



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

Hardin County Government Center  
Second Floor Meeting Room  
May 4, 2023            5:00 p.m

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

A. **5:00 PM – CONDITIONAL USE PERMIT – AUTO REPAIR** – JESS & LEAH CLEARLY are requesting a Conditional Use Permit to allow for an automotive repair business to operate on site. The property is a 0.471 acre site located at 9221 Bardstown Road, Elizabethtown, KY, within the East Hardin Planning Area and is zoned Convenience Commercial (C-1).

B. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK** – MATTHEW & KIMBERLY ENNIS are requesting a Variance from the front building setback along Leitchfield Road (US 62) to allow for the construction of a 30'x32' barn on site. The property is a 24.083 acre site located at 13943 Leitchfield Road in Eastview, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

C. **5:30 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – BART & SONYA MEDICK are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 900 sq. ft. second dwelling in addition to the 2,951 sq. ft. home on site. The property is a 1.519 acre site located at 246 Huntington Lane, Rineyville, KY, known as Lot 18A of Shannondoah Estates Subdivision, Section 3, within the Kentucky 1600 Corridor Planning Area and is zoned Urban Residential (R-1).

D. Consideration and action on the Minutes for the meeting held on April 20, 2023 (*Attached pgs.3-9*).

E. Adjourn

**The next Board meeting is scheduled for June 8, 2023 at 5:00 p.m.**



Board Agenda  
 May 4, 2023  
 Page 2 of 2

**SUBDIVISION PLATS RECORDED IN APRIL 2023**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
OLDHAM ORCHARD	441 AKERS SCHOOL ROAD, UPTON, KY 42784	4	34.9200	2/27/2023	4/10/2023
COYNE ESTATES, LOT 1A	983 DECKARD SCHOOL ROAD, RINEYVILLE, KY 40162	1	0.0000	3/6/2023	4/18/2023
BUCHANAN FARM SUBD SECT 2 & BOUNDARY SURVEY OF DOUGLAS & SHARMIN LUSH PROPERTY	LEITCHFIELD RD	3	6.5810	1/30/2023	4/25/2023
TRUBY ACRES SUBDIVISION, LOT 1B AND BOUNDARY SURVEY OF THE DOUBLE L PROPERTIES, LLC TRACT B	6532 HARDINSBURG ROAD, CECILIA, KY 42724	0	-39.7550	4/10/2023	4/26/2023
		<b>8</b>	<b>1.7460</b>		

**Total Records: 4**

**5/1/2023**

**APRIL 2023 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 4 Subdivision plats were approved for the month</li> <li>• 21 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 8 New lots approved for the month</li> <li>• 5 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 7 SFD Permits for the month</li> <li>• 29 SFD Permits for the year</li> <li>• 102 Total Building Inspections for the month</li> <li>• 417 Total Building Inspections for the year</li> <li>• 154 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 105 Total Permits for the month</li> <li>• 444 Total Permits for the year</li> <li>• 183 Total Electrical Inspections for the month</li> <li>• 792 Total Electrical Inspections for the year</li> </ul>



**Hardin County Board of Adjustment  
Four Hundred Sixty Ninth Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
April 20, 2023            5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – PHILLIP EDLIN is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 1,308 sq. ft. cottage in addition to the existing 5,800 sq. ft. house/barn on site. The property is a 282 acre site located at 835 Edlin Lane in Elizabethtown, KY, within the East Urban Planning Area and is zoned Urban Residential (R-1).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – SAWMILL – LEVI YODER** is requesting an Amended Conditional Use Permit to continue to allow for a sawmill to operate on site. The property is a 25.36 acre site located at 2207 Millerstown Road, Upton, KY, within the South Hardin Planning Area and is zone Agriculture (A-1).
- C. **5:45 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – DAVID WISE is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the 1,428 sq. ft. garage on site to be converted into a house in addition to the existing 1,824 sq. ft. home on site. The property is a 2.47 acre site located at 2836 Rineyville Big Springs Road & 182 Versailles Drive in Rineyville, KY, known as Lot 1 of Davids Way Estates, within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on March 23, 2023 (*Attached pgs.4-11*).
- E. Informational Items
- F. Adjourn

**The next Board meeting is scheduled for May 4, 2023 at 5:00 p.m.**



Board Agenda  
 April 20, 2023  
 Page 2 of 3

**Comprehensive Plan Open Houses** On March 29, 2023 the Planning & Development staff held an Open House on the Comprehensive Plan update at the Woodland Elementary School in Radcliff. There were over 25 in attendance.

**Comprehensive Plan Glendale Subcommittee** On March 31, 2023 the Planning & Development staff held the first Glendale Subcommittee meeting at the County Government Center regarding the Comprehensive Plan. There were 14 in attendance.

**Comprehensive Plan Meeting with Fort Knox** On April 14, 2023 the Planning Commission staff held our second meeting with Fort Knox to discuss the Comprehensive Plan update and the KY 313 Corridor language.

**MARCH 2023 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 5 Subdivision plats were approved for the month</li> <li>• 17 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 1 New lots approved for the month</li> <li>• -3 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 14 SFD Permits for the month</li> <li>• 22 SFD Permits for the year</li> <li>• 109 Total Building Inspections for the month</li> <li>• 311 Total Building Inspections for the year</li> <li>• 112 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 145 Total Permits for the month</li> <li>• 339 Total Permits for the year</li> <li>• 253 Total Electrical Inspections for the month</li> <li>• 609 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
April 20, 2023  
Page 3 of 3

**SUBDIVISION PLATS RECORDED IN MARCH 2023**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
JACK'S ADDITION SUBDIVISION AND BOUNDARY SURVEY OF CRUTCHER PROPERTY	2579 SALT RIVER ROAD	1	19.4140	12/31/2022	3/21/2023
BECCA'S ACRES SUBDIVISION	HENDERSON LANE, WHITE MILLS, KY 42788	0	0.0000	3/16/2023	3/23/2023
MEMORY LANE SUBDIVISION LOT 1A & 2A	SLAUGHTER LANE	-1	0.0000	11/17/2021	3/23/2023
KING ESTATES, LOTS 2-4, AMENDED RECORD PLAT OF VICTORIAN FARMS SUBDIVISION, LOT 6 & RECORD PLAT OF VICTORIAN FARMS SUBDIVISION, SECTION 2, LOT 8	1422 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	-1	21.7460	3/24/2023	3/28/2023
BLOYD SUBDIVISION, SECTION 1 AND 2	40 SALT RIVER ROAD	0	0.0000	3/28/2023	3/31/2023
		<b>-1</b>	<b>41.1600</b>		

**Total Records: 5**

**4/3/2023**



**Hardin County Board of Adjustment  
Four Hundred Sixty Eighth Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
March 23, 2023            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – JANICE & JOHN CRAWFORD are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the pre-existing 1950's ranch home on site, currently used as storage, to be converted back into a dwelling. The property is a 4.974 acre site located at 1965 Locust Grove Road in Elizabethtown, KY, within the Urban Planning Area and is zoned Urban Residential (R-1).
  - B. **5:15 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE** – WELSEY KINDERVATER is requesting a Conditional Use Permit for an Accessory Structure to allow for a 36'x56' garage and a 22'x32' greenhouse to be constructed without a dwelling on site. The property is a 1.03 acre site located on the east side of Sportsman Lake Road in Elizabethtown, KY, known as Lot 2 of Split Rail Subdivision, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - C. **5:30 PM – VARIANCE – 1:3 LOT WIDTH-TO-LENGTH RATIO** – NATHAN MCCLURE and DOROTHY & BRIAN VINSON are requesting a Variance from the 1:3 lot width-to-length ratio to allow for proposed Lot 4 of Oldham Orchard. The property is an 11.097 acre site located at 329 Akers School Road in Upton, KY, within the South Hardin Planning Area and is zoned Rural Residential (R-2).
  - D. **5:45PM – VARIANCE – 1:4 LOT WIDTH-TO-LENGTH RATIO** – WALTER & UTE HINOTE are requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be reconfigured for proposed Lot 20A. The property is 10.6 acre site located at 223 Boone Road in Rineyville, KY, known as Lots 20-22 & a portion of Tract 4 of Peyton Estates, within the North Urban Planning Area and is zoned Urban Residential (R-1).
  - E. Consideration and action on the Minutes for the meeting held on February 23, 2023 (*Attached pgs.4-8*).
  - F. Informational Items
  - G. Adjourn



Board Agenda  
 March 23, 2023  
 Page 2 of 3

**BlueOvalSK Meeting** On February 24 2023, Director King attended a meeting at the Hardin County / Elizabethtown Industrial Foundation with other government and elected officials to discuss BlueOvalSK and its impacts on the region.

**Comprehensive Plan Open Houses** On March 1 2023, the Planning & Development staff held an Open House on the Comprehensive Plan update at the Old East Hardin Middle School in Glendale. There were over 200 in attendance.

**Lincoln Trail Homebuilders Association Meeting** On March 2, 2023, Director King and Building Inspectors Edwin & Jimmy met with the Registered Home Builders group at Lincoln Trail Homebuilders Association to review the 2022 Annual Report.

**MPO Meeting** On March 8, 2023, Director King attended the Technical Advisory Committee Meeting of the Radcliff-Elizabethtown Metropolitan Planning Organization. The topic of discussion was the SHIFT 2024 (Strategic Highway Investment Formula for Tomorrow) sponsorship process.

**KYTC US 62 Corridor Planning Study** On March 9, 2023, Director King, Planner McCamish and Planning Technician Goodman attended a meeting at the Elizabethtown Tourism office to preview the initial planning concepts fir the US 62 Corridor and Exit 94 Interchange.

**City of Elizabethtown Planning Commission Meeting** On March 14, 2023, Director King, Chairman Hinton and Vice Chairman Lowe attended the City of Elizabethtown’s Planning Commission Meeting to present our 2022 Annual Report.

**The next Board meeting is scheduled for April 20, 2023 at 5:00 p.m.**

**FEBRUARY 2023 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 7 Subdivision plats were approved for the month</li> <li>• 12 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 5 New lots approved for the month</li> <li>• -2 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 1 SFD Permits for the month</li> <li>• 8 SFD Permits for the year</li> <li>• 98 Total Building Inspections for the month</li> <li>• 197 Total Building Inspections for the year</li> <li>• 63 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 75 Total Permits for the month</li> <li>• 194 Total Permits for the year</li> <li>• 151 Total Electrical Inspections for the month</li> <li>• 356 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
March 23, 2023  
Page 3 of 3

**SUBDIVISION PLATS RECORDED IN FEBRUARY 2023**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
JOSHUA DON ACRES	PIERCE MILL RD	1	3.1410	8/1/2022	2/2/2023
ONEDA SUBDIVISION	SONORA HARDIN SPRINGS ROAD (HWY 84)	1	2.5200	1/19/2023	2/2/2023
DECKER'S FARM SUBDIVISION	1248 SOLWAY MEETING CREEK ROAD, BIG CLIFTY, KY 42712	3	19.4030	2/1/2023	2/9/2023
AMENDED RECORD PLAT OF INDUSTRIAL PARK OF GLENDALE SECTION 1, LOT 2B AND AMENDED RECORD PLAT OF INDUSTRIAL PARK OF GLENDALE SECTION 2, LOT 4	GILEAD CHURCH ROAD, GLENDALE, KY 42740	-1	0.0000	11/21/2022	2/16/2023
NEEDHAM SPRINGS, SECTION 3, LOTS 69 & 70	NEEDHAM RD	-1	0.0000	1/23/2023	2/16/2023
MONARCH MEADOW LOTS 1, 2, 3 & 4	BEAGLE CLUB LANE, CECILIA, KY 42724	-2	0.0000		2/22/2023
HARDIN COUNTY SPORTSMAN LAKE BLOCK 9, LOTS 1, 2, 3, 4, 5, 6 & 7	WOODS RD	-4	0.0000	1/2/2023	2/23/2023
		<b>-3</b>	<b>25.0640</b>		

**Total Records: 7**

**3/2/2023**





**Hardin County Board of Adjustment**  
**Four Hundred Sixty Seventh Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
February 23, 2023                      5:00 p.m

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

- A. **5:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE REQUIREMENT & THE 1:3 LOT WIDTH-TO-LENGTH RATIO** – BUCHANAN PROPERTY GROUP LLC - ETAL are requesting a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio for proposed Lot 4 and a Variance from the 1:3 lot width-to-length ratio for proposed Lot 5 to allow for a proposed subdivision. The property is a 5.770 acre site located on the northwest side of Leitchfield Road (US 62) in Cecilia, KY, within the Urban Planning Area and is zoned Convenience Commercial (C-1).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – KENNEL** – SUGAR MILL PROPERTIES LLC (Owners) and CORINNA SHIVELY & CATERINA FINLEY (Applicants) are requesting an Amended Conditional Use Permit to allow for the dog kennel (known as Dixie Pet Stop) to remain on site. The property is a 1.17 acre site located at 6280 North Dixie Highway in Elizabethtown, KY, known as Lot 19 of Windsor Hills, Section 2, within the Urban Area and is zoned General Commercial (C-2).
- C. Consideration and action on the Minutes for the meeting held on February 9, 2023 (*Attached pgs.3-9*).
- D. Informational Items
- E. Adjourn

**15 Years of Service** Director Adam King, AICP celebrated 15 years of service with the Planning Commission on 15 February 2023.

**The next Board meeting is scheduled for March 23, 2023 at 5:00 p.m.**



Board Agenda  
 February 23, 2023  
 Page 2 of 2

**SUBDIVISION PLATS RECORDED IN JANUARY 2023**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MOORMAN VALLEY SUBDIVISION	9796 RINEYVILLE BIG SPRINGS RD	1	12.6350	1/2/2023	1/9/2023
BECKLEY WOODS SUBDIVISION LOTS 63A, 66A & TRACT A	LEIGHBROOK CT	0	0.0000	12/20/2022	1/17/2023
BIG FOREST SUBDIVISION, SECTION 2	HOGAN RD, SONORA, KY 42776	1	9.3260	11/28/2022	1/18/2023
FALLEN OAKS SUBDIVISION, LOT 2	1807 LOCUST GROVE RD	1	0.0000	9/8/2022	1/19/2023
KRISTENS ACRES	9779 HARDINSBURG RD	3	15.8750	1/6/2023	1/20/2023
		<b>6</b>	<b>37.8360</b>		

**Total Records: 5**

**2/2/2023**

**JANUARY 2023 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 5 Subdivision plats were approved for the month</li> <li>• 5 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 6 New lots approved for the month</li> <li>• 6 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 7 SFD Permits for the month</li> <li>• 7 SFD Permits for the year</li> <li>• 99 Total Building Inspections for the month</li> <li>• 99 Total Building Inspections for the year</li> <li>• 36 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 119 Total Permits for the month</li> <li>• 119 Total Permits for the year</li> <li>• 204 Total Electrical Inspections for the month</li> <li>• 204 Total Electrical Inspections for the year</li> </ul>



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

Hardin County Government Center  
Second Floor Meeting Room  
February 9, 2023            5:00 p.m

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

- A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT – AMUSEMENT ENTERPRISE (WEDDING & EVENT VENUE) – CARL & WANDA EDWARDS** are requesting an Amended Conditional Use Permit to allow for a wedding and event venue (known as Glendale Gardens) to remain on site. The property is a 5 acre site located at 2638 Glendale Hodgenville Road West in Glendale, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – DOG KENNEL – ANDREA & JAMIE ROBERTS** are requesting an Amended Conditional Use Permit to allow for a dog kennel (known as Circletop Farms) to remain on site. The property is an 11 acre site located at 840 Jenkins Road in Rineville, KY, within the West Urban Planning Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – AMENDED CONDITIONAL USE PERMIT – WELDING SHOP – CHRISTOPHER & RACHEL HART** are requesting an Amended Conditional Use Permit to allow for the continued operation of a welding & fabrication business (known as Hart’s Welding) on site. The property is a 4.08 acre site located at 4084 South Dixie Highway in Glendale, KY, within the South Dixie Corridor Planning Area and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on January 5, 2023 (*Attached pgs.3-9*).
- E. Informational Items
- F. Adjourn

**The next Board meeting is scheduled for February 23, 2023 at 5:00 p.m.**



Board Agenda  
 February 9, 2023  
 Page 2 of 2

**Comprehensive Plan Meetings** On 11 January 2023, the Planning Commission staff met with Fort Knox to discuss the Comprehensive Plan update. On 13 January 2023, the staff held the first subcommittee meetings on Agriculture and on Housing.

**APA-KY Meeting** Director King conducted his first meeting as President of the KY Chapter of the American Planning Association held virtually on 27 January 2023. He will serve a two year term as President followed by a one year term as Immediate Past President.

**SUBDIVISION PLATS RECORDED IN DECEMBER 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ARCHIE ESTATES SUBDIVISION, SECT. 2	SKAGGS LANE, UPTON, KY 42784	1	5.0000	11/28/2022	12/12/2022
B AND S ESTATES	2251 STOVALL RD	2	14.1820	12/1/2022	12/14/2022
WOODBIDGE SUBDIVISION	4619 SHEPHERDSVILLE RD	2	5.0460	11/21/2022	12/14/2022
STRADER'S ACRES, SECTION 2, LOTS 2 AND 3	3264 COPELIN ROAD, WHITE MILLS, KY 42788	0	0.0000	12/12/2022	12/16/2022
KIKO FARM SUBDIVISION LOTS 1 AND 2	633 GILEAD CHURCH RD	0	0.0000	12/14/2022	12/27/2022
BRADLEY SUBDIVISION, LOT 7A & RECORD PLAT OF MOUSER ESTATES	279 BRADLEY TRAIL, ELIZABETHTOWN, KY 42701 & 294 PIERCE LANE, ELIZABETHTOWN, KY	1	2.2560	10/18/2022	12/27/2022
FISCHEL SUBDIVISION	3280 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY	2	17.9420	12/5/2022	12/27/2022
		<b>8</b>	<b>44.4260</b>		

**Total Records: 7**

**1/4/2023**

**DECEMBER 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 7 Subdivision plats were approved for the month</li> <li>• 91 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 8 New lots approved for the month</li> <li>• 64 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 4 SFD Permits for the month</li> <li>• 112 SFD Permits for the year</li> <li>• 99 Total Building Inspections for the month</li> <li>• 1,375 Total Building Inspections for the year</li> <li>• 508 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 78 Total Permits for the month</li> <li>• 1,230 Total Permits for the year</li> <li>• 179 Total Electrical Inspections for the month</li> <li>• 2,557 Total Electrical Inspections for the year</li> </ul>



**Hardin County Board of Adjustment  
Four Hundred Sixty Fifth Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
January 5, 2023            5:00 p.m

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

- A. **5:00 PM – VARIANCE – GOVERNMENT MAINTAINED ROAD FRONTAGE & MINIMUM ROAD FRONTAGE REQUIREMENT** – BENNIES BARN LLC is requesting a Variance from the government maintained road frontage requirement for proposed Lot 2B and a Variance from the minimum road frontage requirement for proposed Lot 2A to allow for the property to be further subdivided. The property is a 1.703 acre site located at 434 East Main Street in Glendale, KY, known as Lot 2 of Williams Corner Subdivision, within the Glendale Rural Village Planning Area and is zoned Planned Unit Development (PD-1).
- B. **5:15 PM – CONDITIONAL USE PERMIT – AUTOMOTIVE REPAIR BUSINESS – EXTREME POLISHING & DETAILING LLC** is requesting a Conditional Use Permit to allow for an automotive painting/detailing business in the C-1 Zone. The property is a 6.766 acre site located at 6300 Rineyville Road, Rineyville, KY, known as Lot 1C of Brookside Estates, Section 1, within the Rineyville Rural Village Planning Area, and is zoned Convenience Commercial (C-1).
- C. **5:30 PM – VARIANCE – FRONT BUILDING SETBACK** – SHREE GANESH 2022 LLC (Owner) & BHIKHABHAI PATEL (Applicant) are requesting a Variance from the front building setback along Leitchfield Road (US 62) to allow for a new 30'.4"x7'.6" outdoor walk in cooler to be built on site. The property is a 0.40 acre site located at 13461 Leitchfield Road in Eastview, KY, within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).
- D. Consideration and action on the Minutes for the meeting held on December 8, 2022 (*Attached pgs.3-5*).
- E. Informational Items
- F. Adjourn

**Administrative Assistant Hired** Miranda Garrison has been hired as our new Administrative Assistant. Miranda's first day was 30 December 2022. She is graduate of Elizabethtown High School and has completed coursework in Electronics Engineering at ECTC.



Board Agenda  
January 5, 2023  
Page 2 of 2

**BlueOvalSK Meeting** On 20 December 2022, Director King and Chairman Hinton attended a meeting with Judge Executive Taul at the Elizabethtown - Hardin County Industrial Foundation to meet with leaders from the City of Elizabethtown to discuss planning efforts and cooperation regarding Glendale & the BlueOvalSK project.

**KYTC Meeting on US 62** On 13 December 2022, Director King attended the Local Officials meeting regarding KYTC's corridor planning study on a Mulberry Street / Exit 94 at the Elizabethtown Tourism Building.

**Comprehensive Plan Open Houses** On 12 & 14 December 2022, the Planning & Development staff held two open houses to gain additional public input on the Comprehensive Plan update at Rineyville Elementary & Cecilia Valley Elementary.

**The next Board meeting is scheduled for February 9, 2023 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

|



~~Hardin County Board of Adjustment  
Four Hundred ~~xxxxxxxxxx~~ Meeting  
Hardin County Government Center  
Second Floor Meeting Room  
Date \_\_\_\_\_ 5:00 p.m~~

**POSTPONED UNTIL FURTHER NOTICE**  
**(please do not delete this page)**

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

~~A. **CONDITIONAL USE PERMIT** — IBV ENERGY PARTNERS doing business as RHUDES CREEK SOLAR, LLC (APPLICANTS) ON BEHALF OF CLAYTON & GERALDINE GREY, KERBY GREY AND DOROTHY & EUGENE HILL (OWNERS & APPLICANTS) are requesting a Conditional Use Permit to allow for a Solar Farm known as “Rhudes Creek Solar Farm”. The property consists of 11 tracts totaling ±1072 acres located south of Hardinsburg Road (KY 86), east of Hansborough Road and on both sides of South Black Branch Road in Cecilia, KY within the Natural Resource Planning Area and is zoned Agricultural (A-1).~~

~~B. Consideration and action on the Minutes for the meeting held on ~~xxxxxxxxxx~~ (Attached pgs.).~~

~~C. Informational Items~~

~~D. Adjourn~~

**PLAT TABLES**

~~The next Board meeting is scheduled for ~~xxxxxxxxxx~~ at 5:00 p.m.~~