

Hardin County Planning and Development Commission

Minutes: 17 November 2020

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Chairman Mark Hinton called the seven hundred thirteenth meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 17 November 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Larry Jaggars, II (Secretary), Greg Lowe (Vice-Chairman), Steve Steck (Commissioner), and Danny Percell Sr. (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Assistant Hardin County Attorney Philip Moore and the individuals listed on the attached sign-in sheet.

At 5:02 p.m. Chairman Hinton explained the agenda and the meeting process and then asked Assistant County Attorney Moore to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 Chairman Mark Hinton called for consideration and action on a **“Nonlisted Use” as outlined in Section 15-8 of the Zoning Ordinance, to allow for a Solar Farm**. The applicants ibV Energy Partners LLC of 777 Brickell Ave., Suite 500, Miami, FL on behalf of Clayton & Geraldine Grey, The Clayton Grey Living Trust, Kerby Grey and Eugene Hill have submitted an application and Development Plan for a Solar Farm. The proposed site is 968 acres consisting of 11 tracts. The site is located between Hardinsburg Road (KY86), S. Black Branch Road, and Hansborough Road in Cecilia, KY, and is zoned Rural Residential (R-2).

At 5:05 Vice Chairman Lowe announced that he was going to recuse himself from this action because he was an adjoining land owner on three side of the proposal.

Director King gave a summary of the *Development Guidance System, Zoning Ordinance*, Section 15-8, Procedures for Nonlisted Uses and a powerpoint presentation regarding solar projects in Hardin County and in Kentucky. Since 2010, Hardin County has done 51 electric permits for Solar Panels, with 11 of those permits being for ground mounted panels. Around Kentucky, the largest Solar Facility that Director King could find is 110 acres, with other projects being between 10 – 60 acres. He explained the research staff had conducted on other jurisdictions solar regulations around the state as well as model ordinances produced by the American Planning Association and the KY Resource Council. He also submitted a memo (attached) into the record along with a proposed Resolution #2020-011 to allow for Solar Farms to be a non-listed use, with any Solar Farm greater than 1 acre in size be considered on a case by case basis in the A-1, I-1, and I-1 Zones as Conditional Use Permits because it will not adversely affect long-range planning with the proper conditions.

Robin Saiz with ibV Energy Partners LLC, of 777 Brickell Ave., Suite 500, Miami FL, provided testimony and answered questions from the Commission members and staff. He presented a powerpoint presentation on their proposed solar farm. The ibV company is based in Miami with their parent corporation being based in Germany. Their Hardin County project was their first big win of a 100MW AC Power Purchase

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Agreement with LG&E on November 21, 2019. Mr. Saiz stated that all the land used for this project is being leased for 35 years. They hope to start construction on this project in late 2021 with construction taking around 10 months. Mr. Saiz also mentioned that on October 8, 2020 ibV held a town hall meeting for the public in Cecilia to discuss their proposal and answer any of the public's concerns and questions (around 27 land owners attended); he added that from that meeting there were a couple residents that had concerns about their view shed and that they have met with those families and are working with them on implementing landscaping to protect their views.

Secretary Jagers II asked about environmental studies and protections associated with the project. Mr. Saiz assured the Commission that they were staying out of all the wetlands, stream, and sinkholes in the area. They have performed a wetland delineation study (less than 28 acres of the site are wetlands), endangered species survey, and all other environmental studies have been performed; he did mention that currently the historical/ archeological study was being done on site.

Chairman Hinton had a concern about the overhead transmission line that connects to the substation. Mr. Saiz said that yes the transmission line is overhead, because it is not feasible and they lose too much power going underground. The area of the transmission lines are signed easements and the substation will have screening.

Secretary Jagers II had a concern about the 35-year life expectancy of the project. Mr. Saiz said they have a decommissioning bond. Director King then mentioned that the Commission can require a decommissioning bond in favor of the Planning Commission should a third party be required to come in and decommission the site.

The Commission then discussed smaller scale solar projects for use on residential property and what amount of panels and square footage it takes to power an average residential home. Mr. Saiz said in his experience that using the typical residential 60" X 30" solar panel that 8 panels which would equate to 120 sq. ft. should power the average residential home.

Commission Member Steck suggested an amendment to the proposed Resolution as presented to allow for a ground mount systems without a Conditional Use Permit so long as they were less than 200 sq. ft. in size. An Amendment to the Resolution # 2020-011 was made as follows:

Rooftop Solar Systems mounted to code compliant structures (house, barn or other structure) shall be permitted in all zones as a permitted use by right.

Ground Mount Solar Systems up to 200 sq. ft. in size shall be permitted in all zones as a permitted use by right.

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Ground Mount Solar Systems from 200 sq. ft. in size up to 1 acre in size shall be a Conditional Use Permit in all zones.

Commissioner Member Steck made a motion to adopt Resolution # 2020-011 as Amended based on the research and memo presented by the staff and the testimony provided at the meeting by the staff and those in attendance and that the request for the Nonlisted Use of a Solar Farm (greater than 1 acre in size) be considered on a case by case basis in the A-1, I-1 and I-2 Zones as a Conditional Use Permit, Rooftop Solar Systems mounted to code compliant structures (house, barn or other structure) shall be permitted in all zones as a permitted use by right, Ground Mount Solar Systems up to 200 sq. ft. in size shall be permitted in all zones as a permitted use by right, and Ground Mount Solar Systems from 200 sq. ft. in size up to 1 acre in size shall be a Conditional Use Permit in all zones and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

Objective 1: To determine the most appropriate relationships between the various types of land uses required to meet current as well as future needs.

Objective 2: To promote planned development so as to insure the best possible utilization of land within the county.

Objective 4: To encourage that all land uses are developed in a manner compatible with surrounding land use.

Goal 6: TO IMPROVE AND PROMOTE HARDIN COUNTY AS A PLACE FOR COMMERCE AND INDUSTRY.

Objective 5: To use all resources available to attract new commercial, service and industrial development.

Goal 9: TO PROMOTE ENERGY EFFICIENCY AND CONSERVATION ON A COMMUNITY WIDE BASIS.

Objective 2: To consider energy use and conservation in land use regulations such as building codes, subdivision regulations and land use ordinances.

Goal 13: TO CREATE A SYSTEM WHICH WILL PLAN AND ESTABLISH THE BEST RELATIONSHIPS BETWEEN LAND USES WITHIN HARDIN COUNTY WHICH PERMITS FLEXIBILITY WHILE PROVIDING A VEHICLE FOR ADVICE FROM OUR CITIZENS.

Objective 2: Support the long range planning process.

Objective 3: Maintain land use control devices.

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A second was made by Commission Member Percell. The motion passed 4-0 with Vice Chairman Lowe abstaining.

At 6:20 Chairman Hinton called for consideration and action on a continuation from an item on the agenda from 20 October 2020 that was tabled for a **“Nonlisted Use” as outlined in Section 15-8 of the Zoning Ordinance, to allow for a Recreational Vehicle (RV) to be occupied as a dwelling.** The applicants **Michael & Debra York of 355 Lewis Lane, White Mills, KY** are requesting to allow the use of an RV as a dwelling. The property is a 3 acre site known as Lot 1 of Omega Subdivision, zoned Rural Residential (R-2) and identified by PVA parcel number 109-00-00-001.01.

Secretary Jagers II announced that he was recusing himself from the action because his father owns the adjoining farm to the applicant.

Director King gave a summary of the *Development Guidance System, Zoning Ordinance*, Section 15-8, Procedures for Nonlisted Uses and a powerpoint presentation regarding recreational vehicles in the county, he also submitted a memo (attached) into the record along with Resolution #2020-009 to not allow RV's to be used as dwellings because it would be detrimental to long range planning efforts in the county. Since 2007, staff has investigated 27 complaints for RV's being used as dwellings. Director King's recommendation was for RV's to only be permitted in campgrounds or with in a licensed mobile home park.

Vice Chairman Lowe made a motion to adopt Resolution # 2020-009 based on the research and memo presented by the staff and the testimony provided at the meeting by the staff and those in attendance and that the request that for the Nonlisted Use of a Recreational Vehicle (RV) to be occupied as a dwelling be denied because it will adversely affect long-range planning and is NOT in agreement with the Comprehensive Plan as outline below:

Recreational Vehicles / Campers / Travel Trailers may only be used as temporary living quarters for sixty (60) days in a calendar year as a “Temporary Use” as defined in the Development Guidance System, Zoning Ordinance and/or approved for occupancy in an approved mobile home park or campground.

Goal 1: TO IMPROVE HARDIN COUNTY AS A PLACE OF RESIDENCE.

Objective 1: Promote formation of neighborhood units as opposed to scattered development.

Objective 5: Enforce a system of standard building codes and permits to ensure the structural safety and functional integrity of all dwelling units.

Goal 5: TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

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Objective 2: To promote planned development so as to insure the best possible utilization of land within the county.

Objective 4: To encourage that all land uses are developed in a manner compatible with surrounding land use.

Goal 8: TO PROMOTE CONSERVATION AND EFFICIENT UTILIZATION OF EXISTING COMMUNITY RESOURCES.

Objective 1: To preserve neighborhoods and housing.

Goal 13: TO CREATE A SYSTEM WHICH WILL PLAN AND ESTABLISH THE BEST RELATIONSHIPS BETWEEN LAND USES WITHIN HARDIN COUNTY WHICH PERMITS FLEXIBILITY WHILE PROVIDING A VEHICLE FOR ADVICE FROM OUR CITIZENS.

Objective 2: Support the long range planning process.

Objective 3: Maintain land use control devices.

The motion was seconded by Commission Member Percell and passed 4-0 with Secretary Jaggars II abstaining.

At 6:29 Chairman Hinton called for consideration and action on the **Minutes for the meeting held on 20 October 2020** (attached), consideration and action on the **Financial Report # 4, FY 2021, October 2020**, and consideration and action on the **2021 Meeting Schedule**. Secretary Jaggars II noted a necessary correction on the minutes regarding the Non Listed Use being tabled at the last meeting. Commission Member Steck made a motion to accept minutes as amended, the financial report as presented and the 2021 Meeting Schedule as presented. Secretary Jaggars II provided the second. Motion passed unanimously.

At 6:34 Chairman Mark Hinton called for consideration and action on the **Merit Increases as outlined in the FY 2021 Budget**. A motion was made by Secretary Jaggars II with a second by Vice Chairman Lowe to approved the merit increases as presented. The motion passed unanimously.

At 6:39 Chairman Mark Hinton called for consideration and action on **Authorization to enter into a contract with a vendor regarding credit card processing**. A motion was made by Commission Member Steck with a second by Commission Member Percell to allow Director King to choose a vendor for credit card processing. The motion passed unanimously.

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

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PLANNER HIRED

The newest member of the Planning Commission staff is Nikki McCamish. Nikki is a graduate of Campbellsville University with a Bachelor of Science in Environmental Science. She was previously employed as the Engineering Technician for Hardin County Government.

OCTOBER 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 84 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lots approved for the month • 54 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 14 SFD Permits for the month • 137 SFD Permits for the year • 106 Total Building Inspections for the month • 1,044 Total Building Inspections for the year • 463 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 130 Total Permits for the month • 942 Total Permits for the year • 232 Total Electrical Inspections for the month • 1,681 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF HELL'S GATES SUBDIVISION, LOTS 1 AND 2, RECORD PLAT OF HELL'S GATES SUBDIVISION, SECTION 2, AMENDED BOUNDARY SURVEY OF DR. AMOS HALL PROPERTY, TRACTS 13B, 15A AND 16A	ST JOHN ROAD	3	50.6710	8/28/2020	10/2/2020
RECORD PLAT OF MARDECAI ESTATES	BURNS RD & WARREN DR	2	2.7120	9/21/2020	10/2/2020
AMENDED RECORD PLAT OF CRICKET RUN SUBDIVISION LOT 3, RECORD PLAT OF CRICKET RUN SUBDIVISION SECTION 2	201 & 331 N COLE LN	1	10.2500	1/1/1900	10/6/2020
AMENDED RECORD PLAT OF WILLYARD FARM SUBDIVISION, LOTS 12B AND 15B	8787 RINEYVILLE BIG SPRS RD	0	0.0000	1/1/1900	10/13/2020
AMENDED RECORD PLAT OF PLEASANT VALLEY MANOR, SECTION 3, LOTS 35 & 37	CORVIN LN	-1	0.0000	6/11/2020	10/26/2020
AMENDED RECORD PLAT OF CARRIAGE HILLS SUBDIVISION LOT 2	PEAR ORCHARD RD	2	0.0000	7/20/2020	10/27/2020

SUBDIVISION PLATS RECORDED IN OCTOBER 2020

AMENDED RECORD PLATS OF MARTHA ACRES SUBDIVISION, LOTS 2 & 3 & SIESTA VALLEY SUBDIVISION, SECTION 2 LOT 3	1205 ST JOHN RD	-2	0.0000	10/10/2020	10/27/2020
AMENDED RECORD PLAT OF MILBY SUBDIVISION, LOTS 10,11 AND 12	303 GREEN ACRES DR	-2	0.0000	5/28/2020	10/28/2020
AMENDED RECORD PLAT OF MACI DILL ACRES, LOTS 1, 2 & 3	HARDINBURG RD	0	0.0000	9/28/2020	10/28/2020
		3	63.6330		

Total Records: 9

11/3/2020

Chairman Mark Hinton announced that the next Commission meetings scheduled for December 2020 and January 2021 have been postponed due to COVID-19. It was determined that the Planning Commission will not meet again until Hardin County was not in the “red zone” as outlined by the State. Our next meeting is tentatively scheduled for Tuesday, February 2, 2021 at 5:00pm. Chairman Hinton called for the meeting to be adjourned at 6:47 p.m. Vice Chairman Lowe made a motion to adjourn the meeting. Secretary Jaggars II provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 2nd of February 2021 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

Hardin County Planning and Development Commission

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Vice Chairman Greg Lowe called the seven hundred twelfth meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 20 October 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Larry Jagers, II (Secretary) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Assistant Hardin County Attorney Philip Moore and the individuals listed on the attached sign-in sheet. Chairman Mark Hinton and Commission Member Steve Steck were not in attendance.

At 5:04 Vice Chairman Lowe called for consideration and action on the first item on the agenda a **“Nonlisted Use” as outlined in Section 15-8 of the Zoning Ordinance, to allow for a Recreational Vehicle (RV) to be occupied as a dwelling.** The applicants Michael & Debra York of 355 Lewis Lane, White Mills, KY are requesting to allow the use of an RV as a dwelling. The property is a 3 acre site known as Lot 1 of Omega Subdivision, zoned Rural Residential (R-2) and identified by PVA parcel number 109-00-00-001.01. Director King gave a summary of the *Development Guidance System, Zoning Ordinance*, Section 15-8, Procedures for Nonlisted Uses and a powerpoint presentation regarding recreational vehicles in the county, he also submitted a memo (attached) into the record along with Resolution #2020-009 to not allow RV's to be used as dwellings because it would be detrimental to long range planning efforts in the county. Secretary Jagers II, announced that he needed to recuse himself from the action once it was discovered that his father owns the adjoining farm to the applicant. With his recusal, a quorum was not present and Vice Chairman Lowe, made a motion to table the decision to the next regularly scheduled Planning Commission meeting on 17 November 2020. Commissioner Percell provided the second. Motion passed 2-0 with Jagers II abstaining.

At 5:20 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda a **Proposed Amendment to the Personnel Policy & Handbook, Section 3 – Resignation/Retirement.** Director King reviewed the proposed amendment to allow employees with ten (10) or more years of service to be compensated for up to 6 months of earned and unused paid sick leave as well as to allow all employees at resignation or retirement to be compensated for a maximum of twenty (20) days of earned and unused compensatory time. Commissioner Percell made a motion to accept the amendment and approve Resolution #2020-010 as presented. Secretary Jagers II provided the second. Motion passed unanimously.

At 5:30 p.m. Vice Chairman Lowe called for consideration and action on the **Minutes for the meeting held on 15 September 2020** (attached). Commissioner Percell made a motion to accept the Minutes as presented. Secretary Jagers II provided the second. Motion passed unanimously.

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At 5:32 p.m. Vice Chairman Lowe called for consideration and action on the **Financial Report # 3, FY 2021, September 2020**. Secretary Jaggars II made a motion to accept the Financial Report as presented. Commissioner Percell provided the second. Motion passed unanimously.

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

BUILDING INSPECTOR HIRED

The newest member of the Planning Commission staff is Edwin Alicea. Edwin is a graduate of Western Kentucky University with a Bachelor of Science in Business Administration. He was previously employed as a Building Codes Plan Reviewer with the State of KY for 2 years and has over 14 years of construction experience with the U.S. Army. His first day of employment was 14 October 2020.

PLANNER RESIGNS

Chris Butz last day of employment with the Commission was 15 October 2020. Chris accepted a position with the Transit Authority of River City as a Transportation Planner to be closer to his home in Louisville.

APA-KY MEETING

Adam attended an online meeting of the KY Chapter of the American Planning Association on 18 September 2020 to discuss online options for continuing education credits for the planners across the Commonwealth.

MPO MEETING

Adam attended an online meeting of the Radcliff – Elizabethtown Metropolitan Planning Organization – Technical Advisory Committee on 14 October 2020. At the meeting they discussed an update to the Glendale Transportation Study along with the ongoing East Elizabethtown Transportation Study.

SEPTEMBER 2020 REPORT

Plats Recorded: <ul style="list-style-type: none">• 12 Subdivision plats were approved for the month• 75 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 13 New lots approved for the month• 51 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 123 SFD Permits for the year• 133 Total Building Inspections for the month• 938 Total Building Inspections for the year• 421 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 107 Total Permits for the month• 812 Total Permits for the year• 161 Total Electrical Inspections for the month• 1,449 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN SEPTEMBER 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF VALLEY FIELDS SUBD LOT 1B	3634 RINEYVILLE RD	1	8.596	8/17/2020	9/1/2020
BUTTERWORTH'S ACRES SUBDIVISION	550 S GRANDVIEW CHURCH RD	2	28.9090	8/27/2020	9/3/2020
AMENDED RECORD PLAT OF THE ORCHARD LOTS 7 & 8	BRAEBURN COURT	-1	0.0000	7/22/2020	9/9/2020
MIKE'S ACRES SUBDIVISION	BATTLE TRAINING ROAD	1	10.0420	1/1/1900	9/11/2020
RECORD PLAT OF THE GRAFTED TREE	BACON CREEK ROAD	2	11.7870	9/3/2020	9/16/2020
AMENDED RECORD PLAT OF GREGWARREN SUBDIVISION, LOT 3B	2191 ROUNDTOP RD	1	0.0000	8/28/2020	9/17/2020
AMENDED RECORD PLAT OF CARRIEWOOD ESTATES, LOTS 11C & 11D	5071 HARDINSBURG RD	0	16.1910	9/15/2020	9/18/2020
RECORD PLAT OF KEVIN'S ACRES SUBDIVISION	SPORTSMAN LAKE RD.	2	6.2120	7/20/2020	9/18/2020
AMENDED RECORD PLAT OF RANDOM WAY SUBDIVISION, LOTS 1 AND 2	9999 & 10039 LEITCHFIELD RD	0	0.0000	9/17/2020	9/21/2020
RECORD PLAT OF RAILROAD ACRES SUBDIVISION	E. MAIN STREET	3	5.0150	9/10/2020	9/21/2020
RECORD PLAT OF BERT & NELLIE'S ACRES	FLINT HILL ROAD	1	12.0310	9/15/2020	9/23/2020
HIGHBAUGH'S ACRES	4515 HARDINSBURG ROAD	0	0.0000	9/22/2020	9/23/2020
		12	98.7830		

Total Records: 12

10/1/2020

At 5:41 p.m. Vice Chairman Lowe announced that due to the Presidential Election day, the next regularly scheduled meeting will be held on Tuesday, November 17, 2020 at 5:00 p.m. and called for the meeting to be adjourned at 5:43 p.m. Secretary Jagers II made a motion to adjourn the meeting. Commissioner Percell provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 17th OF NOVEMBER 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

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Minutes: 15 September 2020

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Chairman Mark Hinton called the seven hundred eleventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 September 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Danny Percell (Member), and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Planner Chris Butz, Assistant Hardin County Attorney Philip Moore and the individuals listed on the attached sign-in sheet.

At 5:02 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant County Attorney Moore to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed billboard along Interstate 65. The property is a 72-acre site located at 5617 South Dixie Highway, Glendale, KY. **THE HARDIN COMMUNITY FAIR BOARD** is the owner of the property which is identified by PVA parcel number 224-00-00-004 and the applicant is **MARTY FULKERSON** of 1404 Essex Court, Elizabethtown, KY. Director King explained the public notice requirements, presented and entered the exhibits into the record, and reviewed the staff report and PowerPoint slide presentation regarding the proposed Zoning Change Map Amendment.

Marty Fulkerson with the Hardin County Community Fair Board, of 1404 Essex Court, Elizabethtown, KY, provided testimony and answered questions from the Commission members and staff. He stated the main reason for pursuing the zone change was to allow for a proposed billboard to provide a steady stream of income for the fairgrounds. He added that the residential zone was inappropriate for the fairgrounds and the noise from I-65 and South Dixie Highway would deter residential development. Mr. Fulkerson also referenced deed restrictions that require the land to always be used for a county fair or recreational purposes. He continued to say the fair board had not decided on placing one or two billboards on the property as they are still in negotiations with multiple billboard companies. Additionally, he pledged to not display any advertisements for adult bookstores or businesses of that nature on the billboards. Mr. Fulkerson said any billboard on the fairgrounds would represent the county as a whole and the advertisements displayed would reflect that.

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Chairman Hinton called for anyone else wishing to speak in favor to come forward and state their name and address for the record. No one else spoke in favor.

Chairman Hinton called for anyone wishing to speak in opposition or with general questions to come forward and state their name and address for the record. No one spoke in opposition.

At 5:20 p.m. Chairman Hinton closed the Public Hearing and called on Director King to restate the application, present the Staff Report and make a staff recommendation.

Director King gave the staff recommendation for approval of the Zoning Change from Rural Residential (R-2) to Convenience Commercial Zone (C-1) and presented Resolution # 2020-008 for consideration. Chairman Hinton then called on the Planning Commission members for any discussion.

At 5:25 p.m. Commissioner Percell made a motion to approve the Zone Change request from Rural Residential (R-2) to Convenience Commercial Zone (C-1) and to adopt Resolution # 2020-008 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1 - 8; Step 2: Property Characteristics 1 - 5, 7 & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: # 17 South Dixie Corridor and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 3: To provide the citizens of Hardin County with adequate public services and community facilities.

Goal 12: To preserve the lifestyle, history, and natural surroundings of the people of Hardin County.

Objective 1: Protect meaningful local tradition and encourage civic pride.

A second was made by Commissioner Steck. The motion passed 3-0 with Secretary Jagers II and Chairman Hinton abstaining.

At 5:30 p.m. Chairman Hinton called for consideration and action on **Financial Report # 2 FY 2021 - August 2020 and Minutes for the meeting held on 18 August 2020**(attached). Vice Chairman Lowe made a motion to accept the Financial Report # 2 August 2020 and the Minutes as presented. Secretary Jagers II provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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At 5:45 p.m. Chairman Hinton announced that due to fall break the next regularly scheduled meeting will be held on Tuesday, October 20, 2020 at 5:00 p.m. and called for the meeting to be adjourned at 6:15 p.m. Vice Chairman Lowe made a motion to adjourn the meeting. Secretary Jaggars II provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 20th OF OCTOBER 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 August 2020

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Chairman Mark Hinton called the seven hundred tenth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 August 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Danny Percell (Member) and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Planner Chris Butz and Hardin County Attorney Philip Moore were not in attendance.

At 5:05 p.m. Chairman Hinton called for consideration and action on the **Amended Preliminary Plat of Rosey Tulip Subdivision**. The proposed development is a 46.726 acre site located on the east side of Gaither Station Road, identified by PVA map parcel number 188-00-00-020.01 and the property is zoned Urban Residential (R-1). The developer, Double B Properties, LLC is proposing to reduce the number of lots and streets to be constructed. Director King presented the Amended Preliminary Plat, reviewed the staff review comments and a powerpoint slide presentation. He explained that the reason for the review was that the developer wanted to deviate from the original preliminary plat that was approved by the Planning Commission on 18 June 2019. The total number of lots was being reduced from 36 to 26 and the two previously proposed streets were being eliminated. Mike Billings of Engineering Design Group provided testimony and answered questions from the Commission Members. A motion was made by Vice Chairman Lowe to approve the Amended Preliminary Plat of Rosey Tulip Subdivision. Secretary Jagers II provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:12 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held 21 July 2020 (Attached) and Financial Report # 1 FY 2021 July 2020**. Secretary Jagers II made a motion to accept the Minutes and Financial Report as presented. Vice Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:14 p.m. Director King reviewed a series of slides regarding commercial development in the county and the Commission discussed potential regulations on Commercial Design Criteria. Director King indicated they would continue doing research on other jurisdictions requirements and best practices and report back to the Commission at a later date.

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

APA-KY ANNUAL MEETING

Adam participated in the APA-KY Annual Meeting over Zoom on 24 July 2020. As Chair of the Awards Committee, he presented former Hardin County Planning Director, Dennis Gordon, FAICP with the William Bowdy Award for Lifetime Achievement by a KY

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Planner. Dennis is retiring after a 45 year career in Planning.

18 YEARS OF SERVICE

Building Inspector, Ed Bryan celebrated 18 years of service with the Planning Commission on 31 July 2020.

MEADE COUNTY MEETING

Adam & Madeline met with Karen & Allison from Meade County Planning to discuss our Iworq Permit Software System, zoning and building & electrical permit numbers in our jurisdictions.

At 5:40 p.m. Chairman Hinton announced that the previously scheduled meeting for Tuesday, September 3, 2020 is cancelled due to lack of agenda items. The next Commission meeting is scheduled for Tuesday, September 15, 2020 at 5:00 p.m. and called for the meeting to be adjourned at 5:41 p.m. Secretary Jaggars II made a motion to adjourn the meeting. Vice Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

ADOPTED AND APPROVED THIS 15th DAY OF SEPTEMBER 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 21 July 2020

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Chairman Mark Hinton called the seven hundred ninth meeting of the Hardin County Planning and Development Commission to order at 5:10 p.m. on Tuesday, 21 July 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Assistant Hardin County Attorney Philip Moore and the individuals listed on the attached sign-in sheet. Commission Member Steve Steck and Planner Chris Butz were not in attendance.

At 5:12 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant County Attorney Moore to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:13 p.m. Chairman Hinton called for consideration and action on the first item on the agenda a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the development of a proposed Dollar General store. The property is a 3.116 acre site located at the southeast corner of Battle Training Road (KY 434) and Shepherdsville Road (KY 251) in Elizabethtown, KY. **CATHY & CHARLES WISE** are the owners of the property which is identified by PVA parcel number 217-00-00-050 and the applicant is **CURT RAFFERTY** of 1111 Shive Lane, Bowling Green, KY. Director King explained the public notice requirements, presented and entered the exhibits into the record, and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment.

Will McDonough, Project Engineer with Paul Primavera & Associates of 301 E. Chestnut Street, Corydon, IN, provided testimony and answered questions from the Commission members and staff on behalf of the applicant and property owners. He clarified that the state highway department requires 300' from an intersection for the entrance, which necessitated the entrance be from Battle Training Road (KY 434). He also provided copies of the plat and development plan to the Commission. The structure will be a 9,100 square feet store with 30 parking spaces and landscaped area. The existing woods to the southeast will be preserved and a monument style sign will be used in place of a pole mounted sign. Mr. McDonough discussed that a block façade was proposed but that the developer was willing to use brick along the front facing KY 251 and for a portion of the façade that faces KY 434 in place of block.

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Chairman Hinton called for anyone wishing to speak in favor to come forward and state their name and address for the record. No one else spoke in favor.

Chairman Hinton called for anyone wishing to speak in opposition or with general questions to come forward and state their name and address for the record.

Scott Stanley of 3288 Battle Training Road, Elizabethtown, KY said he had been talking with neighbors who have lived in the area 30+ years and they are concerned about the increased traffic, light pollution and that he and they would like the Dollar General to take the place of the abandoned gas station across the road that has become an eye sore.

Mr. McDonough relayed that the proposed lighting is projected downward and would not spill onto any adjoining properties. He also explained that the gas station property was not for sell to their knowledge.

John O'Boyle of 761 Tunnel Hill Church Road, Elizabethtown, KY stated concerns with the hours of operation and said the gas station had gotten robbed and worried this store will create more issues. He also wanted to know how far off his property line the proposed store would be.

Director King stated the proposed store is 42 feet from the south property line and that there are two others properties between the site and Mr. O'Boyle's property.

At 5:57 p.m. Chairman Hinton closed the Public Hearing and called on Director King to restate the application, present the Staff Report and make a staff recommendation.

Director King gave the staff recommendation for approval of the Zoning Change from Rural Residential (R-2) to Convenience Commercial Zone (C-1) and presented Resolution # 2020-007 for consideration. Chairman Hinton then called on the Planning Commission members for any discussion.

Chairman Hinton asked Director King if there was any way to include a binding element on the record regarding the use of brick for the two facades? Director King noted that KRS 100 does not allow us to place binding elements on Zone Changes but that staff will continue working on potential commercial design criteria to be added to the Zoning Ordinance so that it can be required in the future.

At 6:00 p.m. Vice Chairman Lowe made a motion to approve the Zone Change request from Rural Residential (R-2) to Convenience Commercial Zone (C-1) and to adopt Resolution # 2020-007 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and those in attendance and

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that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 2,3,4,5,7 & 8; Step 2: Property Characteristics 1,2,3,4,5,7 & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: PA # 16 Shepherdsville Road Corridor and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 6: To improve and promote Hardin County as a place for Commerce and industry

Objective1: To provide adequate space for the proper location of commercial and industrial land use.

A second was made by Commissioner Percell. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:02 p.m. Chairman Hinton called for consideration and action on **Financial Report # 11 May 2020 and Budget Amendments for FY 2020**. Commissioner Percell made a motion to accept the Financial Report # 11 May 2020 and the Budget Amendments for FY 2020 as presented. Secretary Jaggars II provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:05 p.m. Chairman Hinton called for consideration and action on **Financial Report # 12 June 2020**. Secretary Jaggars II made a motion to accept the Financial Report # 12 as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:08 p.m. Chairman Hinton called for consideration and action on **Minutes for the meeting held on 16 June 2020**(attached). Secretary Jaggars II made a motion to accept the Minutes as presented. Commissioner Percell provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:15 p.m. Chairman Hinton announced that since there are no items scheduled for the agenda for August 4th, the next regularly scheduled meeting will be held on Tuesday, August 18, 2020 at 5:00 p.m. and called for the meeting to be adjourned at 6:15 p.m. Vice Chairman Lowe made a motion to adjourn the meeting. Secretary Jaggars provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 18th OF AUGUST 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

Hardin County Planning and Development Commission

Minutes: 16 June 2020

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Chairman Mark Hinton called the seven hundred eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 June 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Steve Steck (Member) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Assistant Hardin County Attorney Philip Moore and the individuals listed on the attached sign-in sheet. Planner Chris Butz was not in attendance.

At 5:03 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant County Attorney Moore to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda a request for a Zoning Change Map Amendment from Urban Residential (R-1) to Convenience Commercial (C-1) to allow for a proposed storage shed display lot. The property is a 3.791 acre site known as Lot 2A of Garden View Estates near the intersection of Patriot Parkway (KY 361) and Deckard School Road with an address of 71 Tribute Court, Radcliff, KY. **GB, LLC (Glenn Bieber, Member)** is the owner of the property which is identified by PVA parcel number 163-00-00-013. Director King explained the public notice requirements, presented and entered the exhibits into the record, reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment.

At 5:20 p.m. Glenn Bieber of 243 Forest Trace, Radcliff, KY provided testimony and answered questions from the Commission members and staff. He stated that he intends to lease the land for a storage shed display lot and is keeping the existing house to fix up. He agreed on the need for evergreen trees between his property and the adjoining residential property to the north.

At 5:28 p.m. Chairman Hinton inquired about the shrubs along Patriot Parkway and asked who maintains that area. Director King stated this is state owned and maintained right-of-way. Due to limited scope of business, the Planning Commission waived the requirement to plant all shrubs along Patriot Parkway due to them not even being visible thru the tall grass and overgrown right-of-way fence. Director King and the Planning Commission decided a single planting strip with 10 shrubs along Tribute Court would be adequate in addition to the required evergreen trees along the property line to the north adjoining residential property.

At 5:30 p.m. Director King then gave a summary of the proposal, reviewed Resolution 2020-006, and presented the reasons established in KRS 100 and the Development

Hardin County Planning and Development Commission

Minutes: 16 June 2020

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Guidance System Zoning Ordinance for granting a Map Amendment. He presented the Staff Recommendation for approval of the Map Amendment Zone Change. Chairman Hinton closed the hearing.

At 5:31 p.m. Secretary Jagers II made a motion to adopt the Staff report and RESOLUTION NUMBER 2020-006 approving the Map Amendment to Convenience Commercial (C-1) based on the staff report, the testimony provided at the public hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1,2,3,4,5,8 & 10; Step 2: Property Characteristics 1,2,3,5 & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: KY 361 Corridor (#11) 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.

Objective: 8. Promote the development and prosperity of small businesses.

Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:35 p.m. Chairman Hinton called for consideration and action on **Financial Report # 8 February 2020, Financial Report # 9 March 2020, and Financial Report # 10 April 2020**. Vice Chairman Lowe made a motion to accept the Financial Reports as presented. Secretary Jagers II provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:40 p.m. Chairman Hinton called for consideration and action on the **Second Reading of Budget FY21**. Director King presented the budget to the Commission. Commissioner Percell made a motion to accept the Second Reading of the FY21 Budget as presented with the 5 amendments. Secretary Jagers II provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:45 p.m. Chairman Hinton called for consideration and action on the **Minutes for the meeting held on 3 March 2020**(attached). Secretary Jagers II made a motion to accept the Minutes as presented. Vice Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

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At 5:50 p.m. Chairman Hinton called for consideration and action on the **Annual Nomination and Election of Officers**. Commissioner Percell made a motion for the officers to remain the same. Commissioner Steck provided the second. Motion passed unanimously.

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

1 YEAR OF SERVICE & GRADUATION

Chris Butz, Planner, celebrated 1 year of service with the Planning Commission on 11 May 2020.

Chris also completed his Masters of Urban Planning Degree at the University of Louisville in May and received the Outstanding Student Award!

NATIONAL PLANNING CONFERENCE

Adam & Chris are participating in the first ever, online National Planning Conference hosted by the American Planning Association with the ability to obtain over 20 hours of continuing education.

EAST ELIZABETHTOWN CONNECTIVITY STUDY

Adam attended a Zoom meeting with various planners and engineers from the area on 27 May 2020 that was the kick off of the East Elizabethtown Connectivity Study being funded by the Elizabethtown-Radcliff Metropolitan Planning Organization and KY Transportation Cabinet District #4. QK4 from Louisville was awarded the contract and Adam is on the project team.

APA-KY MEETING

Adam attended a Zoom meeting of the KY Chapter of the American Planning Association on 27 May 2020. The topics of discussion were rescheduling the Spring & Fall conferences and finalizing the 2019 Annual Report.

WEST POINT TRAIL MEETING

Adam participated in a Zoom meeting of the West Point Revitalization Committee to continue the discussion of a trail network to connect West Point to the Louisville Loop.

BUILDING INSPECTOR CONTINUING EDUCATION

Ed & Jimmy are obtaining continuing education hours online in June participating in a workshop series hosted by the American Institute of Architects, Code Administrators Association of KY and the KY Office of Housing, Buildings and Construction.

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 Minutes: 16 June 2020
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MARCH 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 21 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lots approved for the month • 21 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 10 SFD Permits for the month • 35 SFD Permits for the year • 87 Total Building Inspections for the month • 284 Total Building Inspections for the year • 97 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 74 Total Permits for the month • 230 Total Permits for the year • 124 Total Electrical Inspections for the month • 424 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MACI DILL ACRES	HARDINSBURG ROAD (KY 86)	3	17.9150	1/1/1900	3/3/2020
RECORD PLAT OF C AND C ESTATES	8855 NEW GLENDALE ROAD	1	3.3450	2/27/2020	3/3/2020
AMENDED RECORD PLAT OF CALVERT ESTATES, SECTION 1, LOTS 1 & 2	1887 S. LONG GROVE RD.	0	0.0000	1/7/2020	3/5/2020
RECORD PLAT OF HURST FARM DIVISION	615 FOWLER LN.	1	5.0000	1/6/2020	3/10/2020
AMENDED RECORD PLAT OF GARDEN VIEW ESTATES, LOT 2	71 TRIBUTE COURT	0	0.0000	2/28/2020	3/10/2020
MELS ACRES SUBDIVISION, LOT 2	11 TRIBUTE COURT, RADCLIFF, KY	1	0.0000	2/18/2020	3/12/2020
SPORTSMAN LAKE LOTS 6A, 9-11 & 12A OF BLOCK 5 AND LOTS 3,4 & 5 OF BLOCK 6	304 LAKE SHORE DR	-5	0.0000	1/6/2020	3/23/2020
RECORD PLAT OF CAK FARMS	HOOVER HOLLOW RD	1	14.7250	3/4/2020	3/25/2020
AMENDED RECORD PLAT OF REBECCA ROSE FARM, LOT 1B	3903 SALT RIVER ROAD, RINEYVILLE, KY	1	0.0000	2/10/2020	3/27/2020
		3	40.985		

Total Records: 9

4/2/2020

APRIL 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 1 Subdivision plat was approved for the month • 22 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 0 New lots approved for the month • 21 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 12 SFD Permits for the month • 47 SFD Permits for the year • 109 Total Building Inspections for the month • 393 Total Building Inspections for the year • 134 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 91 Total Permits for the month • 321 Total Permits for the year • 180 Total Electrical Inspections for the month • 604 Total Electrical Inspections for the year

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SUBDIVISION PLATS RECORDED IN APRIL 2020

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMENDED RECORD PLAT OF ISLAND TRACS SUBDIVISION, LOT 1A AND REVISED BOUNDARY SURVEY OF THE JOANN TAUL REVOCABLE TRUST PROPERTY	3438 HARDINSBURG RD	0	-5.1580	3/18/2020	4/1/2020
			0	-5.1580		

Total Records: 1

5/1/2020

MAY 2020 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 31 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 25 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 9 SFD Permits for the month • 56 SFD Permits for the year • 103 Total Building Inspections for the month • 498 Total Building Inspections for the year • 173 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 77 Total Permits for the month • 398 Total Permits for the year • 169 Total Electrical Inspections for the month • 773 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MAY 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MASTERSON'S ACRES	5537 S LONG GROVE ROAD	1	12.8310	4/20/2020	5/4/2020
AMENDED RECORD PLAT OF NOLIN RIVER SUBDIVISION, SECTION 2, LOT 8	RIVERSIDE LANE	1	0.0000	1/1/1900	5/14/2020
AMENDED RECORD PLAT OF LOTS 12 & 13 MAGGIE'S ACRES SUBDIVISION	W RHODES CREEK RD	-1	0.0000	5/11/2020	5/15/2020
AMENDED RECORD PLAT OF COLEEN ACRES SUBDIVISION, LOT 1 AND BECKLEY WOODS SUBDIVISION, LOT 87	4655 NEW GLENDALE RD & BECKLEY WOODS DR	0	0.0000	4/10/2020	5/18/2020
AMENDED RECORD PLAT OF MEL'S ACRES SUBDIVISION, LOTS 2A & 2B	11 TRIBUTE COURT, RADCLIFF, KY	0	0.0000	5/5/2020	5/18/2020
RECORD PLAT OF WILLIAM D MARTIN SUBDIVISION	951 BLUE BALL CHURCH RD	2	24.8600	3/25/2020	5/18/2020
RECORD PLAT OF HURST FARM DIVISION, SECTION 2	FOWLER LANE	1	5.0110	5/21/2020	5/28/2020
WILLYARD FARM SUBDIVISION LOTS 3 & 4	RINEYVILLE BIG SPRINGS ROAD	-1	0.0000	4/22/2020	5/28/2020
AMENDED RECORD PLAT OF HURST FARM DIVISION, SECTION 1, LOT 1 AND RECORD PLAT OF HURST FARM DIVISION, SECTION 3	615 FOWLER LN	1	28.0840	5/21/2020	5/28/2020
		4	70.7860		

Total Records: 9

6/2/2020

Hardin County Planning and Development Commission

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At 5:58 p.m. Chairman Hinton announced that since there are no items scheduled for the agenda for July 7th, the next regularly scheduled meeting will be held on Tuesday, July 21, 2020 at 5:00 p.m. and called for the meeting to be adjourned at 5:58 p.m. Vice Chairman Lowe made a motion to adjourn the meeting. Commissioner Steck provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 21st OF JULY 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

Hardin County Planning and Development Commission

Minutes: 3 March 2020

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Chairman Mark Hinton called the seven hundred seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 3 March 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Commission Member Danny Percell, Sr., Planner Chris Butz and Assistant Hardin County Shelt Michael Lewis were not in attendance.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, **the First Reading of the FY 2021 Budget**. Director King presented the Budget to the Commission. Commission Member Steck made a motion to accept the Budget as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on **Financial Report # 7 January 2020**. Secretary Jagers II made a motion to accept the Financial Report # 7 as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:23 p.m. Chairman Hinton called for consideration and action for the **Minutes from the Meeting held on 18 February 2020**. Secretary Jagers II made a motion to accept the minutes as presented. Commission Member Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

FEBRUARY 2020 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 12 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 6 New lots approved for the month• 18 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 25 SFD Permits for the year• 82 Total Building Inspections for the month• 196 Total Building Inspections for the year• 70 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 65 Total Permits for the month• 156 Total Permits for the year• 144 Total Electrical Inspections for the month• 301 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN FEBRUARY 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF DONNIE'S ACRES , PROPERTY BY LAUREL RIDGE FRAMING	15340 SALT RIVER RD.	3	9.5700	1/16/2020	2/4/2020
SKEES ACRES LOTS 8C & 9B	345 ST AMBROSE CHURCH LANE	0	0.0000	1/10/2020	2/5/2020
AMENDED RECORD PLAT OF MCCORMACK SUBDIVISION, BLOCK D, LOTS 40- 43 AND 1/2 OF LOT 39	138 MCCORMACK AVE	-3	0.0000	1/1/1900	2/6/2020
AMENDED RECORD PLAT OF ELMORE SUBDIVISION, LOTS 2 & 3	9133 & 9081 LEITCHFIELD RD	2	7.7000	1/1/1900	2/14/2020
AMENDED RECORD PLAT OF TRUBY ACRES SUBDIVISION, LOT 1 AND BOUNDARY SURVEY OF THE DOUBLE L PROPERTIES, LLC TRACT A	6532 HARDINBURG RD	0	0.0000	2/10/2020	2/19/2020
G CHILDREN'S HOME SUBDIVISION, SECTION 4, LOT 20	2125 GILEAD CHURCH RD.	1	0.0000	12/9/2019	2/21/2020
		3	17.2700		

Total Records: 6

3/2/2020

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 14 April 2020 at 5:00 p.m. and called for the meeting to be adjourned at 5:30 p.m.

ADOPTED AND APPROVED THIS 16TH OF JUNE 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 February 2020

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Chairman Mark Hinton called the seven hundred sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 February 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Planner Chris Butz, Assistant Hardin County Attorney Shelt Michael Lewis, and the individuals listed on the attached sign-in sheet. Commission Member Danny Percell, Sr. was not in attendance.

At 5:03 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant County Attorney Lewis to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential (R-2) to Urban Residential (R-1) to allow for a property to be subdivided into two lots. The property is a 3.893 acre site known as Lot 2 of Bee Cee Estates located at 1409 Optimist Road, Elizabethtown KY. **AMANDA & CHRIS MEREDITH** are the owners of the property which is identified by PVA parcel number 241-00-00-005.06. Director King explained the public notice requirements, presented and entered the exhibits into the record, reviewed the staff report and power point slide presentation regarding the proposed Zoning Change Map Amendment.

At 5:16 p.m. Commission Member Steck asked if there was a water line along Optimist Road. Director King replied that Hardin County Water District #2 has a 4-inch water line on the south side of Optimist Road.

At 5:18 p.m. Owners, Christopher and Amanda Meredith, 1409 Optimist Road, Elizabethtown, KY provided testimony and answered questions from the Commission members and staff. They stated that their intention is to sell off the existing house with 1.25 acres and said they would preserve the vacant 2.6 acre lot but could potentially build a house on it in the future. But for now, they want to preserve the land for recreational uses. Mrs. Meredith informed the Commission that their work and their daughter's tennis team take them to Louisville a lot and they want to move closer to Louisville and keep the land on Optimist Road as a kind of getaway.

At 5:23 p.m. Chairman Hinton called for anyone wishing to speak in opposition to come forward and state their name and address for the record. No one spoke in opposition.

At 5:24 p.m. Chairman Hinton closed the Public Hearing and called on Director King to restate the application, present the Staff Report and make a staff recommendation.

Hardin County Planning and Development Commission

Minutes: 18 February 2020

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Director King gave the staff recommendation for approval of the Zoning Change from Rural Residential (R-2) to Urban Residential (R-1) and presented Resolution #2020-004 for consideration. Chairman Hinton then called on the Planning Commission members for any discussion.

At 5:25 p.m. Vice Chairman Lowe made a motion to approve the Zone Change request from Rural Residential (R-2) to Urban Residential (R-1) and to adopt Resolution #2020-004 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 2, 4, 5, 8 & 10; Step 2: Property Characteristics 1, 2, 3, 5, 6, 7 & 10; 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 from the Comprehensive Plan:

Goal 11: To improve Hardin County as a place of residence

Objective 1: Promote formation of neighborhood units as opposed to scattered development

Objective 11: To develop a supply of housing which meets the population demand

A second was made by Secretary Jaggars II. The motion passed 3-0 with Chairman Hinton abstaining.

Chairman Hinton announced that there is a 21 day appeal period and that anyone wishing to appeal the decision to Hardin County Fiscal Court should call the Planning Office for the application and fees within 21 days.

At 5:27 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a public facility review to determine compliance with the Comprehensive Plan (KRS 100-324).

Director King reported that **RINEYVILLE VOLUNTEER FIRE DEPARTMENT** is proposing to construct a new 6,380 sq. ft. fire station on a 2.086 acre site known as Lot 2 of Pointers Ridge and located at the intersection of Pointers Court and Oakbrook Lane in Rineyville, KY. Director King gave a summary of the proposal, reviewed the proposed Resolution #2020-005, and presented the reasons established in KRS for approving a Public Facility.

Secretary Jaggars II made a motion to adopt Resolution Number 2020-005 (attached)

Hardin County Planning and Development Commission

Minutes: 18 February 2020

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approving the proposed Rineyville Volunteer Fire Department as a Public Facility and that the request is in agreement with the Comprehensive Plan citing:

Goal 3: To provide the citizens of Hardin County with adequate public service and community facilities.

Objective 5: To encourage that developments have adequate fire protection.

The motion was seconded by Vice Chairman Lowe and the motion passed 3-0 with Chairman Hinton abstaining.

At 5:34 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a request by the **RINEYVILLE VOLUNTEER FIRE DEPARTMENT** to waive the planning review and electrical inspection fees associated with the proposed Rineyville Fire Station. Director King noted that he had previously spoken with David Veirs, our contract Electrical Inspector and that he agreed to waive his electrical inspection fees. Commissioner Steck made a motion to approve the request from the Rineyville Volunteer Fire Department to waive the fees associated with the planning review and electrical inspection. Secretary Jaggars II provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 5:37 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the Preliminary Plat of **STILL MEADOW ESTATES**. The proposed development is a 52.716 acre site located near the corner of W. Rhudes Creek Road and New Glendale Road in Elizabethtown, KY, identified by PVA map parcel numbers 205-00-00-009.11 and 205-00-00-009.14 and the property is zoned Urban Residential (R-1). The developers, Will Harris Homes and Larry & Linda Phillips, are proposing the creation of 17 single-family residential lots. Director King presented the Preliminary Plat, reviewed the staff review comments and a PowerPoint slide presentation. The engineer for the project, Mike Billings of Engineering Design Group provided testimony and answered questions from the Commission members.

Chairman Hinton asked if W. Rhudes Creek Road could handle the additional traffic created by a subdivision and Secretary Jaggars II questioned the sight distance to the west. Director King said the road qualifies for new streets with 18' of pavement width and a 40' dedicated right-of-way width and noted that the Hardin County Road Department has checked the sight distance and approved the entrance into the proposed subdivision. Director King noted the Access Restriction Note on the plat that prohibits the corner lots from having driveways directly onto W. Rhudes Creek Road.

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Director King also mentioned the 30'x100' sight triangles at the proposed entrance to preserve the driver's line of site.

A motion was made by Commissioner Steck to conditionally approve the Preliminary Plat of Still Meadow Estates pending the correction of the 30 items listed in the staff review comments. Vice-Chairman Lowe provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

Chairman Hinton called for consideration and action on the **Minutes from the meeting held on February 4, 2020**. A motion was made by Secretary Jagers II with a second by Vice Chairman Lowe and the motion passed 3-0 with Chairman Hinton abstaining.

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

12 years of service Adam C. King, AICP, Director, celebrated 12 years of service with the Planning Commission on February 15, 2020.

JANUARY 2020 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 6 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 19 New lots approved for the month• 15 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 13 SFD Permits for the month• 154 SFD Permits for the year• 114 Total Building Inspections for the month• 114 Total Building Inspections for the year• 39 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 90 Total Permits for the month• 90 Total Permits for the year• 157 Total Electrical Inspections for the month• 157 Total Electrical Inspections for the year

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SUBDIVISION PLATS RECORDED IN JANUARY 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HAMILTON HILL SUBD.	MEETING CREEK RD.	1	1.0000	10/24/2018	1/7/2020
ANNA LEE MEADOWS SEC. 2	111 HARTLEY LANE	1	3.0010	10/1/2019	1/15/2020
RECORD PLAT OF THE STATION AT OTTER CREEK AND BOUNDARY SURVEY OF THE PAMELA AND SCOTT MATTINGLY FARM	BURNS RD.	1	11.1940	1/13/2020	1/17/2020
RECORD PLAT OF MY BLESSITT VALLEY SUBDIVISION, SECTION 2	11585 FLINT HILL RD.	2	24.8200	1/14/2020	1/23/2020
ROSEY-TULIP SUBDIVISION	GAITHER STATION ROAD	14	16.0560	11/13/2019	1/23/2020
AMENDED RECORD PLAT OF LYNNWOOD SUBDIVISION # 3, LOTS 18-22	ECHO LN.	-4	0.0000	10/11/2019	1/24/2020
		15	56.071		

Total Records: 6

2/3/2020

At 5:45 p.m. Chairman Hinton announced that the next meeting will be held on Tuesday, March 3, 2020 at 5:00 p.m. and called for the meeting to be adjourned. Secretary Jagers II made a motion to adjourn the meeting. Vice Chairman Lowe provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 3rd DAY OF MARCH 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

Hardin County Planning and Development Commission

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Vice Chairman Greg Lowe called the seven hundred fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 February 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Larry Jagers, II (Secretary), & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Planner Chris Butz, Hardin County Engineer Vicki Meredith, P.E., and the individuals listed on the attached sign-in sheet. Chairman Mark Hinton, Danny Percell, Sr. (Member), Assistant Hardin County Attorney Shelt Michael Lewis and Planning Assistant Julia McBeth were not in attendance.

At 5:03 p.m. Vice Chairman Lowe announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Commission Member Steve Steck to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential (R-2) to Convenience Commercial (C-1) to allow for the construction of a 9,100 sq. ft. Dollar General store. The property is a 3.42 acre site located at 4282 Hardinsburg Road, Cecilia, KY within the Natural Resource Planning Area. **TIM & DENISE GOODMAN** are the owners of the property which is identified by PVA parcel number 103-00-00-009 and the applicant is **CURT RAFFERTY** of 1111 Shive Lane, Bowling Green, KY. Director King explained the public notice requirements, presented and entered the exhibits into the record, reviewed the staff report and power point slide presentation regarding the proposed Zoning Change Map Amendment.

At 5:17 Secretary Jagers II asked if the depression/sink hole on site would be maintained. County Engineer Meredith stated that per the applicant's proposed plans that the depression area had been labeled as a non-disturbance area.

At 5:19 p.m. Project Engineer Will McDonough with Paul Primavera & Associates of 301 E. Chestnut St., Corydon, IN, provided testimony and answered questions from the Commission members and staff on behalf of the applicant and property owners. He clarified that the proposed Dollar General store and parking lot would not disturb the depression on site. He explained that both the basin area and septic area would both be maintained in grass. He also noted that they have designed a stormwater detention basin to handle runoff and mentioned the development plan has been approved by the Health Department and the KY Transportation Cabinet. He called the proposed site a "major crossroads" that would be ideal for a Dollar General store. Mr. McDonough asked for feedback from the Commission and neighbors on a privacy fence vs evergreen trees for screening.

At 5:25 p.m. Director King asked for clarification on the facade of the proposed store.

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At 5:26 p.m. Mr. McDonough entered Exhibit P into the record which was a photo of the proposed style of the facade with brick and stone that included faux windows in a blue brick and included awnings above the faux windows.

At 5:27 p.m. Ronnie Basham of 4168 Hardinsburg Road, Cecilia, KY asked how much dirt they were planning on removing from the site because he's worried about water run off onto his properties to the north and east. Mr. Basham said he didn't have a preference on a fence or a row of trees as long as rainwater wasn't rerouted to his property.

At 5:30 p.m. Mr. McDonough explained to Mr. Basham that the proposed detention basin would compensate for the water runoff from the paved parking area and that the depression area would remain undisturbed.

At 5:32 p.m. Catherine Basham of 4168 Hardinsburg Road, Cecilia, KY, told the commission that in 2011 their driveway flooded so severely they could not leave the property and that Hardinsburg Road (KY 86) was closed due to flooding. Her main concern is the sinkhole.

At 5:34 p.m. Mr. Basham also noted Hardinsburg Road was in bad shape and ended by entering Exhibit Q into the record which was a letter from him and his wife regarding the sinkhole on the property, flooding and concerns about the road.

At 5:36 p.m. The property owners, Tim Goodman & Denise Goodman of 4491 Glendale Hodgenville Road, Glendale, KY, stated the water has only crossed Hardinsburg Road twice since they've owned the property. Tim Goodman said no change in drainage would happen based on the development plan. Denise Goodman mentioned the area behind the depression is mostly trees and would not require maintenance. Mr. Goodman said the caution light was put in soon after they moved into the property due to their petition after seeing a bad wreck at the intersection of Hardinsburg Road and N. Long Grove Road. Mr. Goodman closed by saying the previous mom and pop grocery store in the area was a benefit to the community so the proposed Dollar General could be as well.

At 5:46 p.m. Vice Chairman Lowe called for anyone wishing to speak in opposition to come forward and state their name and address for the record. No one spoke in opposition.

Vice Chairman Lowe asked for any final comments or questions.

Catherine Basham asked what would happen to the site if the Dollar General was not successful. Director King said the property would continue to be zoned C-1.

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At 5:49 p.m. Vice Chairman Lowe closed the Public Hearing and called on Director King to restate the application, present the Staff Report and make a staff recommendation. Director King gave the staff recommendation for approval of the Zoning Change from Rural Residential (R-2) to Convenience Commercial (C-1) and presented Resolution #2020-002 for consideration. Vice Chairman Lowe then called on the Planning Commission members for any discussion.

At 5:50 p.m. Commissioner Steck made a motion to approve the Zone Change request From Rural Residential (R-2) to Convenience Commercial (C-1) and to adopt Resolution #2020-002 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 1, 2, 3, 4, 5, 7 & 8; Step 2: Property Characteristics 1, 2, 3, 4, 5, 7 & 10; Step 3: Land Use Plan Group: Natural Resource; Step 4: Planning Area: Natural Resource Planning Area (#21) and that the proposal is in agreement with the following Goals and Objectives from 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

A second was made by Secretary Jaggers II. The motion passed unanimously.

Vice Chairman Lowe announced that there is a 21-day appeal period and that anyone wishing to appeal the decision to Hardin County Fiscal Court should call the Planning Office for the application and fees within 21 days.

At 5:54p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, a request for a Zoning Change Map Amendment from Urban Residential (R-1) to Convenience Commercial (C-1) to allow for a 1.307 acre portion of Lot 9B (Lovall) to be merged to Lot 8C (Thomas) to straighten a property line. The properties are located off South Mill Street & St. Ambrose Church Lane in Cecilia, KY. **PHILLIP & REBECCA THOMAS** are the owners of Lot 8C which is identified by PVA parcel number 147-00-00-045 and **CHET & KRISSY LOVALL** are the owners of Lot 9B which is identified as PVA parcel number 147-40-00-002. Director King explained the public notice requirements, presented and entered the exhibits into the record, reviewed the staff report and power point slide presentation regarding the proposed Zoning Change Map Amendment.

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At 6:03 Owner, Phillip Thomas stated they just want to straighten out the property line and this was a good time to purchase the property because the other lot is up for sale.

At 6:04p.m. Vice Chairman Lowe called for anyone wishing to speak in opposition to come forward and state their name and address for the record. No one spoke in opposition.

At 6:05 p.m. Vice Chairman Lowe closed the Public Hearing and called on Director King to restate the application, present the Staff Report and make a staff recommendation. Director King gave the staff recommendation for approval of the Zoning Change from Urban Residential (R-1) to Convenience Commercial (C-1) for the 1.307 acre "Parcel A" and presented Resolution #2020-003 for consideration. Vice Chairman Lowe then called on the Planning Commission members for any discussion.

At 6:06 p.m. Secretary Jagers II made a motion to approve the Zone Change request and to adopt Resolution #2020-003 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 1, 2, 3, 4, 5, 7, 8 & 9; Step 2: Property Characteristics 1, 2, 3, 4, 5, 7 & 8; Step 3: Land Use Plan Group: Rural Village; Step 4: Planning Area: Cecilia Rural Village (#6) and that the proposal is in agreement with the following Goals and Objectives from 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

A second was made by Commissioner Steck. The motion to approve the Zone Change passed unanimously.

Vice Chairman Lowe announced that there is a 21-day appeal period and that anyone wishing to appeal the decision to Hardin County Fiscal Court should call the Planning Office for the application and fees within 21 days.

Vice Chairman Lowe called for consideration and action on the **Minutes from the meeting held on January 14, 2020**. A motion was made by Secretary Jagers II with a second by Commissioner Steck and the motion passed unanimously.

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

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APA-KY Executive Board Meeting Adam hosted a meeting of the APA-KY Executive Board at the Hardin County Government Center with 7 planners from across the Commonwealth in attendance on Friday, January 24, 2020.

At 6:10 p.m. Vice Chairman Lowe announced that the next meeting will be held on Tuesday, February 18, 2020 at 5:00 p.m. and called for the meeting to be adjourned. Commissioner Steck made a motion to adjourn the meeting. Secretary Jaggars II provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 18th DAY OF FEBRUARY 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

Hardin County Planning and Development Commission

Minutes: 14 January 2020

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Chairman Mark Hinton called the seven hundred fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 14 January 2020, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Chris Butz and the individuals listed on the attached sign-in sheet. Steve Steck (Member), Assistant Hardin County Attorney Shelt Michael Lewis and Planning Assistant Julia McBeth were not in attendance.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Public Facility Review to determine compliance with the Comprehensive Plan (KRS 100.324):

Director King reported that, the **KY 86 Volunteer Fire & Rescue Department** is proposing a 450 square foot addition to the existing Fire Station at 2982 Hardinsburg Road, Cecilia, KY. Vice Chair Lowe then announced that he would be recusing himself because he serves on the KY Volunteer Fire Department. Director King noted the property is a 0.977 acre site and is zoned Rural Residential (R-2). KY 86 Fire Department is the owner of the property which is identified by PVA map parcel number 125-00-00-021. Director King gave a summary of the proposed 15'x30' addition to the front of the existing fire station and presented a powerpoint presentation to include the recent Development Plan, reviewed the proposed Resolution 2020-001, and presented the reasons established in the KRS for approving a Public Facility.

Commissioner Percell made a motion to adopt Resolution Number 2020-001(attached) approving the proposed addition to the KY 86 Volunteer Fire Department fire station as a Public Facility and that the request is in agreement with the Comprehensive Plan. The motion was seconded by Secretary Jagers II. The motion passed 3-0 with Vice Chairman Lowe having recused himself.

At 5:10 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a request by KY 86 Volunteer Fire Department to waive the planning review and Building & electrical inspection fees associated with the proposed addition to the Fire Station. Director King stated that Derrick Peters, the Chief of KY 86 Volunteer Fire Department, requested that the Planning, Building & Electrical permit fees be waived. Secretary Jagers II made a motion to approve the request from KY 86 Volunteer Fire Department to waive the fees associated with the proposed fire station addition. Commissioner Percell provided the second. Motion passed 3-0 with Vice Chairman Lowe having recused himself.

At 5:15 p.m. Chairman Hinton called for consideration and action on the FY 2019 Annual Audit prepared by Stiles, Carter & Associates. Vice Chairman Lowe made a

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motion to approve the FY 2019 Audit as presented. Secretary Jagers II provided the second. Motion passed unanimously.

At 5:17 p.m. Chairman Hinton called for consideration and action on Financial Report # 5 November 2019 and Financial Report # 6 December 2019, for FY 2020. Vice Chairman Lowe made a motion to accept the financial reports as presented. Commissioner Percell provided the second. Motion passed unanimously.

At 5:22 p.m. Chairman Hinton called for consideration and action on the Minutes from the meeting held on 3 December 2019. Secretary Jagers II made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. Motion passed unanimously.

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

APA-KY Executive Board Meeting Adam attended a meeting of the APA-KY Executive Board at Makers Mark Distillery in Loretto, KY on Friday, December 13, 2019.

DECEMBER 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 97 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 10 New lots approved for the month • 84 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 9 SFD Permits for the month • 154 SFD Permits for the year • 86 Total Building Inspections for the month • 1273 Total Building Inspections for the year • 482 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 65 Total Permits for the month • 1110 Total Permits for the year • 129 Total Electrical Inspections for the month • 2001 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF PARKER PLACE ESTATES LOTS 1 & 2	HARDINBURG RD	-1	0.0000	1/1/1900	12/2/2019
RECORD PLAT OF STILLWELL & STILLWELL	3425 MEETING CREEK RD.	0	0.0000	1/1/1900	12/3/2019
RECORD PLAT OF WEEKLY ACRES	1757, 1801, & 1855 SPRINGFIELD RD.	3	3.9800	9/20/2019	12/5/2019
BROOK NOE SUBDIVISION, BLOCK A, LOTS 5-9	89 RAIL FENCE LOOP	-4	0.0000	9/5/2019	12/6/2019

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AMENDED RECORD PLAT OF ROSCOE AND HELEN'S ROOST, LOT 2 & RECORD PLAT OF ROSCOE AND HELEN'S ROOST, SECTION 2	2499 & 2460 KNOX AVE	1	0.3660	10/3/2019	12/12/2019
AMENDED RECORD PLAT OF NOLIN RIVER SUBDIVISION SEC. 2 LOT 10A & RECORD PLAT OF NOLIN RIVER SUB. SEC. 3	S Dixie HWY & RIVERSIDE LANE	1	15.6760	10/15/2019	12/17/2019
YUMON HART VIEW LOTS 1-5	1159, 1169, 1245, & 1305 SUMMIT ROAD	-1	0.0000	12/12/2019	12/19/2019
AMENDED RECORD PLAT OF PELLMAN MANOR, SECTION 1, LOTS 14 THRU 25	MARIAN COURT	-6	0.0000	11/8/2019	12/20/2019
RECORD PLAT OF HOMER'S ACRES SUBDIVISION	982 W. GLENDALE HODGENVILLE RD.	2	6.0680	1/1/1900	12/26/2019
DIANE SUBDIVISION	3137 STOVALL ROAD	3	9.5700	9/23/2019	12/30/2019
		-2	35.6600		

Total Records: 10

1/2/2020

At 5:27 p.m. Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 4, 2020 at 5:00 p.m. and called for the meeting to be adjourned. Secretary Jagers II made a motion to adjourn the meeting. Vice Chairman Lowe provided the second. The motion passed unanimously.

ADOPTED AND APPROVED THIS 4th DAY OF FEBRUARY 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY