

Hardin County Planning and Development Commission

Minutes: 19 March 2024

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Chairman Hinton called the seven hundred seventieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 March 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Commissioner Charles Nall was absent from this meeting.

At 5:01 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **ROBERT DETWEILER**, requesting a Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) with no project proposed at this time to correct a technical survey error. The property is a 0.304 acre portion of a site located to the rear of at 11585 South Dixie in Sonora, KY to become known as Lot 5 of Samuels Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Robert Detweiler, of 6128 Priceville Road, Munfordville, KY provided testimony and answered questions from the board members and staff. Mr. Detweiler stated that this was just a miscommunication between himself, the neighbor, Mr. Fulkerson and the surveyor, and that they did not realize there was an error until the survey pins were set.

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

At 5:07 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) and presented **Resolution No. 2024-007** for consideration.

Secretary Steck made a motion to approve the Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) and to adopt Resolution Number 2024-007, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan and will correct a technical survey issue and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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Goal 5: To encourage the location and development of different land uses in the most appropriate manner.

Objective: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial, and industrial which will make effective use of existing and proposed services and facilities.

Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:12 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF GLENDALE COMMERCIAL PARK**. Larry Hagan is the owner of the property, which is known as PVA Map Number 207-00-00-030. Planner Goodman presented a powerpoint presentation and explained the proposed development is a 16.725 acre site located at 1055 Glendale Hodgenville Road West, Glendale, KY. The developer, Larry Hagan, is proposing the creation of 7 new commercial lots with one new street proposed.

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

Vice Chairman Lowe made a motion to Conditionally Approve the Preliminary Plat of Glendale Commercial Park pending correction of the 30 items listed in the staff review comments. Secretary Steck provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 5:21 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2024 # 8 February 2024**. Vice Chairman Lowe made a motion to accept the financial report as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:21 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on March 5, 2024**. Commissioner Nelson made a motion to accept the financial report as presented. Vice Chairman Lowe 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:

Comprehensive Plan On March 12, 2024 the Hardin County Fiscal Court approved the Goals & Objectives of the Comprehensive Development Guide, 2024 with Resolution 2024-054.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, April 16, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:23 p.m.

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**ADOPTED AND APPROVED THIS 16th DAY OF APRIL 2024 BY THE HARDIN
COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

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Chairman Hinton called the seven hundred sixty ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 March 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Haley Goodman, Planning Commission Attorney Josh Cooper 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 had Attorney Cooper 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 **Comprehensive Plan Update titled *Comprehensive Development Guide, 2024***. Director King presented a brief powerpoint slide presentation regarding the proposed Comprehensive Plan update and the public notification requirements.

Amy Williams, with TSW Design Group, the consulting firm for the project provided a presentation on the new goals and objectives, changes to the Future Land Use Map and Planning Area Map, the updated 3-step process, a new chapter on Agriculture, explained the adoption process and KRS requirements, and presented **Exhibit A. A List of Revisions to the Plan as recommended by Staff.**

Chairman Hinton clarified for the record that the proposed revisions were all typos and grammatical corrections.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY stated that she has read the Comprehensive Plan four times and thinks that it is a great plan. Ms. Martin stated that the goals and objectives are more defined.

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

At 5:24 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the request for adoption of the Comprehensive Plan Update titled *Comprehensive Development Guide, 2024* and presented **Resolution No. 2024-006** for consideration and action.

Chairman Hinton stated that although the Commission has had a lack of questions and comments tonight, they have all been heavily involved with the process and read through the updated plan numerous times.

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Secretary Steck made a motion to approve the Comprehensive Plan Update titled *Comprehensive Development Guide, 2024* based on the staff presentation, the exhibits entered into the record, the testimony provided by the staff, the consultants and those in attendance and to adopt **Resolution No. 2024-006**.

Vice Chairman Lowe provided the second. The motion passed 5-0 unanimously.

At 5:26 p.m. Vice Chairman Lowe called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 20 February 2024**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 5-0 (unanimously).

At 5:27 p.m. Commissioner Nelson made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:51 p.m. Secretary Steck made a motion to **come out of closed session**. Chairman Hinton provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 19, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:52 p.m.

ADOPTED AND APPROVED THIS 19th DAY OF MARCH 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 20 February 2024

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Vice Chairman Greg Lowe called the seven hundred sixty eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 February 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Financial & Operations Coordinator Susan Bowen, KBC Assistant Rachel Derting, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Mark Hinton (Chairman) was absent from the meeting.

At 5:02 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, a Map Amendment submitted by **NOREIDA & JAMES REESOR**, requesting a Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) to allow for the billboards to be placed on three newly created lots. The property is three proposed one acre lots off a 146.9 acre site located on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313) in Radcliff, KY. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Coburn Carter, of 145 Dowell Hardin Mills Road, Hardinsburg, KY provided testimony and answered questions from the commission members and staff. Mr. Carter explained that he works for Townsend Enterprises and that they have been working on this project for about a year now. He explained that Mr. Reesor had wanted to do this project, but that he has since passed, but that the family wanted to respect his wishes and see the project through. Commissioner Nelson asked what other projects the company had completed. Mr. Carter responded that they are a new company that builds homes and have one billboard project completed in Meade County.

Barbara Contreras Paxtian, of 720 Homestead Avenue, Radcliff, KY spoke in opposition of the proposal. Mrs. Paxtian stated that she has major concerns about more noise and trash. She stated she doesn't want anymore commercial development around the area and mentioned the mini warehouse project shown in the presentation. Planner I McCamish explained that the development of the mini warehousing and subdivision is within the city limits of Radcliff and told her to contact Murray Wanner with the City of Radcliff planning office.

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

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At 5:26 p.m. Vice Chairman Lowe closed the hearing to public discussion.

Planner I McCamish restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) and presented **Resolution No. 2024-005** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) for the proposed three one acre lots and to adopt Resolution Number 2024-005, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: KY 361 Corridor Planning Area (#11) 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: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.
- 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.
5. To use all resources available to attract new commercial, service and industrial development.

Secretary Steck provided the second. The motion passed 4-0 unanimously.

At 5:33 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, the **Financial Report FY 2024 #7 January 2024**. Secretary Steck made a motion to accept the Financial Report as presented. Commissioner Nall provided the second. The motion passed 4-0 unanimously.

At 5:35 p.m. Vice Chairman Lowe called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 6 February 2024**. Commissioner Nelson made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed 4-0 unanimously.

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At 5:37 p.m. Secretary Steck made a motion to go into a **closed session to discuss personnel appointments** (KRS 61.810(1)f). Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:10 p.m. Secretary Steck made a motion to **come out of closed session**. Commissioner Nelson provided the second. The motion passed unanimously. Vice Chairman Lowe noted for the record that no action was taken during the closed session.

At 6:12 p.m. Vice Chairman Lowe called for consideration and action on the fifth item on the agenda, the **First Reading of the FY 2025 Budget**. Secretary Steck made a motion to accept the budget as presented. Commissioner Nall provided the second. The motion passed 4-0 unanimously.

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

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!

Vice Chairman Lowe announced that the next scheduled meeting will be held on Tuesday, March 5, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:30 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF MARCH 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred sixty seventh meeting of the Hardin County Planning and Development Commission to order at 5:06 p.m. on Tuesday, 6 February 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Mark Nelson (Commissioner) was absent from the meeting.

At 5:06 p.m. Chairman Hinton called for consideration and action on, the **Minutes for the meeting held on 2 January 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:07 p.m. Secretary Steck made a motion to re-open a continued hearing from January 2, 2024 for a Map Amendment submitted by **ROBERT DETWEILER**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The properties consist of a 6.657 acre portion of a 7.475 acre site and a 6.556 acre site known as Lot 2 of Samuel Subdivision located at 11705 South Dixie Highway in Sonora, KY. Vice Chairman Lowe seconded the motion. The motion passed 3-0 with Chairman Hinton abstaining. Vice Chairman Lowe then made a motion to grant five minutes to both sides to present new information. Commissioner Nall seconded the motion. The motion passed 3-0 with Chairman Hinton abstaining.

Planner I McCamish re-presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Robert Detweiler, of 6128 Priceville Road, Munfordville, KY provided testimony and answered questions from the commission members and staff. Mr. Detweiler explained that this is an investment property of his. He has someone interested in the property, but they don't want to buy until the property is zoned commercial.

Melody Duvall, of 129 Amberwood Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mrs. Duvall explained that the Comprehensive Plan does not stipulate or define the distance from a major crossroads. She also reiterated that the truck stop adjoins the site and that the Baptist Health center is only 1,000 ft south of the site.

Parker Duvall, of 129 Amberwood Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Duvall explained that he was here in support of Mr. Detweiler. That he himself has went through the zone change process to commercial with opposition from adjoining owners, and that now those

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neighbors are thrilled with the commercial site. He also stated this site being zoned commercial would be good for Hardin County.

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

At 5:24 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I McCamish restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-001** for consideration.

Secretary Steck stated that he has gone out to the site twice and that he understood the previous concerns about the property being swampy. However any development would have to comply with health department regulations and engineering stormwater regulations. Director King stated that the site is large enough that engineered stormwater plans for the development would be required.

Chairman Hinton stated that he doesn't believe the site should be considered at the major crossroads, however he can't ignore the fact that the property does adjoin the truck stop property.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) and the General Commercial Zone (C-2) and to adopt Resolution Number 2024-001, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Rural Area; Step 4 – Planning Area: South Hardin Planning Area (#22) 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: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.
- Goal 6: To improve and promote Hardin County as a place for commerce and industry.
- Objective: 1. To provide adequate space for the proper location of commercial and industrial land use.

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

Commissioner Nall provided the second. The motion passed 3-1 with Chairman Hinton voting in opposition.

At 5:30 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:31 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **TL WISE**, requesting a Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 14.45 acre site known as Lot 5A of Goose Landing Estates located on the west side of Ring Road in Elizabethtown, KY. Planner Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

TL Wise, of 2500 Lenlake Court, Lexington, KY provided testimony and answered questions from the commission members and staff. Mr. Wise explained that he was born and raised in Hardin County and has developed three large subdivisions with streets here over the past thirty years. He stated he wants what is best for the community and he has seen how Ring Road has been developed over the years. Mr. Wise stated he wants his property to be zoned commercial to help someone else down the road to develop the property. He stated KYTC has already approved a commercial entrance into the site, which is difficult to get and that the site would be a great location for development.

Josh Wiseman, of 503 Maple Crest Way, Elizabethtown, KY spoke in opposition of the proposal. Mr. Wiseman explained that he is a good friend of Donny Beeler who is an adjoining property owner and in the audience. He stated Mr. Beeler had eye surgery today and it's difficult to speak so he asked if he could speak his concerns. Mr. Wiseman asked the commission about the application that had been submitted and if mixed use, upscale neighborhood commercial was the intended development. Chairman Hinton stated that they would have Mr. Wise come back up to answer the question. Mr. Wiseman then stated that their concerns are of development behind the already residential homes and that those homes would now have noise and traffic in front and behind their homes. He also stated that during the presentation it was stated that this would be the logical progression of development, which they feel is inaccurate and that development needs to be along the road.

Chairman Hinton asked TL Wise, of 2500 Lenlake Court, Lexington, KY to come back up and answer the question of mixed use, upscale neighborhood commercial being what

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was going to be developed on site. Mr. Wise stated that he was just speculating on what could potentially go on site. He stated that in his opinion he thought some residential development with a couple restaurants and maybe a grocery store would be a good development for the site, but that he does not have a buyer currently with plans on what they would want to develop.

Mike Jones, of 650 Ring Road, Elizabethtown, KY spoke in opposition of the proposal. Mr. Jones stated that he adjoins the site and asked if the site went commercial if apartments could be built on site. Director King stated no, apartments would have to be on land zoned multi-family residential.

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

At 5:54 p.m. Chairman Hinton closed the hearing to public discussion.

Planner Goodman restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-004** for consideration.

Secretary Steck stated he thinks the commission should go out to the site for a closer look. He also asked about the city zoning around the site.

Commissioner Nall asked to see the aerial again showing the closest homes to the site.

Chairman Hinton asked Secretary Steck if he wanted to make a motion to table for a site visit. Secretary Steck stated he thinks they are good to make a vote with the information presented. Chairman Hinton then stated he thought this was a good zone change since it is along Ring Road with an approved commercial entrance.

Chairman Hinton made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) and to adopt Resolution Number 2024-004, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: West Urban Planning Area (#5) 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: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

Vice Chairman Lowe provided the second. The motion passed 3-1 with Secretary Steck voting in opposition.

At 6:08 p.m. Director King presented the **2023 Annual Report**.

At 6:17 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2024 #6 December 2023**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:19 p.m. Vice Chairman Lowe made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed unanimously.

At 6:42 p.m. Secretary Steck made a motion to **come out of closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

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Elizabethtown for continuing education. Adam presented with Joe Reverman the Planning Director of Elizabethtown to discuss 2023 and the growth associated with BlueOval SK.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 20, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:45 p.m.

ADOPTED AND APPROVED THIS 20th DAY OF FEBRUARY 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred sixty sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 2 January 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Charles Nall (Commissioner) and Planner Haley Goodman were absent from the meeting.

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 had Attorney Cooper 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 Map Amendment submitted by **ROBERT DETWEILER**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The properties consist of a 6.657 acre portion of a 7.475 acre site and a 6.556 acre site known as Lot 2 of Samuel Subdivision located at 11705 South Dixie Highway in Sonora, KY. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Robert Detweiler, of 6128 Priceville Road, Munfordville, KY provided testimony and answered questions from the commission members and staff. Mr. Detweiler explained that he owns the property and does not currently have a proposed project for the site. He stated that he believes the property being zoned commercial would make it worth more money.

Bob Wade, of 1404 Horseshoe Bend Road, Sonora, KY spoke in opposition of the proposal. Mr. Wade explained that he has farmed behind this site and that it is very wet natured and swampy. He stated he doesn't believe the land is suitable for commercial operations and that anything commercial would negatively impact his neighboring property.

Gary Fulkerson, of 11585 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mr. Fulkerson explained that he has lived here for forty-six years and agrees with Mr. Wade that the land is swampy and not a good place for a commercial business. He stated there is nothing wrong with someone wanting to make some money off a piece of property, but that it isn't fair for someone's profit to be at the cost of their neighbors. Mr. Fulkerson also mentioned there is a dangerous hill that makes the entrance unsafe. Lastly, Mr. Fulkerson wanted to add to the record that he is purchasing the sixty-foot strip of land beside his property that is currently part of the site.

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John Huffman, of 11661 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mr. Huffman stated that he is concerned about the entrance into the property and does not agree that the property should be zoned commercial without knowing what will be built on site.

Debbie Walker, of 11837 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mrs. Walker stated that she moved to her property over three years ago to escape the commercial business atmosphere around her home in Louisville. She explained that she understands Mr. Detweiler owns his property, but that she does not think he should have the right to change her life as a result of making his property commercial. Lastly, Mrs. Walker stated that she agrees with her neighbors that the properties zoning should not be changed without a proposal.

Creighton Hess, of 11815 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mr. Hess explained that his property adjoins the proposed site and that he has lived there for thirty-seven years. He stated he is not opposed to the property being developed, but that he does not agree with changing the zoning without knowing what is going to be built on site.

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

At 5:32 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I McCamish restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-001** for consideration.

Commissioner Nelson asked for clarification on the major crossroads language from the Comprehensive Plan and if this project being 3,000' is close enough to be considered at a major crossroad. Director King stated that is something to be better defined in our Comprehensive Plan update.

Chairman Hinton asked what the most similar application was that we have approved to this application. Director King stated the Devore Stables south of this site would be the closest application, except for that the stables was a pre-existing business operation.

Secretary Steck & Commissioner Nelson both stated they wanted to go look at the site before making a decision.

Secretary Steck made a motion to table the hearing until Tuesday 6 February 2024 to allow for a site visit.

Vice Chairman Lowe provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 5:46 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **THE HARDIN COUNTY BOARD OF EDUCATION**, requesting a Zone Change from the Rural Residential Zone (R-2) and the

Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for the properties to be merged with the Cecilia Valley Elementary School site to create a single campus for the proposed new West Hardin Middle School. The properties consist of a 1.461 acre site known as Lot 4 of Buchanan Farm Subdivision, Section 2 and a 31.375 acre site known as Tract A of the Lush Property located west of Leitchfield Road (US 62) in Cecilia, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

At 5:47 p.m. Commissioner Nelson recused himself from the proceedings due to connections with Hardin County Schools.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, with Engineering Design Group, provided testimony and answered questions from the commission members and staff. Mr. Billings explained that the school owns three properties here and are needing to merge all three into one large lot. All three properties are different zones and to merge them together they all need to be the same zoning.

David Miller, of 1608 Franklin Cross Roads, Cecilia, KY spoke in opposition of the proposal. Mr. Miller stated that building the new school and road from US 62 would destroy this prime farmland and wildlife habitat. He stated we need this crop land to survive and the crops to help cool and clean our air. Mr. Miller explained that some of these soils are the most productive in the area and that he feels the school could find a different property to build without destroying this farmland.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY asked questions of the commission. Mrs. Martin asked where the school was going to be built in regards to the floodplain. Chairman Hinton asked Mr. Billings to explain the proposed Development Plan. Mr. Billings explained that the new school would be built near Cecilia Valley Elementary and that the sports fields would be most near the floodplain.

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

At 6:06 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) and the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) and presented **Resolution No. 2024-002** for consideration.

Chairman Hinton stated that he understands the value of prime farmland and the soils on site, but that he believes it would be more cost effective and make more sense having the schools next to each other rather than finding another site elsewhere to build a new West Hardin Middle School.

Chairman Hinton made a motion to approve the Zone Change from the Rural Residential Zone (R-2) and the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) and to adopt Resolution Number 2024-002, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Urban Area / Natural Resource; Step 4 – Planning Area: Leitchfield Road Corridor / Natural Resource 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 service and community facilities.

Objective: 6. To encourage that all developments will have access to adequate school facilities.

Secretary Steck provided the second. The motion passed 3-0 with Commissioner Nelson recusing.

At 6:12 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a public facility review to determine compliance with the Comprehensive Plan (KRS 100.324).

Director King reported that **THE HARDIN COUNTY BOARD OF EDUCATION** is proposing to construct the new West Hardin Middle School on property west of Leitchfield Road (US 62) that will be combined with the Cecilia Valley Elementary School property, creating one large campus with both schools. Director King gave a summary of the proposal, reviewed the proposed **Resolution 2024-003**, and presented the reasons established in KRS for approving a Public Facility.

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

At 6:14 p.m. Vice Chairman Lowe made a motion to adopt Resolution 2024-003, approving the proposed West Hardin Middle School as a Public Facility and that the request 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 service and community facilities.

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Objective: 6. To encourage that all development will have access to adequate school facilities.

Secretary Steck provided the second. The motion passed 3-0 with Commissioner Nelson recusing.

At 6:15 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 21 November 2023**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:16 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2024 #5 November 2023**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Secretary 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:

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 Hinton announced that the next scheduled meeting will be an Open House for the Comprehensive Plan scheduled for Tuesday, January 16, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:20 p.m.

ADOPTED AND APPROVED THIS 6th DAY OF February 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY