



**Hardin County Board of Adjustment
Four Hundred Eighteenth Meeting**

Hardin County Government Center
Second Floor Meeting Room
December 19, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** TIM LEONARD is requesting a Conditional Use Permit to allow for the construction of a 50' x 110' Barn that will exceed the size of the dwelling on site. The property is a \pm 4.167 acre site located at 10457 Hardinsburg Road, Cecilia, KY and known as Lot 3 of Effie's Acres within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **AMENDED CONDITIONAL USE PERMIT – EXPANDED HOME OCCUPATION;** JASON & DEBORAH THOMPSON are requesting an Amended Conditional Use Permit to continue to allow for a lawn & landscape business, "Grass Is Greener" to be operated from the property. The property is a \pm 3.5 acre site located at 320 Country Lane, Radcliff, KY and being known as Lot 19A of Country Way Estates in the North Urban Planning Area and is zoned Urban Residential (R-1).
 - C. **CONDITIONAL USE PERMIT – EXPANDED HOME OCCUPATION;** ANDREA & TERRY STRANGE are requesting a Conditional Use Permit to allow for music lessons to be taught within a 12'x20' detached accessory structure on site. The property is a \pm 1 acre site located at 80 Bottle Drive, Elizabethtown, KY and being known as Lot 12 of Ripple Ridge Subdivision, Section 1 in the Valley Creek Urban Planning Area and is zoned Rural Residential (R-2).
 - D. Consideration and action on the Minutes for the meeting held on 5 December 2019 (*Attached pgs.3-7*)
 - E. Informational Items
 - F. Adjourn



Hardin County
Planning and Development Commission

Board Agenda
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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.

The next Board meeting is scheduled for Thursday, January 16, 2020 at 5:00 P.M.



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Four Hundred Seventeenth Meeting

Hardin County Government Center
Second Floor Meeting Room
December 5, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – FRONT BUILDING SETBACK;** JANET LACROIX is requesting a Variance from the front building setback along Salem School Road to allow for an addition to the rear of the home. The property is a 3.030 acre site located at 2210 Salt River Road, Rineyville, KY and known as Lot 1 of EF Lucas Estate within the Natural Resource Area and is zoned Rural Residential (R-2).
 - B. **VARIANCE – ROAD FRONTAGE;** DALE IRWIN are requesting a Variance from the government maintained and minimum road frontage requirements to allow for the properties to be further subdivided. The properties are a 10 acre site located at 459 Lincoln Road, Elizabethtown, KY known as Lot 1 of Irwin Subdivision and a 159.6 acre site located at 1614 Battle Training Road, Elizabethtown, KY within the Kentucky 313 Corridor and is zoned Residential Estate Zone (R-3).
 - C. Consideration and action on the Minutes for the meeting held on 7 November 2019 (*Attached pgs.3-7*).
 - D. Informational Items
 - E. Adjourn

6 Months of Service Planner, Chris Butz completed his six month provisional employment period on 8 November 2019.

KY League of Cities Training Planning Commission Members Mark Hinton, Larry Jagers II and staff members Chris and Julia attended a House Bill 55 Planning & Zoning Training at the Pritchard Community Center in Elizabethtown, KY on 13 November 2019.

Western Kentucky Regional APA-KY Conference Adam attended a one day Conference at the Green River Area Development District in Owensboro, KY on 25 November 2019.



Board Agenda
5 December 2019
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NOVEMBER 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 87 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 25 New lots approved for the month • 86 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 9 SFD Permits for the month • 135 SFD Permits for the year • 102 Total Building Inspections for the month • 1185 Total Building Inspections for the year • 458 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 91 Total Permits for the month • 1046 Total Permits for the year • 165 Total Electrical Inspections for the month • 1872 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN NOVEMBER 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF RESERVATION FARM, LOT 4 & RECORD PLAT OF RESERVATION FARM, SECTION 3	6042 WOOLDRIDGE FERRY ROAD.	2	14.6000	6/24/2019	11/1/2019
BRAGG ACRES SUBDIVISION	3184 BACON CREEK RD.	1	3.0220	8/27/2019	11/6/2019
AMENDED RECORD PLAT OF HINTON FARM DIVISION, TRACTS 9 & 10, RECORD PLAT OF MAGGIE'S ACRES SUBDIVISION AND BOUNDARY SURVEY OF THOMAS FARM	1892 W. RHUDES CREEK RD	13	50.3210	10/7/2019	11/6/2019
GROEPPE SUBDIVISION SEC. 2 LOT 11	RINEYVILLE BIG SPRINGS ROAD	1	0.0000	8/30/2019	11/7/2019
DAVIS MILLS LANE SUBDIVISION	406 DAVIS MILL LANE	1	5.0730	7/3/2019	11/7/2019
AMENDED RECORD PLAT OF TAM SUBDIVISION, RECORD PLAT OF DEER RIDGE FARM SUBDIVISION & BOUNDARY SURVEY OF JAMES & ALICE CHARBONNEAU FARM	14734 & 15552 SALT RIVER RD	3	10.9400	11/8/2019	11/15/2019
RECORD PLAT OF FARRIS ESTATE	STAR MILLS EASTVIEW RD	4	46.9050	11/1/2019	11/25/2019
		25	130.8610		

Total Records: 7

11/29/2019

The next Board meeting is scheduled for Thursday, December 19, 2019 at 5:00 P.M.



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment

Four Hundred Sixteenth Meeting

Hardin County Government Center

Second Floor Meeting Room

November 7, 2019 5:00 p.m.

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

A. AMENDED CONDITIONAL USE PERMIT – WEDDING &

EVENT VENUE; ANNA & MARK AKINS are requesting an Amended Conditional Use Permit to continue to allow for a wedding & event venue – The Cecilian Chapel. The property is a 1.119 acre site located at 353 Methodist Street, Cecilia, KY within the Cecilia Rural Village and is zoned Urban Residential (R-1).

B. VARIANCE – ROAD FRONTAGE; NEW LIFE PROPERTIES, LLC are requesting a Variance from the minimum road frontage to allow for the property to be further subdivided. The property is a 9.233 acre site located at 2125 Gilead Church Road, Glendale, KY and known as Lot 20 of G. Children’s Home Subdivision, Section 4 within the Glendale Industrial Planning Area and zoned Rural Residential (R-2).

C. Consideration and action on the Minutes for the meeting held on 17 October 2019 (*Attached pgs.3-8*).

D. Consideration and action on the 2020 Meeting Schedule (*Attached pg.9*).

E. Informational Items

F. Adjourn

APA-KY Fall Conference Adam & Chris attended a one day Fall Conference at the Barrel House in Lexington, KY on 25 October 2019.

2 Years of Service Julia McBeth celebrated 2 years of service with the Planning Commission on 31 October 2019.

6 Years of Service Susan Bowen celebrated 6 years of service with the Planning Commission on 1 November 2019.

27 Years of Service Madeline Hornback celebrated 27 years of service with the Planning Commission on 2 November 2019.



Board Agenda
 5 November 2019
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SUBDIVISION PLATS RECORDED IN OCTOBER 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
COLLINBROOK SUBDIVISION, SECTION 2, LOTS 71 & 72	49 MALMAISON CT	-1	0.0000	9/25/2019	10/1/2019
RECORD PLAT OF GLORIA'S HIDEAWAY	2119 MIDDLE CREEK RD	2	6.5650	1/1/1900	10/4/2019
DUNRAVEN PLACE, SECTION 1, LOT 1B	BOONE ROAD	0	0.0000	9/17/2019	10/4/2019
AMENDED RECORD PLAT OF NEWTON ACRES SECTION 1, LOT 1 AND RECORD PLAT OF NEWTON ACRES SECTION 2	1010 Jenkins Road	2	31.8120	7/16/2019	10/7/2019
DAISY ACRES LOT 2	112 KRAFT RD	1	0.0000	9/24/2019	10/18/2019
RECORD PLAT OF PROFFITT ACRES	8697 NEW GLENDALE ROAD, GLENDALE, KY	1	3.4860	10/21/2019	10/28/2019
AMENDED RECORD PLAT OF TROTTERS RIDGE SUBDIVISION, SECTION 2, LOTS 98 & 99	DOWNNS LOOP	0	0.0000	10/23/2019	10/30/2019
		5	41.8630		

Total Records: 7

11/1/2019

OCTOBER 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 80 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 • 61 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 10 SFD Permits for the month • 136 SFD Permits for the year • 120 Total Building Inspections for the month • 1083 Total Building Inspections for the year • 430 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 111 Total Permits for the month • 955 Total Permits for the year • 190 Total Electrical Inspections for the month • 1708 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, December 5, 2019 at 5:00 P.M.



Hardin County Board of Adjustment

Four Hundred Fifteenth Meeting

Hardin County Government Center

Second Floor Meeting Room

October 17, 2019 5:00 p.m.

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

A. AMENDED CONDITIONAL USE PERMIT – TEMPORARY ACCESSORY DWELLING; JONATHAN & TARA UPTON are requesting an Amended Conditional Use Permit to allow for a temporary accessory dwelling (14'x 66' manufactured home) to remain on the property. The property is a 5.860 acre site located at 1747 Nolin Road, Sonora, KY and known as Lot 1A of Horse Lovers Delight within the Natural Resource Area and is zoned Rural Residential (R-2).

B. VARIANCE – 1:3 LOT WIDTH-TO-LENGTH RATIO; KERRY & REBECCA MILLER are requesting a Variance from the 1:3 lot width-to-length ratio to allow for their property to be further subdivided. The property is a 41.83 acre site located at 3903 Salt River Road, Rineyville, KY and known as Lot 1B of Rebecca Rose Farm within the Natural Resource Area and is zoned Rural Residential (R-2).

C. VARIANCE – GOVERNMENT MAINTAINED ROAD FRONTAGE; STEPHANIE & KEVIN COTTRELL and MICHAEL MCWHORTER are requesting a Variance from the government maintained road frontage requirement to allow for 5 pre-existing lots to be merged together on a private road. The property is a 3.443 acre site located on Echo Lane, Elizabethtown, KY and known as Lots 18 – 22 of Lynnwood Subdivision, Section 3 within the Valley Creek Urban Area and is zoned Urban Residential (R-1).

D. Consideration and action on the Minutes for the meeting held on 19 September 2019 (*Attached pgs.4-9*).

E. Informational Items

F. Adjourn



Board Agenda
 17 October 2019
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Fort Knox Compatible Use Plan (CUP) Launch Meeting

Adam attended a meeting on September 20, 2019 at the Colvin Community Center in Radcliff hosted by the Lincoln Trail ADD featuring Major General John R. Evans Jr. for a briefing on Fort Knox. Adam has been assigned to the Technical Advisory Committee (TAC) to develop a Compatible Use Plan (previously known as a Joint Land Use Study (JLUS) to promote compatible civilian development surrounding Fort Knox).

Hardin Counts! 2020 Census Meeting

Adam attended a meeting on September 25, 2019 at the County Government Center of the Census Complete Count Committee regarding preparations for the 2020 Census and focusing on outreach for areas with low response rates.

SEPTEMBER 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 73 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 • 56 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 10 SFD Permits for the month • 126 SFD Permits for the year • 140 Total Building Inspections for the month • 963 Total Building Inspections for the year • 396 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 98 Total Permits for the month • 844 Total Permits for the year • 214 Total Electrical Inspections for the month • 1517 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, November 7, 2019 at 5:00 P.M.



Board Agenda
17 October 2019
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SUBDIVISION PLATS RECORDED IN SEPTEMBER 2019

Project / Subdivision Name	Site Address	Lots +/- Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF SPRINGWOOD SUBDIVISION, LOT 6	BATTLE TRAINING RD.	0	0.0000	6/19/2019	9/2/2019
CONCORD HEIGHTS SUBD., LOTS 4 & 5	1635 LOCUST GROVE RD	-1	0.0000	5/14/2019	9/4/2019
FLOYD'S ACRES	2001 NEW GLENDALE RD	3	3.1890	8/28/2019	9/11/2019
AMENDED RECORD PLAT OF G. CHILDREN'S HOME SUBDIVISION, LOT 1A & BOUNDARY SURVEY OF TRACT 1B OF CALEB & MIKKI BLAND PROPERTY	GILEAD CHURCH RD	0	0.7560	8/30/2019	9/17/2019
AMENDED RECORD PLAT OF ALANAS ADDITION, LOT 1	3388 MIDDLE CREEK RD.	1	0.0000	1/1/1900	9/17/2019
NEEDHAM SPRINGS FARMS SEC. 3, LOTS 55, 56	NEEDHAM ROAD	0	0.0000	8/9/2019	9/18/2019
AMENDED RECORD PLAT OF WOODCREEK ESTATES, LOT 2A	439 YOUNGERS CREEK ROAD	1	0.0000	9/10/2019	9/23/2019
AMENDED RECORD PLAT OF CORBIT SUBDIVISION, LOT 2A AND ROBERTS SUBDIVISION, LOT 1 AND RECORD PLAT OF CORBIT SUBDIVISION, SECTION 2	1702 & 1711 ST. JOHN RD & FRANKLIN LANE	1	9.0000	9/12/2019	9/23/2019
		5	12.9450		

Total Records: 8

10/1/2019



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Four Hundred Fourteenth Meeting

Hardin County Government Center
Second Floor Meeting Room
September 19, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. AMENDED CONDITIONAL USE PERMIT - BED & BREAKFAST;** GOSSET FAMILY PARTNERSHIP AND DOUG & SHONDA LEASOR are requesting an Amended Conditional Use Permit to continue to allow for a Bed & Breakfast on site. The property is a 146.2 acre site located at 66 Osborne Lane, Rineyville, KY within the Rineyville Rural Village and is zoned Urban Residential (R-1).
 - B. VARIANCE –1:3 LOT WIDTH-TO-LENGTH RATIO;** NATHAN & PATTY SMALLWOOD are requesting a Variance from the 1:3 lot width-to-length ratio to allow for Lot 11 of Groeppe Subdivision to be further subdivided. The property is a 6.463 acre site located on the north side of Rineyville Big Springs Road (KY 220), Rineyville, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. VARIANCE – MINIMUM ROAD FRONTAGE & 1:3 LOT WIDTH-TO-LENGTH RATIO;** MARY & JEFF KEY are requesting a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for their property to be further subdivided. The property is a 44.4 acre site located at 8697 New Glendale Road, Glendale, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - D.** Consideration and action on the Minutes for the meeting held on 5 September 2019 (*Attached pgs.2-4*).
 - E.** Informational Items
 - F.** Adjourn

Radcliff/Elizabethtown MPO Technical Advisory Committee Meeting

Adam attended a meeting on September 13, 2019 at the Lincoln Trail Area Development District to score potential projects for the 2045 MPO Transportation Plan.

The next Board meeting is scheduled for Thursday, October 17, 2019 at 5:00 P.M.



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Four Hundred Thirteenth Meeting**

Hardin County Government Center
Second Floor Meeting Room
September 5, 2019 5:00 p.m.

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

A. **VARIANCE – FRONT BUILDING SETBACK;** KATHRYN NOEL, is requesting a Variance from the front building setback to allow for the construction of a 7'x18' covered front porch. The property is a 0.66 acre site located at 67 Whirlaway Court, Elizabethtown, KY and being Lot 14 of Farmgate Estate, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1).

B. Consideration and action on the Minutes for the meeting held on 22 August 2019 (*Attached pgs.3-8*).

C. Informational Items

D. Adjourn

KY Farm Bureau Ham Breakfast

Adam, Ed & Chris all attended the 56th annual KY Farm Bureau Country Ham Breakfast at the KY Fair & Expo Center in Louisville on August 22, 2019 as guests of Planning Commission Secretary and Hardin County Farm Bureau President, Larry Jagers, II.

Future City Project

Adam spoke to a 6-8th grade STEM class at the Boston School regarding Planning & Zoning on August 23, 2019 as part of their Future City Project.

Glendale Post Office

Adam attended a meeting on August 29, 2019 at the Glendale Christian Church regarding the relocation of the Glendale Post Office.



Board Agenda
 5 September 2019
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SUBDIVISION PLATS RECORDED IN AUGUST 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NELLIS PHILLIPS SUBDIVISION; LOTS 4C & 4D	1192 OVERALL PHILLIPS RD.	0	0.0000	7/18/2019	8/1/2019
KASEY ACRES	NEW SALEM CH RD	2	28.2020	7/26/2019	8/12/2019
Hendricks Hills Subd. Lots 5 & 6	SHADY BOWER LANE	-1	0.0000	8/8/2019	8/13/2019
SOLWAY ESTATES LOT 1	1100 SOLWAY MEETING CREEK RD	1	0.2400	1/15/2019	8/14/2019
RECORD PLAT OF TROOPER CAMERON'S ESTATES	2893 BLUEBALL RD.	3	10.0610	5/21/2019	8/19/2019
RECORD PLAT OF BLOOD HOUND HOLLER	3366 MEETING CREEK ROAD	2	22.1370	7/24/2019	8/29/2019
ASHBY ACRES	CENTERPOINT RD	3	12.2400	8/1/2019	8/29/2019
AMENDED RECORD PLAT OF CROSS COUNTRY FARMS, LOT 1A	NOLIN RD.	1	0.0000	8/21/2019	8/30/2019
RECORD PLAT OF HAUN ACRES SUBDIVISION	JACK DEVINE ST.	4	36.5970	8/21/2019	8/30/2019
		15	109.4770		

Total Records: 9

9/3/2019

AUGUST 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 65 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 16 New lots approved for the month • 15 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 18 SFD Permits for the month • 116 SFD Permits for the year • 132 Total Building Inspections for the month • 819 Total Building Inspections for the year • 346 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 122 Total Permits for the month • 747 Total Permits for the year • 169 Total Electrical Inspections for the month • 1302 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, September 19, 2019 at 5:00 P.M.



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Four Hundred Twelfth Meeting

Hardin County Government Center
Second Floor Meeting Room
August 22, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT- EXPANDED HOME OCCUPATION;** STEVE MCCAIN is requesting a Conditional Use Permit for an expanded home occupation in his detached garage to allow for meat processing for his 501c3 non-profit "Hero's Haven". The property is a 2.870 acre site located at 220 Burns Rd, Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **VARIANCE – 1:4 LOT WIDTH-TO-LENGTH RATIO;** DEBBIE COX is requesting a Variance from the 1:4 lot width-to-length ratio to allow for her property to be further subdivided. The property is a 9.77 acre site located at 2499 Knox Avenue, Vine Grove, KY and known as Lot 2 of Roscoe & Helens Roost within the West Urban Planning Area and is zoned Urban Residential (R-1).
 - C. **CONDITIONAL USE PERMIT & VARIANCE – ACCESSORY STRUCTURE & FRONT BUILDING SETBACK;** GARY PADGETT is requesting a Conditional Use Permit to allow for an accessory structure (40'x16' storage shed) on site prior the construction of a dwelling. Additionally, he is requesting a Variance from the front building setback line along North Ridge Road for the shed. The property is a 2.1 acre site located at 15 North Ridge Road, Elizabethtown, KY and known as Lot 8 of Quail Hollow Subdivision within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).
 - D. Consideration and action on the Minutes for the meeting held on 8 August 2019 (*Attached pgs.2-6*).
 - E. Adjourn

The next Board meeting is scheduled for Thursday, September 5, 2019 at 5:00 P.M.



Hardin County Board of Adjustment
Four Hundred Eleventh Meeting
Hardin County Government Center
Second Floor Meeting Room
August 8, 2019 5:00 p.m.

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

A. CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING; CARL & PATRICIA THOMAS, are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a second home on the property. The property is a 51.1 acre site located at 11608 Salt River Road, Cecilia, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).

B. VARIANCE – FRONT BUILDING SETBACK; ROSS & JUANITA CORBETT, are requesting a Variance from the front building setback line to allow for the construction of a 10’x16’ covered deck. The property is a 0.34 acre site located at 119 Third Street, Elizabethtown, KY and known as Lot 40 of Plantation Park, Section 2 within the North Urban Planning Area and is zoned Urban Residential (R-1).

C. AMENDED CONDITIONAL USE PERMIT – MARK & PAM ADAMS, are requesting to transfer their Conditional Use Permit that allows for a dog kennel “Circlotop Farm” to a new property owner. The property is an 11 acre site with an address 840 Jenkins Road, Rineyville, KY within the West Urban Planning Area and is zoned Rural Residential (R-2).

D. Consideration and action on the Minutes for the meeting held on 18 July 2019 (*Attached pgs. 3-9*).

E. Informational Items

F. Adjourn

17 YEARS OF SERVICE

Ed Bryan, Building Inspector, celebrated 17-years of service with the Planning Commission on 31 July 2019.



Board Agenda
 8 August 2019
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SUBDIVISION PLATS RECORDED IN JULY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF FULLOVE HILL SUBDIVISION, LOT 1	BERRYTOWN ROAD	0	3.1110	6/25/2019	7/3/2019
AMENDED RECORD PLAT OF CEDAR GROVE ACRES ADDITION, SECTION C, LOTS 38A & 39A	481 & 425 CEDAR GLENN LN	0	0.0000	6/3/2019	7/15/2019
RECORD PLAT OF ANGELA'S ACRES SUBDIVISION	897 GEORGE TABB RD.	1	13.0000	7/2/2019	7/17/2019
POND VIEW ESTATES, LOT 1	829 MELROSE RD	0	7.3010	7/15/2019	7/22/2019
DISSELKAMP ACRES	SALT RIVER RD	1	3.0000	3/25/2019	7/22/2019
RECORD PLAT OF HATCHER SUBDIVISION	508 WHITE MILLS GLENDALE RD E	2	6.1470	1/1/1900	7/30/2019
		4	32.5590		

Total Records: 6

7/31/2019

JULY 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 56 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • 36 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 17 SFD Permits for the month • 98 SFD Permits for the year • 120 Total Building Inspections for the month • 687 Total Building Inspections for the year • 292 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 112 Total Permits for the month • 625 Total Permits for the year • 191 Total Electrical Inspections for the month • 1133 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, August 22, 2019 at 5:00 P.M.



Hardin County Board of Adjustment

Four Hundred Tenth Meeting

Hardin County Government Center

Second Floor Meeting Room

July 18, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Continued from 20 June 2019...

CONDITIONAL USE PERMIT – AUTOMOTIVE REPAIR BUSINESS;
TODD MCGUFFIN, is requesting a Conditional Use Permit to allow for a “Motorcycle Repair Business” within a detached garage. The property is a 2.28 acre site known as Lot 1 of Loving Subdivision and is located at 1790 Glendale Hodgenville Road W., Glendale, KY within the Glendale Rural Village Area and is zoned Rural Residential (R-2).
 - B. **CONDITIONAL USE PERMIT - AUTOMOTIVE REPAIR BUSINESS;**
ROBERT & CORTNEY DAVIS are requesting a Conditional Use Permit to allow for automotive repair in a detached garage in the R-2 zone. The property is a 5.020 acre site located at 20567 Sonora Hardin Springs Road, Eastview, KY and known as Lot 3 of Faith Meadows Subdivision within the West Hardin Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 20 June 2019 (*Attached pgs 5-9*).
 - D. Annual Nomination and Election of Officers (*current positions*)
 - Chairman – Bob Krausman
 - Vice Chairman – Greg Youngblood
 - Secretary – Steve Steck
 - E. Informational Items
 - F. Adjourn

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



Board Agenda
 18 July 2019
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KY 361 PLANNING AREA STAKEHOLDER MEETING

We had 8 planners & engineers in attendance for a stakeholder meeting on the KY 361 Corridor Planning Area at the Hardin County Government Building on Friday June 21st. The cities of Elizabethtown, Radcliff, and Vine Grove were invited to participate along with the KY Transportation Cabinet and Lincoln Trail Area Development District.

MEETING WITH LINCOLN TRAIL DISTRICT HEALTH DEPARTMENT

Adam & Chris met with Sara Jo Best and Bryan Carroll from the Health Department to review the certifications that the Health Department signs on subdivision plats and to discuss the applications and forms our office receives for septic systems during the building permit process.

JUNE 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 18 Subdivision plats were approved for the month • 50 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 28 New lots approved for the month • 32 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 81 SFD Permits for the year • 87 Total Building Inspections for the month • 567 Total Building Inspections for the year • 235 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 86 Total Permits for the month • 513 Total Permits for the year • 171 Total Electrical Inspections for the month • 942 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, August 8, 2019 at 5:00 P.M.



Board Agenda
 18 July 2019
 Page 3 of 4

SUBDIVISION PLATS RECORDED IN JUNE 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF CHIEF'S WAY SUBDIVISION	CECILIA SMITH MILL ROAD.	2	2.1880	5/7/2019	6/3/2019
MYRTLEWOOD SUBDIVISION AND BOUNDARY SURVEY OF HARRY FRANKLIN FARM	3544 NEW GLENDALE ROAD	10	11.9790	5/16/2019	6/4/2019
AMENDED RECORD PLAT OF DIPIETRO ESTATES, LOTS 1 & 2	1666 CECILIA SMITH MILL RD.	0	0.0000	5/20/2019	6/5/2019
AMENDED RECORD PLAT OF UNIVERSITY ESTATES, SECTION 3, LOTS 24 & 25	411 & 409 GEORGETOWN RD.	0	0.0000	5/28/2019	6/5/2019
AMENDED RECORD PLAT OF G. CHILDREN'S HOME SUBDIVISION, LOT 1 & BOUNDARY SURVEY OF TRACT 1A OF CALEB & MIKKI BLAND PROPERTY	GILEAD CHURCH RD	0	3.6810	4/24/2019	6/5/2019
RECORD PLAT OF LAFOLLETTE SUBDIVISION	1286 LAFOLLETTE ROAD.	2	10.9990	6/6/2019	6/17/2019
PROVIDENCE PLACE, LOT 8A	BIG BLUE COURT	0	0.0000	7/18/2018	6/17/2019
AMENDED RECORD PLAT OF FOREST SPRINGS SUBD. LOTS 1A & 2C	BATES RD	0	0.0000	4/30/2019	6/18/2019
AMENDED RECORD PLAT OF QUIET WOOD ESTATES, LOTS 1A, 2A & 3-9	14 QUIET WOOD LN	-2	0.0000	4/15/2019	6/19/2019
HARDIN COUNTY SPORTSMAN LAKE BLOCK 3, LOTS 15-17	LAKESHORE DR	-2	0.0000	5/16/2019	6/19/2019
LELIA AND LOETTA SUBD, SECTION 2	ST JOHN RD	5	21.9580	4/17/2019	6/20/2019
JOHNNY'S PLACE SUBDIVISION	233 DECKARD SCHOOL ROAD	2	6.6920	6/6/2019	6/20/2019



Board Agenda
18 July 2019
Page 4 of 4

SUBDIVISION PLATS RECORDED IN JUNE 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF SKAGGS LANE SUBDIVISION & BOUNDARY SURVEY OF THE REMAINDER OF THE STEVE AULBACH FARM	765 SKAGGS LN.	4	38.7000	6/17/2019	6/24/2019
AMENDED RECORD PLAT OF PFEIFFER ESTATES SECTION 2, LOTS 37,38,39, 41A & 42	22 BIG WHEEL DR & THERESA RD.	-3	0.0000	5/20/2019	6/26/2019
RECORD PLAT OF WESLEY ESTATES	CASH RD	2	25.2650	5/2/2019	6/27/2019
AMENDED RECORD PLAT OF GLENDOWER SUBDIVISION, SECTION 1, LOT 35A	470 GLENDOWER DR.	0	0.6890	6/19/2019	6/27/2019
SADDLE ESTATES LOTS 1D & 1E	470 KRAFT RD	-1	0.0000	6/17/2019	6/27/2019
JERRY WALKER ESTATES	584 SMITH MILL ROAD	1	2.9760	6/17/2019	6/27/2019
		20	125.1270		

Total Records: 18

7/1/2019



Hardin County Board of Adjustment
Four Hundred Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 20, 2019 5:00 p.m.

1. Call to order
2. New Business

A. CONDITIONAL USE PERMIT – AUTOMOTIVE REPAIR BUSINESS; TODD MCGUFFIN, is requesting a Conditional Use Permit to allow for a “Motorcycle Repair Business” within a detached garage. The property is a 2.28 acre site known as Lot 1 of Loving Subdivision and is located at 1790 Glendale Hodgenville Road W., Glendale, KY within the Glendale Rural Village Area and is zoned Rural Residential (R-2).

B. CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE & HOME OCCUPATION; ROGER EWING & HILBERT POWERS, are requesting a Conditional Use Permit to allow for the construction of a 48’x60’ garage that will exceed the size of the dwelling on site. Additionally, he is requesting a Conditional Use Permit for an expanded home occupation to allow for a window tinting business in the proposed detached garage. The property is a 1.014 acre site to be known as Lot 4A of Concord Heights and is located at 1635 Locust Grove Road, Elizabethtown, KY within the Valley Creek Urban Area and is zoned Urban Residential (R-1).

C. VARIANCE – FRONT BUILDING SETBACK; SONNY ASHLOCK & MICHAEL HOBBS, are requesting a Variance from the Front Building Setback along Church Avenue to allow for the construction of a 32’x50’ detached garage. The property is a 0.459 acre site located at 204 St. Ambrose Church Lane, Cecilia, KY within the Cecilia Rural Village and is zoned Urban Residential (R-1).

D. Consideration and action on the Minutes for the meeting held on 6 June 2019 (*Attached pgs.2-7*).

E. Adjourn

The next Board meeting is scheduled for Thursday, July 18, 2019 at 5:00 P.M.



Hardin County Board of Adjustment
Four Hundred Eighth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 6, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from May 23, 2019

VARIANCE – FRONT BUILDING SETBACK; JAMES & SOPHIA BOLLI are requesting a Variance from the Front Building Setback along Unbridled Court to allow for the construction of a detached garage. The property is a 0.852 acre site located at 211 Beckley Woods Drive, Elizabethtown, KY within the North Glendale Urban Area and is zoned Planned Unit Development (PD-1).

3. New Business

A. VARIANCE – FRONT BUILDING SETBACK; CATRINA PENDLETON is requesting a Variance from the Front Building Setback along South Dixie Highway (US 31W) to allow for the construction of a 24' x 40' detached garage. The property is a 0.564 acre site located at 5212 South Dixie Highway, Glendale, KY within the South Dixie Planning Area and is zoned Rural Residential (R-2).

B. VARIANCE – FRONT BUILDING SETBACK; SUSANNE LEBLANC is requesting a Variance from the Front Building Setback along Cedar Hill Dr. to extend the covered front porch on the home. The property is a 0.476 acre site located at 203 Cedar Hill Drive, Elizabethtown, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).

C. CONDITIONAL USE PERMIT – AUTO SALES; WENDELL BROWN of KY 84 AUTO RECYCLING is requesting a Conditional Use Permit to allow for automotive sales. The property is a 10.327 acre site located at 12208 Sonora Hardin Springs Road, Eastview, KY within the West Hardin Area and is zoned Convenience Commercial (C-1).

D. Consideration and action on the Minutes for the meeting held on 23 May 2019 (*Attached pgs.3-8*).

The next Board meeting is scheduled for Thursday, June 20, 2019 at 5:00 P.M.



Board Agenda
 6 June 2019
 Page 2 of 2

MAY 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 32 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 6 New lots approved for the month • 12 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 16 SFD Permits for the month • 75 SFD Permits for the year • 104 Total Building Inspections for the month • 481 Total Building Inspections for the year • 198 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 104 Total Permits for the month • 427 Total Permits for the year • 201 Total Electrical Inspections for the month • 772 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MAY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
TROTTERS RIDGE LOTS 25 & 26	BLANKET COURT	2	0.0000	4/5/2019	5/1/2019
RECORD PLAT OF NICELEY'S CORNER SUBD., SECTION 2	GAITHER STATION RD.	1	11.0060	4/30/2019	5/2/2019
RECORD PLAT OF HART HILL	1511 TABBS HOLLOW RD	1	3.5100	4/25/2019	5/6/2019
AMENDED RECORD PLAT OF MEMORY LANE SUBD, SECTION 1, LOTS 3A & 4A	SLAUGHTER RD	1	10.8640	1/1/1900	5/10/2019
CARMAN SUBDIVISION, LOT 2	16 EARL WISE LN	1	0.0000	5/2/2019	5/10/2019
OAK RIDGE MANOR; SECTION 1, LOT 7 & OAK RIDGE MANOR SECTION 2, LOT 12	WOOLDRIDGE FERRY RD (OFF)	-1	0.0000	1/24/2019	5/20/2019
SPORTSMAN LAKE SUBDIVISION, BLOCK 4, LOTS 28-30	207 WOODS RD.	-2	0.0000	12/18/2018	5/22/2019
THOROUGHbred ESTATES SECTION 5, LOTS 65 & 66	SEA HERO DRIVE	-1	0.0000	5/15/2019	5/28/2019
		2	25.3800		

Total Records: 8

5/31/2019



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Four Hundred Seventh Meeting

Hardin County Government Center
Second Floor Meeting Room
May 23, 2019 5:00 p.m.

1. Call to order
2. New Business
 - A. **CONDITIONAL USE PERMIT – TEMPORARY ACCESSORY DWELLING;** CHRISTINE & SHAYNE FERGUSON are requesting a Conditional Use Permit to allow for the 14'x70' manufactured home to remain on the property until it is sold. The property is a 11.2 acre site located at 6069 Battle Training Road, Elizabethtown, KY within the Colesburg Area and is zoned Rural Residential (R-2).
 - B. **VARIANCE – FRONT BUILDING SETBACK;** JAMES & SOPHIA BOLLI are requesting a Variance from the Front Building Setback along Unbridled Court to allow for the construction of a detached garage. The property is a 0.852 acre site located at 211 Beckley Woods Drive, Elizabethtown, KY within the North Glendale Urban Area and is zoned Planned Unit Development (PD-1).
 - C. **AMENDED CONDITIONAL USE PERMIT – WEDDING & EVENT VENUE;** CARL & WANDA EDWARDS are requesting an Amended Conditional Use Permit to allow for the wedding & event venue, Glendale Gardens to remain on the property. The property is a 5 acre site located at 2638 Glendale Hodgenville Road West, Glendale, KY within the Natural Resource Area and is zoned Rural Residential (R-2).
 - D. Consideration and action on the Minutes for the meeting held on 18 April 2019 (*Attached pgs.3-8*).

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

APA-KY SPRING CONFERENCE Adam attended the annual meeting and conference May 8-10 at Lake Cumberland to obtain his continuing education hours.

LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD On 24 April 2019, Adam attended the Local Planning Committee meeting at New Highland Elementary School for the vote on the District's Facilities Plan. On a 10-8 vote, the Local Planning Committee voted to add on to Cecilia Valley to make it a K-8 school to replace West Hardin Middle.

PLANNER HIRED On 22 April 2019, Chris Butz became the newest employee of the Hardin County Planning & Development Commission. Chris has a Bachelor's Degree from Western Kentucky University and is currently pursuing his Masters of Urban Planning Degree at the University of Louisville.



Board Agenda
 23 May 2019
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APRIL 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 24 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 3 New lots approved for the month • 10 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 17 SFD Permits for the month • 59 SFD Permits for the year • 115 Total Building Inspections for the month • 375 Total Building Inspections for the year • 154 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 90 Total Permits for the month • 323 Total Permits for the year • 147 Total Electrical Inspections for the month • 572 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FRAGRANT ACRES, LOT 2A & LOT 3	HOWEVALLEY RD	2	0.0000	3/19/2019	4/4/2019
DEER FIELD EST LOT 10A AND 11 #4	123 TWELVE POINT BUCK BLVD	0	0.0000	2/12/2019	4/9/2019
SUNNY SLOPE ACRES LOTS 1 & 2	LEWIS LANE	-1	0.0000	3/25/2019	4/11/2019
BYRE KNOLL SUBDIVISION, LOTS 1 & 2	255 & 207 WATSON LN	0	0.0000	4/15/2019	4/23/2019
MAXIE PLAZA SUBDIVISION	GLENDALE HODGENVILLE RD W	-2	0.0000	11/20/2018	4/24/2019
KENWOOD ACRES, 1A	YOUNGERS CREEK RD	0	1.8300	4/16/2019	4/25/2019
RECORD PLAT OF BEAUCHAMP ACRES	22978 SONORA HARDIN SPRINGS RD	1	9.8830	4/26/2019	4/30/2019
		0	11.7130		

The next Board meeting is scheduled for Thursday, June 6, 2019 at 5:00 P.M.



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Four Hundred Sixth Meeting**

Hardin County Government Center
Second Floor Meeting Room
April 18, 2019 5:00 p.m.

1. Call to order
2. New Business
 - A. CONDITIONAL USE PERMIT - RETAIL SALES BUSINESS;** JOSHUA HELSEL, is requesting a Conditional Use Permit to allow for Retail Sales of Merchandise within the R-2 Zone. The property is a 5.00 acre site located at 639 Stovall Road, Elizabethtown, KY within the East Hardin Area and is zoned Rural Residential (R-2).
 - B. CONDITIONAL USE PERMIT – AUTOMOTIVE REPAIR BUSINESS;** FRANK ANGLIN JR., is requesting an Amended Conditional Use Permit to allow for an Automotive Repair Business to remain on the property. The property is a 3.00 acre site located at 1600 Harris School Road, Rineyville, KY within Natural Resource Area and is zoned Rural Residential (R-2).
 - C.** Consideration and action on the Minutes for the meeting held on 21 March 2019 (*Attached pgs.3-6*).
 - D.** Informational Items
 - E.** Adjourn

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

WEST POINT REVITALIZATION COMMITTEE On 28 March 2019, Adam attended a second meeting in West Point to discuss trail planning. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

METROPOLITAN PLANNING ORGANIZATION On 10 April 2019, Adam attended a meeting of the Elizabethtown/Radcliff MPO Technical Advisory Committee to review the proposed 2019 Pedestrian Plan.

The next Board meeting is scheduled for Thursday, May 23, 2019 at 5:00 P.M.



Board Agenda

18 April 2019

Page 2 of 2

MARCH 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 17 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lot approved for the month • 10 Net lot approved for the year
Building Permits: <ul style="list-style-type: none"> • 15 SFD Permits for the month • 42 SFD Permits for the year • 93 Total Building Inspections for the month • 260 Total Building Inspections for the year • 104 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 96 Total Permits for the month • 233 Total Permits for the year • 175 Total Electrical Inspections for the month • 425 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION, LOT 4, SECTION 1 & RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION SECTION 3, LOT 6	3029 CENTERPOINT RD	1	27.7500	2/14/2019	3/1/2019
MONROE SUBDIVISION; 7A & 7F	863 BOONE RD	0	0.0000	12/28/2018	3/7/2019
CUTTS PLACE, LOT 1A & AMENDED RECORD PLAT OF KENWOOD ACRES, LOT 1	556 YOUNGERS CREEK RD (KY 583)	0	0.0000	1/23/2019	3/15/2019
31 & 28 WOODHAVEN EST	MAPLE DR.	-1	0.0000	2/13/2019	3/19/2019
NICELEY'S CORNER	GAITHER STATION RD	1	4.6950	3/11/2019	3/20/2019
AMENDED RECORD PLAT OF BLACKBURN ESTATES, SECTION 2, LOTS 126 & 127	380 CARROLL AVE	-1	0.0000	3/8/2019	3/25/2019
TOM-DON ACRES	4065 FLINT HILL RD	5	25.0650	3/18/2019	3/26/2019
CORBIT SUBDIVISION, LOT 2 & RECORD PLAT OF ROBERTS SUBDIVISION	106 FRANKLIN LN	1	3.0210	3/21/2019	3/27/2019
ESSEX PLACE, LOTS 4 & 5	5698 FLINT HILL RD	-1	9.0300	3/15/2019	3/28/2019
WISE BERRY ESTATES; SECTION 3, LOT 13 AND AMENDED RECORD PLAT OF WISE BERRY ESTATES, LOTS 12B AND 12C AND AMENDED RECORD PLAT OF DAVID WAYS ESTATES ANGIE & MALCOMS VIEW, LOT 5	2724 RINEYVILLE BIG SPRINGS RD	0	0.0000	2/1/2019	3/28/2019
		5	69.5610		

Total Records: 10

4/1/2019



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Four Hundred Fifth Meeting

Hardin County Government Center
Second Floor Meeting Room
March 21, 2019 5:00 p.m.

1. Call to order
2. New Business
 - A. **VARIANCE – REAR BUILDING SETBACK;** TRAVIS PETERS, is requesting a Variance from the rear building setback line to allow for the construction of a 32' x 60' pole barn. The property is a 3 acre site located at 883 Howard Lane, Big Clifty, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **CONSIDERATION & ACTION** – On the interpretation of the zoning boundaries for “84 Auto Recycling” owned and operated by Wendell Brown continuously since 1991 and being 10.3 acres located on the north side of Sonora Hardin Springs Road (KY 84) as per KRS 100.257. (Resolution 2019-005)
 - C. Consideration and action on the Minutes for the meeting held on 21 February 2019 (*Attached pgs. 3-5*).
 - D. Informational Items
 - E. Adjourn

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

FISCAL COURT REAPPOINTMENT (26 February 2019) Hardin County Fiscal Court has reappointed Steve Steck to the Planning Commission. This will be Steve’s second term with the Planning Commission.

WEST POINT REVITALIZATION COMMITTEE On 28 February 2019, Adam attended a meeting in West Point to discuss trail planning in West Point. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD On 4 March 2019, Adam attended the Local Planning Committee meeting at West Hardin Middle School. The meeting was an Open Forum to obtain information from the public on the District Facilities Plan and potential redistricting.



Board Agenda
 21 March 2019
 Page 2 of 2

LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD On 13 March 2019, Adam attended the Local Planning Committee meeting at New Highland Elementary School. The meeting was an Open Forum to obtain information from schools that are currently a part of the District’s Facilities Plan.

FEBRUARY 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 7 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 6 New lot approved for the month • 5 Net lot approved for the year
Building Permits: <ul style="list-style-type: none"> • 11 SFD Permits for the month • 27 SFD Permits for the year • 87 Total Building Inspections for the month • 163 Total Building Inspections for the year • 60 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 76 Total Permits for the month • 137 Total Permits for the year • 122 Total Electrical Inspections for the month • 250 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN FEBRUARY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NEW FRUIT SUBD; LOT 1	328 DUPIN LOOP RD.	2	0.0000	12/7/2018	2/4/2019
PELLMAN SUBDIVISION; SEC. 1, LOTS 19, 20, 26, & 27	RAY ST	-2	0.0000	12/18/2018	2/8/2019
TCB RINEYVILLE	6189 RINEYVILLE RD	2	6.4120	1/8/2019	2/15/2019
WASILLA RIDGE ESTATES	RINEYVILLE ROAD	2	8.3360	1/18/2019	2/15/2019
		4	14.7480		

Total Records: 4

3/1/2019

The next Board meeting is scheduled for Thursday, April 18, 2019 at 5:00 P.M.



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Four Hundred Fourth Meeting**

Hardin County Government Center

Second Floor Meeting Room

February 21, 2019 5:00 p.m.

1. Call to order
2. New Business
 - A. **CONDITIONAL USE PERMIT– WELDING REPAIR & FABRICATION BUSINESS;** CHRISTOPHER HART, is requesting a Conditional Use Permit to allow for a Welding Business in the R-1 Zone. The property is a 4.080 acre site located at 4084 S Dixie Hwy, Glendale, KY within the South Dixie Corridor Planning Area and is zoned Urban Residential (R-1).
 - B. Consideration and action on the Minutes for the meeting held on 7 February 2019 (*Attached pgs.2-5*).
 - C. Informational Items
 - D. Adjourn

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

11 YEARS OF SERVICE

Adam C. King, AICP, Director, celebrated 11 years of service with the Planning Commission on February 15.

PLANNER RESIGNS

Tom McIntyre's last day with the Planning Commission was February 14. He has accepted a position as a Planner with Oldham County, KY. The planner position has been advertised and initial telephone interviews are being conducted.

The next Board meeting is scheduled for Thursday, March 21, 2019 at 5:00 P.M.



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment

Four Hundred Third Meeting

Hardin County Government Center

Second Floor Meeting Room

February 7, 2019 5:00 p.m.

1. Call to order
2. New Business
 - A. **VARIANCE – FRONT BUILDING SETBACK; KEITH & SONDR**
WATTS, are requesting a Variance from the front building setback line to allow for an 8’x12’ covered front porch. The property is a 3.1721 lot located at 2826 Melrose Road, Sonora, KY and known as Kirkstone Place, Lot 1 within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **AMENDED CONDITIONAL USE PERMIT – GREENHOUSE / PLANT NURSEY; DENNIS & MICHELLE JORDAN**, are requesting an Amended Conditional Use Permit for a Greenhouse / Plant Nursery. The property is a 15-acre site located at 13335 S. Dixie Highway, Sonora, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 17 January 2019 (*Attached pgs 3-6*).
 - D. Informational Items
 - E. Adjourn

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

APA KY EXECUTIVE COMMITTEE MEETING On January 25, 2019 Adam attended the APA KY Executive Committee Meeting in Frankfort. The guest speaker was Tom Fitzgerald of KY Resource Council who discussed the current legislative session and went over several proposed bills.

The next Board meeting is scheduled for Thursday, February 21, 2019 at 5:00 P.M.



Board Agenda
 7 February 2019
 Page 2 of 2

JANUARY 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 3 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 1 New lot approved for the month • 1 Net lot approved for the year
Building Permits: <ul style="list-style-type: none"> • 16 SFD Permits for the month • 16 SFD Permits for the year • 74 Total Building Inspections for the month • 74 Total Building Inspections for the year • 38 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 61 Total Permits for the month • 61 Total Permits for the year • 128 Total Electrical Inspections for the month • 128 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JANUARY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CARDIN SUBD; SECTION 2	1635 HORSESHOE BEND RD	1	19.0420	9/5/2018	1/14/2019
AMENDED RECORD PLAT OF REDDY ACRES, LOT 1	8631 N LONG GROVE RD	0	3.1000	10/25/2018	1/23/2019
SHARP'S FLAT'S SUBDIVISION, LOTS 1 & 2	421 & 451 EAST MAIN ST	-1	0.0000	12/3/2018	1/24/2019
		0	22.1420		

Total Records: 3

2/4/2019



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment

Four Hundred Second Meeting

Hardin County Government Center

Second Floor Meeting Room

January 17, 2019 5:00 p.m.

1. Call to order
2. New Business
 - A. **CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** TODD & TAMMY PERKINS, are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 2300 sq. ft. home in addition to their existing 720 sq. ft. cabin. The property is a 32.5 acre site located in the 4200 block of Bacon Creek Road, Elizabethtown, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - B. Consideration and action on the Minutes for the meeting held on 20 December 2018 (*Attached pg3-6*).
 - C. Informational Items
 - D. Adjourn

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

1 YEAR OF SERVICE Tom McIntyre celebrated 1-year of service with the Planning Commission on January 2, 2019.

CITY OF ELIZABETHTOWN BUILDING CODE CLASS On January 15, 2019 Ed, Jimmy and Adam attended a 2018 KY Building Code class hosted by the City of Elizabethtown in regards to major changes in the new code.

HARDIN COUNTY SCHOOL BOARD On January 16, 2019 Adam attended a meeting of the Local Planning Committee of the Hardin County School Board to discuss re-districting. He provided maps and information on single family dwelling construction for the past 5 years.



Board Agenda
 17 January 2019
 Page 2 of 2

DECEMBER 2018 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 105 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 1 New lots approved for the month • 111 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 3 SFD Permits for the month • 149 SFD Permits for the year • 70 Total Building Inspections for the month • 1149 Total Building Inspections for the year • 468 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 67 Total Permits for the month • 1032 Total Permits for the year • 139 Total Electrical Inspections for the month • 1917 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
STEPHENSBURG FIRE & RESCUE SUBDIVISION	10601 LEITCHFIELD RD & 36 WONDERLAND CAVERN RD.	1	1.6170	11/15/2018	12/18/2018
ESSEX PLACE LOT 1A	MELROSE RD	0	0.0000	9/26/2018	12/20/2018
CRADDOCK'S ADDITION LOTS 56, 57, 58, 59, 60, & PART OF 55	137 W MAPLE ST.	-4	0.0000	8/7/2018	12/26/2018
		-3	1.6170		

Total Records: 3

1/8/2019

The next Board meeting is scheduled for Thursday, February 7, 2019 at 5:00 P.M.