

At 5:15 p.m. Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck stated the request for the Amended Conditional Use Permit is in compliance, is screened from the road, and does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of 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

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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 Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing); Secretary Steck made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 8AM and 8PM Monday – Friday.
2. Only five (5) customer vehicles shall be parked outdoors on site at one time.
3. Fifteen (15) vehicles may be stored on site and shall be completely screened from view of the right-of-way and adjoining properties in the two designated areas. The areas shall be 40' x 50' in size with a gravel parking surface and a minimum of 100' off the property lines. Five (5) of these vehicles may be non-operational and/or non-licensed and registered.
4. There shall be no employees of the business who do not reside on the premises.
5. This Conditional Use Permit shall allow for general Auto Repair with Paint & Auto Body work not being permitted.
6. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.
7. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
8. This Conditional Use Permit shall be issued to the current property owner, Frank Anglin Jr., and is not transferable.
9. All building activities shall conform to provisions of the Kentucky Building Code.
10. This Conditional Use Permit shall be for a period of 5 years and expire on 22 February 2029.

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11. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:17 p.m. Chairman Krausman announced the second item on the agenda is a request for an Amended Conditional Use Permit to continue to allow for an Automotive Repair shop for personal vehicles and a towing business on site. The properties are two tracts totaling +/- 1.873 acres located at 10659 & 10697 Hardinsburg Road, Cecilia, KY, known as Lots 1 & 2 of Masters Farm Supply within the Rural Planning Area and is zoned Convenience Commercial (C-1). The PVA Map Number is 042-00-00-031. The property is owned by **CRAIG STAPLES** doing business as **REDNECKS DEAD CAR TOWING & RECOVERY**. Planner I McCamish reviewed the application, the plans for the property, and presented exhibits into the record.

Craig Staples, of 10659 Hardinsburg Road, Cecilia, KY provided testimony and answered questions from the board members and staff. Mr. Staples explained that he has been trying really hard to clean the property up. Mr. Staples stated that he mostly does towing and the only auto repair he has done has been on his personal vehicles.

No one else spoke in favor or in opposition of the proposal.

At 5:29 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood stated the request for the Amended Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of 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.

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing); Vice Chairman Youngblood made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 8 AM to 5 PM Monday-Friday.
2. All salvaged vehicles must be parked within the fenced area. Only personal, licensed and operable vehicles may be parked outside of the fenced area outside of a single 1940's Ford pickup used as the business sign.
3. The vehicles within the fenced area must be screened from view with the use of privacy slats, vinyl mesh or a combination of the two.
4. There shall be no more than 2 employees of the business who do not reside on the premises.
5. This Conditional Use Permit shall allow for general Automotive Storage / Towing Business with automotive repair only on their personally owned vehicles.
6. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
7. This Conditional Use Permit shall be issued to the current property owners, Craig Staples, and is not transferrable.
8. All building activities shall conform to provisions of the Kentucky Building Code.
9. This Conditional Use Permit shall be for a period of 5 years and expire on 2/22/2029.
10. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
11. An Emergency Response and Spill Prevention Plan shall be required.

Secretary Steck provided the second. The motion passed unanimously.

At 5:34 p.m. Chairman Krausman called for consideration and action on the **Minutes for the meeting held on January 18, 2024**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:35 p.m. Director King presented the **2023 Annual Report**.

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Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday, 7 March 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:36 p.m.

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

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

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

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

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

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

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

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

ADOPTED AND APPROVED THIS 7th DAY OF MARCH 2024 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Vice Chairman Greg Youngblood called to order the four hundred eighty second meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday 18 January 2024, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Member in attendance was Secretary Steve Steck. Also, in attendance was Director Adam King, AICP and the individuals listed on the attached sign-in sheet. Vice Chairman Greg Youngblood appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak. Chairman Bob Krausman, Planner I, Nikki McCamish, and Planner, Haley Goodman were absent from this meeting.

At 5:00 p.m. Vice Chairman Youngblood announced the first item on the agenda is a request for a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the lot to be further subdivided. The property is a 6.108 acre site located at 1540 South Black Branch Road, Cecilia, KY, known as Lot 1 of Grey & Hammons Subdivision within the Natural Resource Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 126-00-00-006. The property is owned by **JAMES & MELISSA JENKINS**. Director King reviewed the application, the plans for the property, and presented exhibits into the record.

Doug Johnson, of 21500 Sonora Hardin Springs Road, Big Clifty, KY provided testimony and answered questions from the board members and staff. Mr. Johnson explained that he is the surveyor for the project and stated that Mr. Jenkins intends to sell the lots or build homes on them.

James Jenkins, of PO Box 2051, Elizabethtown, KY 42701 provided testimony and answered questions from the board members and staff. Mr. Jenkins explained that he intends to build two nice slab houses on the lots that would be around 1,600 sq. ft. each.

Secretary Steck asked if he intended on removing the manufactured home soon and Mr. Jenkins responded yes, it will be gone in a few months.

No one else spoke in favor or in opposition of the proposal.

Secretary Steck made a motion to grant a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for the lot to be further subdivided based on the staff presentation and the testimony provided in the public hearing. He noted the proposal has no safety concerns, will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

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B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was granted with the noted conditions:

1. To allow for a Variance from the minimum road frontage and the 1:3 lot width-to-length ratio to allow for Lot 1 of Grey Hammons Subdivision to be further subdivided.
2. Ingress & Egress easement must be maintained along the north side property line.
3. An Amended Record Plat shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
5. The manufactured home shall be removed within 6 months.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:15 p.m. Vice Chairman Youngblood called for consideration and action on the **Minutes for the meeting held on January 4, 2024**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

Vice Chairman Youngblood announced that the next regular scheduled meeting will be held on Thursday, 22 February 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:17 p.m.

ADOPTED AND APPROVED THIS 22nd DAY OF FEBRUARY 2024 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Bob Krausman called to order the four hundred eighty first meeting of the Hardin County Board of Adjustment at 5:01 p.m. on Thursday 4 January 2024, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Members in attendance were Vice Chairman, Greg Youngblood and Secretary Steve Steck. Also, in attendance were Director Adam King, AICP, Planner I, Nikki McCamish, Planner, Haley Goodman, and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Secretary Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:02 p.m. Chairman Krausman announced the first item on the agenda is a request for a Variance from the front building setback to allow for the construction of a 10'x12' front deck. The property is a 0.18 acre site located at 99 East Airview Drive, Elizabethtown, KY, known as Lot 99 of Airview Estates within the North Urban Planning Area and is zoned Urban Residential (R-1). The PVA Map Number is 200-10-01-099. The property is owned by **RODNEY & LINDA DARROW**. Planner Goodman reviewed the application, the plans for the property, and presented exhibits into the record.

Rodney Darrow, of 99 East Airview Drive, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Darrow explained that he just wanted a porch on the front of his house and did not realize there were issues with the placement until he went to apply for the building permit. Mr. Darrow stated he is not going to cover or enclose the front deck. Mr. Darrow stated that the former concrete porch is underneath the wooden deck and it stuck out 3 feet from the house, so they are essentially only going to be 7 feet closer to the road.

No one else spoke in favor or in opposition of the proposal.

At 5:11 p.m. Secretary Steck closed the hearing to public discussion.

Secretary Steck made a motion to grant a Variance from the front building setback for the deck to be constructed based on the staff presentation and the testimony provided in the public hearing. He noted the proposal is not out of character for the area, there are no safety concerns, will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was granted with the noted conditions:

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1. To allow for a Variance from the front building setback to allow for the construction of a 10' x 12' front deck to be no closer than 49' to the centerline of East Airview Avenue.
2. The deck may be covered but shall not be enclosed as living space.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
5. Building and Electrical permits must be pulled through the KBC program of our office.

Vice Chairman Youngblood provided the second. The motion passed unanimously.

At 5:19 p.m. Hearing Officer Steck called for consideration and action on the second item on the agenda, a request for a Variance from the front building setback to allow for a double wide manufactured home with an 8' x 10' front porch to be placed on site. The property is a 1 acre site located at 198 Dutch Girl Lane, Glendale, KY, known as Lot 4 of Dutch Girl Farms, Section 1 within the South Dixie Corridor Planning Area and is zoned Rural Residential (R-2). The PVA Map Number is 225-00-04-004. The property is owned by **THIRD GENERATION ENTERPRISES**. Planner I McCamish reviewed the application, the plans for the property, and presented exhibits into the record.

Roger Gonterman, of 12050 South Dixie Highway, Sonora, KY provided testimony and answered questions from the board members and staff. Mr. Gonterman explained that they thought the home was in compliance with the previous variance approval, but measured after it was set and realized they were too close to the road. Mr. Gonterman stated that this unit is a 4 bedroom and may be bigger than the home that the previous variance was granted for. Mr. Gonterman explained that they sat the home right on the existing foundation. Mr. Gonterman also stated that the house will be a rental, the house is the last one before the cul-de-sac, and the porch will be uncovered.

Chairman Krausman stated that he felt more comfortable with reducing the size of the porch to 6' x 10'.

No one else spoke in favor or in opposition of the proposal.

At 5:32 p.m. Hearing Officer Steck closed the hearing to public discussion.

Vice Chairman Youngblood made a motion to grant a Variance from the front building setback for the double wide with a 6' x 10' front deck based on the staff presentation and the testimony provided in the public hearing. He noted there are no safety concerns, will not adversely affect the public health, safety or welfare, will not alter the essential

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character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback for a Doublewide Manufactured Home with an 6' x 10' front deck to be no closer than 42' to the centerline of Dutch Girl Lane.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
4. Building and Electrical permits must be pulled through the KBC program of our office.

Secretary Steck provided the second. The motion passed unanimously.

At 5:35 p.m. Chairman Krausman called for consideration and action on the **Minutes for the meeting held on December 7, 2023**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Youngblood provided the second. The motion passed unanimously.

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

APA-KY Meeting Adam hosted the KY Chapter of the American Planning Association's Executive Board Meeting in Elizabethtown on November 17, 2023.

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

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday, 18 January 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:37 p.m.

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ADOPTED AND APPROVED THIS 18th DAY OF JANUARY 2024 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary