



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Eleventh Meeting**

Hardin County Government Center
Second Floor Meeting Room
December 4, 2025 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – VARIANCE** – AMY & DWAYNE RAGLAND are requesting a Variance from the front building setback line to allow for the construction of a covered front porch. The property is a 0.27 acre site located at 1307 Emory Road, Elizabethtown, KY, known as Lot 39 of University Estates, Section 6 within the West Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **5:15 PM – CONDITIONAL USE PERMIT** – KAYLA & JOSH KRUPINSKI are requesting a Conditional Use Permit to allow for the construction of an additional home on site as a Permanent Accessory Dwelling. The property is a 20.18 acre site located at 55 Hillcreek Drive, Elizabethtown, KY, known as Lot 1A of Hillcreek Farms within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
 - C. **5:30 PM – VARIANCE** – JAMIE & MICHAEL LEASOR are requesting a Variance from the front building setback line to allow for an addition to an existing detached garage. The property is a 2.078 acre site located at 88 Leasor Lane, Elizabethtown, KY, known as Lot 2 of Leasor Trace Subdivision within the KY 1600 Corridor and is zoned Urban Residential (R-1).
 - D. **5:00 PM – CONDITIONAL USE PERMIT** – VICTORIA & JAMES LUNDBERG are requesting a Conditional Use Permit to allow for the construction of a 2,898 sq. ft. principal dwelling in addition to a 897 sq. ft. permanent accessory dwelling on site. The property is a 15 acre site located at 628 Turkey Roost Lane, Rineyville KY, within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - E. Consideration and action on the Minutes for the meeting held on November 6, 2025 (*Attached pgs.4-10*).
 - F. Informational Items
 - G. Adjourn



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LTADD Housing Study Director, Adam King attended a half day stakeholder meeting for the Lincoln Trail Area Development Districts Housing & Homelessness Study on 17 November 2025.

Ring Road (KY 3005) Extension Public Hearing Director, Adam King attended the public hearing / open house hosted by KYTC at the Hardin County Cooperative Extension Office on 18 November 2025.

Creating Vibrant Communities Open House - Glendale Director, Adam King and Planner I, Haley Goodman hosted an open house hosted at Glendale Christian Church to present the draft small area plan for Glendale on 24 November 2025.

SUBDIVISION PLATS RECORDED IN NOVEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CEDAR CREEK FARMS LOTS 7B & 7C	BATTLE TRAINING RD	-1	0.0000	10/20/2025	11/5/2025
JUDITH KENNEDY LAND DIVISION	489 DOUGLAS LN	7	66.0000	6/9/2025	11/7/2025
OAK RIDGE MANOR SUBDIVISION SECTION 3	5247 BATTLE TRAINING ROAD	3	11.3990	11/3/2025	11/12/2025
KATIES HILL SUBDIVISION LOTS 2 & 4C	5796 BATTLE TRAINING ROAD	0	0.0000	11/7/2025	11/17/2025
ONEIL'S HIDEAWAY, LOT 2C	1199 BLUE BALL CHURCH ROAD	0	0.0000	10/29/2025	11/20/2025
PATRICIAS ACRES SUBDIVISION	3911 CONSTANTINE RD	3	12.9540	11/13/2025	11/26/2025
		12	90.3530		

Total Records: 6

12/2/2025



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NOVEMBER 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 88 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 13 New lots approved for the month• 177 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 4 SFD Permits for the month• 88 SFD Permits for the year• 101 Total Building Inspections for the month• 1,234 Total Building Inspections for the year• 461 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 72 Total Permits for the month• 836 Total Permits for the year• 138 Total Electrical Inspections for the month• 1,613 Total Electrical Inspections for the year

The next Board meeting is scheduled for January 8, 2026 at 5:00 p.m.



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Tenth Meeting**

Hardin County Government Center
Second Floor Meeting Room
November 6, 2025 5:00 p.m

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

H. 5:00 PM – CONDITIONAL USE PERMIT – PAM & TOMMY BRYAN are requesting a Conditional Use Permit to allow for an 864 sq. ft. permanent accessory dwelling on site. The property is a 119 acre site located at 12481 Leitchfield Road, Cecilia, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

I. WITHDRAWN – ~~VARIANCE & CONDITIONAL USE PERMIT~~ – ~~PATRICK & MALINDA DENNIS~~ are requesting a ~~Variance from the side building setback, and a conditional use permit to allow for a residential accessory structure on commercial property. The property is a 3.407 acre site located at 10668 Sportsman Lake Road, Elizabethtown, KY, within the Vallery Creek Urban Planning Area and is zoned General Commercial (C-2).~~

J. 5:30 PM – AMENDED CONDITIONAL USE PERMIT – MOSES & RACHEL GINGERICH are requesting an Amended Conditional Use Permit to continue to allow for a sawmill operation on site. The property is a 41 acre site located at 1221 Amish Road, Sonora, KY, within the South Hardin Planning Area and is zoned Agriculture (A-1).

K. 5:45 PM – VARIANCE– NALL’S SPECIALIZED HAULING is requesting a Variance from the 100’ side building setback where Industrial property adjoins Residential property to allow for a 60’x80’ addition to the shop. The property is a 13.594 acre site located at 4880 Bardstown Road, Elizabethtown, KY, known as Lot 4A of Waco Subdivision within the Bardstown Road Corridor and is zoned Heavy Industrial (I-2).

L. Consideration and action on the Minutes for the meeting held on October 16, 2025 (*Attached pgs.4-13*).

M. Consideration and action on the 2026 Meeting Schedule (*Attached pg.14*).

N. Informational Items

O. Adjourn

The next Board meeting is scheduled for December 4, 2025 at 5:00 p.m.



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CAAK Conference Building Inspector, Edwin Alicea attended the Code Administrator's Association of KY Conference in Lexington, KY on October 6-7, 2025.

APA-KY Regional Conference Director, Adam King & Board of Adjustment Chairman, Bob Krausman attended a one day continuing education event at the Green River Area Development District in Owensboro, KY on October 24, 2025.

5 Years of Service Building Inspector, Edwin Alicea celebrated 5 years of service with the Planning Commission on 14 October 2025.

12 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 12 years of service with the Planning Commission on 1 November 2025.

33 Years of Service KBC Coordinator, Madeline Hornback celebrated 33 years of service with the Planning Commission on 2 November 2025.

2 Years of Service Planning & Permit Tech, Rachel Derting, JD celebrated 2 years of service with the Planning Commission on 3 November 2025.

Glendale Merchants Association Planner I, Haley Goodman presented to the Glendale Merchants Association regarding the upcoming Open House for the Glendale CVC Plan on November 5, 2025.

3 Years of Service Electrical Inspector, Greg Carwile celebrated 3 years of service with the Planning Commission on 7 November 2025.

OCTOBER 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 11 Subdivision plats were approved for the month• 82 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 74 New lots approved for the month• 165 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 84 SFD Permits for the year• 149 Total Building Inspections for the month• 1,132 Total Building Inspections for the year• 436 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 76 Total Permits for the month• 764 Total Permits for the year• 156 Total Electrical Inspections for the month• 1,475 Total Electrical Inspections for the year



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SUBDIVISION PLATS RECORDED IN OCTOBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MICHAEL MILLER SUBDIVISION	475 MILLERSTOWN LOOP	2	15.0000	9/26/2025	10/6/2025
TONY SANDFER SUBDIVISION	2000 CANN SCHOOL LN	2	15.0000	10/2/2025	10/14/2025
ARNOLD VIEW	555 CUNDIFF LN	3	25.0000	9/23/2025	10/14/2025
RECORD PLAT OF HILARY'S ADDITION SUBDIVISION, SECTION 3	THOMAS RD	8	21.0620	9/2/2025	10/16/2025
HILARY'S ADDITION SUBDIVISION, LOT 1A	2192 THOMAS ROAD, RINEYVILLE, KY	0	0.0280	8/28/2025	10/16/2025
HIDDEN RIDGE SUBDIVISION	S WILSON RD	35	14.6900	9/11/2025	10/21/2025
PEYTON ESTATES, LOTS 28-30	BOONE RD	3	0.0000	9/11/2025	10/21/2025
OLIVER'S ACRES SUBDIVISION AND BOUNDARY SURVEY OF DOYLE OLIVER PROPERTY	8205 SALT RIVER ROAD, CECILIA, KY	15	137.5820	9/29/2025	10/23/2025
WINGATE WEST SUBDIVISION LOTS 23 & 24	108 SANTA FE TRAIL	-1	0.0000	10/15/2025	10/23/2025
STARK SUBDIVISION, SECTION 1, LOT 2 & RECORD PLAT OF STARK SUBDIVISION, SECTION 3	681 JEFFRIES ROAD, ELIZABETHTOWN, KY	5	22.2400	10/20/2025	10/28/2025
NORMANS ACRES	WILMOTH LANE	1	6.0300	10/10/2025	10/29/2025
		73	256.6320		

Total Records: 11

11/4/2025



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Ninth Meeting

Hardin County Government Center
Second Floor Meeting Room
October 16, 2025 5:00 p.m

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

- A. **5:00 PM – VARIANCE** – HOLMES STILES & ARTHUR MILLER are requesting a Variance from the 1:4 lot width-to-length ratio & from the government maintained road frontage requirements to allow for the property to be further subdivided. The property is a 8.31 acre site located at 345 Boone Road, Rineyville, KY, known as Lots 28, 29 & 4A of Peyton Estates Subdivision within the North Urban Planning Area and is zoned Urban Residential (R-1).
- B. **5:15 PM – CONDITIONAL USE PERMIT** – BRIAN & TERRA MARSHALL are requesting a Conditional Use Permit to allow for a 1,008 sq. ft. Permanent Accessory Dwelling on site. The property is a 5.7 acre site located at 88 French Lane, Elizabethtown, KY, known as Lot 7 of LA French Estates, within the West Urban Planning Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – AMENDED CONDITIONAL USE PERMIT** – RIVERVIEW CONTRACTING LLC is requesting an Amended Conditional Use Permit to continue to allow for an accessory structure on a vacant lot. The property is a 1.5 acre site located at 1652 Webb Mill Road, Eastview, KY, within the South Hardin Planning Area and is zoned Rural Residential (R-2).
- D. **5:45 PM – CONDITIONAL USE PERMIT** – HAROLD & SHIRLEY NEWMAN are requesting a Conditional Use Permit to allow for an accessory structure on a vacant lot. The property is a 4.79 acre site located at 1905 Springfield Road, Elizabethtown, KY, within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
- E. **6:00 PM – CONDITIONAL USE PERMIT** – JAMES & WENDY PENCE are requesting a Conditional Use Permit to allow for an 800 sq. ft. Permanent Accessory Dwelling on site. The property is a 2.69 acre site located at 4936 S. Dixie Highway, Glendale, KY, within the South Dixie Corridor and is zoned Rural Residential (R-2).



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- F. Consideration and action on the Minutes for the meeting held on September 4, 2025
(Attached pgs.5-8).
- G. Informational Items
- H. Adjourn

The next Board meeting is scheduled for November 6, 2025 at 5:00 p.m.

Glendale Lions Club Meeting – On September 18, 2025 Adam & Haley attended the Glendale Lions Club Meeting to present the Creating Vibrant Communities – Glendale Small Area Plan study to review the draft plans of 13 strategies.

18 Years on the Job – On September 28, 2025 Building Inspector, Jimmy Morgan celebrated his 18th year with Hardin County Planning & Development.

ICC Plan Review Training – On September 22-26, 2025 Building Inspector, Edwin Alicea attended a ICC Commercial Plan Review Training in Myrtle Beach, South Carolina.



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AUGUST 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 62 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 14 New lots approved for the month• 75 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 7 SFD Permits for the month• 63 SFD Permits for the year• 108 Total Building Inspections for the month• 859 Total Building Inspections for the year• 332 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 71 Total Permits for the month• 596 Total Permits for the year• 131 Total Electrical Inspections for the month• 1,148 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN AUGUST 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
THE SHIRE LOT 2	SHANNON RUN LN	1	0.3550	6/7/2025	8/1/2025
AUSTIN HUDSON ACRES	LAUREL RIDGE RD	1	2.3100	7/8/2025	8/4/2025
MARINE ESTATES	259 STAR MILLS ROAD, GLENDALE, KY	2	9.3340	7/28/2025	8/5/2025
WOODED HILLS ESTATES SECTION 2, LOTS 33 & 35	250 VILLA RAY DRIVE	-1	0.0000	8/1/2025	8/18/2025
HUSH PUPPY ESTATES LOTS 3A & 3B	CRUME ROAD	-1	0.0000	7/28/2025	8/19/2025
MICHELLES SUBDIVISION	1836 MILLER RD	1	2.0780	8/1/2025	8/25/2025
PINNACLE POINT, SECTION 1, LOT 2	529 PINNACLE LN	0	7.6310	8/15/2025	8/25/2025
HAZELIP ESTATES, SECTION 2	CECIL AVENUE, CECILIA, KY	9	29.2080	8/18/2025	8/28/2025
AMANDAS ACRES SUBDIVISION, LOT 1	61 LAMBERT LANE	0	4.9730	8/26/2025	8/28/2025
		12	55.8890		

Total Records: 9

9/2/2025



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Planning and Development Commission

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SEPTEMBER 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 71 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 19 New lots approved for the month• 92 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 9 SFD Permits for the month• 72 SFD Permits for the year• 119 Total Building Inspections for the month• 982 Total Building Inspections for the year• 385 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 92 Total Permits for the month• 688 Total Permits for the year• 170 Total Electrical Inspections for the month• 1,319 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN SEPTEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
COUNTRY MEADOWS ESTATES, LOT 10 & RECORD PLAT OF COUNTRY MEADOW ESTATES, SECTION 2 & BOUNDARY SURVEY OF LOUIS AND SHIRLEY BASHAM TRACTS	KNOX AVE	12	89.0400	8/11/2025	9/2/2025
MAURICES ACRES SUBDIVISION LOT 2A AND RECORD PLAT OF MAURICE'S ACRES SUBDIVISION, SECTION 2	2304 HODGENVILLE RD	1	0.8880	8/26/2025	9/3/2025
HIGH SCHOOL COURT SUBDIVISION LOT 7A & BOUNDARY SURVEY OF JOSHUA SEAGRAVES PROPERTY	HARDINSBURG RD	0	0.0000	8/24/2025	9/9/2025
LEWIS PROPERTY LOT 1B & 2	4424 RINEYVILLE ROAD, ELIZABETHTOWN, KY	0	0.0000	8/19/2025	9/15/2025
CECILIA METHODIST ESTATES	361 METHODIST ST	1	1.0720	7/21/2025	9/18/2025
PITZ HALL SUBDIVISION, LOT 1	4484 RINEYVILLE RD	1	0.0000	9/4/2025	9/18/2025
STILL HAY SUBDIVISION, SECTION 2	835 SOLWAY MEETING CREEK RD	1	2.0650	9/4/2025	9/22/2025
WILLIAM D MARTIN SUBDIVISION LOTS 2A, 2B, 2C	BLUE BALL CHURCH RD	-2	0.0000	9/12/2025	9/24/2025
I65 BATTERY PARK	5504 SPORTSMAN LAKE RD	3	12.0830	5/12/2025	9/25/2025
		17	105.1480		

Total Records: 9

10/2/2025



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Eighth Meeting**

Hardin County Government Center

Second Floor Meeting Room

September 4, 2025 5:00 p.m

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

P. **5:00 PM – VARIANCE** – MICHAEL & CLIFFORD MILLER are requesting a Variance from the minimum road pavement width requirement to allow for the property to be further subdivided. The property is a 15 acre site located at 475 Millerstown Loop, Upton, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

Q. **5:15 PM – VARIANCE** – JEFFREY & LISA BOULDEN are requesting a Variance from the 50' rear building setback requirement to allow for a 40' x 40' garage to be constructed on site. The property is a 3.104 acre site located at 10296 Salt River Road, Cecilia, KY, known as Lot 3 of Masters Farm Supply Subdivision, within the West Hardin Planning Area and is zoned Rural Residential (R-2).

R. Consideration and action on the Minutes for the meeting held on August 7, 2025 (*Attached pgs.2-9*).

Glendale CVC Meeting – On August 18, 2025 we hosted the second meeting of the Creating Vibrant Communities – Glendale Small Area Plan study to review the proposed 13 strategies with our Steering Committee as prepared by the consultants on the project.

APA-KY 2025 Conference – On August 20-22, 2025 Adam and Haley attended the APA-KY conference in Lexington, KY and got 11 hours of continuing education credit hours.

Outstanding Young Planner Award – Planner I, Haley Goodman received the Outstanding Young Planner Award for 2025 at the APA-KY conference for outstanding achievement by a Kentucky planner in the first five years of their career.

The next Board meeting is scheduled for October 16, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Seventh Meeting**

Hardin County Government Center
Second Floor Meeting Room
August 7, 2025 5:00 p.m.

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

- S. **5:00 PM – VARIANCE** – KAREN & BARRY BIRDWHISTELL are requesting a Variance from the 1:4 lot width-to-length ratio to allow for an additional 1.01 acres in the rear to be merged to the lot. The property is a 2.26 acre site located east of 4424 Rineyville Road, Elizabethtown, KY known as Lot 2 of the Lewis Property within the KY 1600 Corridor and is zoned Urban Residential (R-1).
- T. **5:15 PM – VARIANCE** – KATHY & BARRY WORTHAM are requesting a Variance from the 1:4 lot width-to-length ratio to allow for an additional 4.68 acres in the rear to be merged to the property. The property is a 0.86 acre site located at 2304 Hodgenville Road, Elizabethtown, KY to be known as Lot 3 of Maurice's Acres Subdivision, Section 2 within the Valley Creek Urban Area and is zoned Urban Residential (R-1).
- U. **5:30 PM – VARIANCE** – JENNIFER MCARTHUR is requesting a Variance from the front building setback line along Deckard School Road to allow for the construction of a 20'x15' covered patio. The property is a 0.47 acre site located at 6277 South Wilson Road, Elizabethtown, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
- V. **5:45 PM – VARIANCE** – BRIAN KOESTER is requesting a Variance from the front building setback line to allow for the construction of a two story addition and covered front porch on the existing home. The property is a 0.42 acre site located at 411 Georgetown Road, Elizabethtown, KY known as Lot 25A of University Estates, Section 3 within the West Urban Planning Area and is zoned Urban Residential (R-1).
- W. **6:00 PM – VARIANCE** – AUTUMN & JUSTIN DIEHL are requesting a Variance from the front building setback line to allow for the construction of a 50'x60' garage to replace an existing barn on site. The property is a 1.56 acre site located at 134 Templeman Street, Cecilia, KY known as Lot 2A of Brianna Way within the Cecilia Rural Village and is zoned Urban Residential (R-1).



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Planning and Development Commission

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X. Consideration and action on the Minutes for the meeting held on July 17, 2025 (*Attached pgs.3-8*).

Knox Regional Development Alliance On July 22, 2025 Adam attended a meeting at the Knox Regional Development Alliance with Fort Knox and state elected officials to discuss KRS 100.

The next Board meeting is scheduled for September 4, 2025 at 5:00 p.m.

JULY 2025 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 53 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 10 New lots approved for the month • 63 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 8 SFD Permits for the month • 56 SFD Permits for the year • 126 Total Building Inspections for the month • 751 Total Building Inspections for the year • 290 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 68 Total Permits for the month • 525 Total Permits for the year • 149 Total Electrical Inspections for the month • 1,017 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MAXIE PLAZA SUBDIVISION, LOT 1A	MUD SPLASH ROAD & KY 222, GLENDALE, KY	1	0.0000	3/25/2025	7/7/2025
DEES ACRES SUBDIVISION LOT 2 & SECTION 2	904 YATES CHAPEL RD	1	6.0210	6/17/2025	7/7/2025
RINEYVILLE POINT LOTS 2 & 3	RINEYVILLE ROAD	0	0.0000	5/22/2025	7/10/2025
TRUBY ACRES SUBDIVISION LOT 1C & REVISED BOUNDARY SURVEY OF THE DOUBLE L PROPERTIES LLC, TRACT B	6532 HARDINSBURG RD	0	-0.0370	5/16/2025	7/14/2025
PUCKETTS ACRES SUBDIVISION LOT 1	1254 CENTER POINT ROAD	0	2.0640	7/10/2025	7/16/2025
DEBORAH DENNIS SUBIDIVISION, LOT 1	BACON CREEK RD	1	0.0000	7/8/2025	7/21/2025
AULBACH ESTATES LOT 3	1122 STOVALL RD	2	0.0000	6/17/2025	7/23/2025
ADVANCE SUBDIVISION, SEC 2	ST JOHN RD	1	5.4910	7/7/2025	7/24/2025
CARMENS PLACE SUBDIVISION	14661 LEITCHFIELD RD	2	22.3670	7/11/2025	7/28/2025
AMOS SUBDIVISION	2534 BERRYTOWN RD	2	22.0500	7/7/2025	7/28/2025
		10	57.9560		

Total Records: 10

8/5/2025



Hardin County
Planning and Development Commission

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

Hardin County Government Center
Second Floor Meeting Room
July 17, 2025 5:00 p.m

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

Y. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – STEVEN & VICTORIA MCCAIN are requesting an Amended Conditional Use Permit to continue to allow for an Expanded Home Occupation on site for a meat processing business known as “McCain’s Wild Game Services,” a 501C3 non-profit. The property is a 2.870 acre site located at 220 Burns Road, Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).

Z. 5:15 PM – VARIANCE – JENNIFER & JIM SIEGMAN are requesting a Variance from the 10’ side building setback line to allow for the construction of an attached garage. The property is a 1.015 acre site located at 465 E Eagle Pass Road, Elizabethtown, KY known as Lot 5 of Magnolia Forest Subdivision within the East Urban Planning Area and is zoned Urban Residential (R-1).

AA. 5:30 PM – CONDITIONAL USE PERMIT – WHITE MILLS CHRISTIAN CAMP are requesting a Conditional Use Permit to allow for the construction of a single family dwelling on commercially zoned property. The property is a 5.06 acre site located on Old KY Highway 84, White Mills, KY within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).

BB. Consideration and action on the Minutes for the meeting held on June 12, 2025
(*Attached pgs.4-10*).

CC. Annual Nomination and Election of Officers (*current positions*)

- Chairman – Bob Krausman
- Vice Chairman – Greg Youngblood
- Secretary – Steve Steck

DD. Informational Items

EE.Adjourn



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Creating Vibrant Communities Community Conversation On June 16, 2025 Adam, Haley & Susan hosted a meeting at Glendale Christian Church to obtain input on visual preference boards regarding the small area plan for Glendale. There were approximately 30 people who attended the meeting throughout the afternoon.

SUBDIVISION PLATS RECORDED IN JUNE 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ADVANCE SUBDIVISION	11367 ST JOHN RD	1	10.0000	5/28/2025	6/10/2025
SAGEBRUSH CORNERS, LOTS 4B, 5A, 9 & 10	106 BERRYTOWN ROAD, RINEYVILLE	0	0.0000	1/6/2025	6/24/2025
WANDERING MEADOWS SUBDIVISION, SECTION 2, LOTS 15 & 16	11324 RINEYVILLE RD	0	0.0000	6/12/2025	6/25/2025
AMENDED BOUNDARY SURVEY OF SIMPSON PROPERTY TRACTS 1 & B AND RECORD PLAT OF SHAY BROOKE SUBDIVISION		2	25.4800	6/24/2025	6/27/2025
BUTLERS CORNER SUBDIVISION LOTS 2 & 3	N LONG GROVE RD	-1	0.0000	6/11/2025	6/27/2025
SWISS MEADOWS, SECTION 3	210 VERTREES LN	2	16.9210	4/7/2025	6/30/2025
		4	52.4010		

Total Records: 6

7/1/2025



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July 17, 2025
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JUNE 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 43 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 5 New lots approved for the month• 53 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 8 SFD Permits for the month• 43 SFD Permits for the year• 115 Total Building Inspections for the month• 625 Total Building Inspections for the year• 234 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 69 Total Permits for the month• 457 Total Permits for the year• 145 Total Electrical Inspections for the month• 868 Total Electrical Inspections for the year

The next Board meeting is scheduled for August 7, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Fifth Meeting**

Hardin County Government Center
Second Floor Meeting Room
June 12, 2025 5:00 p.m

1. Call to order
2. Unfinished Business

Continued from May 22, 2025 - CONDITIONAL USE PERMIT – ROBERT & MEGAN BYRON are requesting a Conditional Use Permit to allow for a 1,913 sq. ft. Permanent Accessory Dwelling on site. The property is a 12.054 acre site located at 2581 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2). **WITHDRAWN**

3. New Business

- A. **5:00 PM – CONDITIONAL USE PERMIT** – ELIZABETH & JAMES CUTTS are requesting a Conditional Use Permit to allow for a single family dwelling to be constructed on commercially zoned property. The property is a 2 acre site located at 9520 Bardstown Road, Elizabethtown, KY known as Lot 2 of Harned Subdivision within the East Hardin Planning Area and is zoned Convenience Commercial (C-1).
- B. **5:15 PM – CONDITIONAL USE PERMIT** – TYLER WEBB is requesting a Conditional Use Permit to allow for a 33' x 40' carport with a garage on site prior to building a house (accessory structure on a vacant lot). The property is a 0.7 acre site located at 1850 Wooldridge Ferry Road, Elizabethtown, KY known as Lot 1 of Ponderosa Subdivision within the North Urban Planning Area and is zoned Urban Residential (R-1).
- C. **5:30 PM – VARIANCE** – LAURA & JARRETT REDMOND are requesting a Variance from the front building setback to allow for the construction of a 10'x38' covered front porch. The property is an 11.4 acre site located at 201 Taylors Lane, Elizabethtown, KY known as Lot 1 of Frances Vowels Subdivision 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 May 22, 2025 (*Attached pgs.4-10*).

The next Board meeting is scheduled for July 17, 2025 at 5:00 p.m.



Board Agenda
June 12, 2025
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Lincoln Trail Homebuilders Meeting On May 21, 2025 Adam gave a presentation to the Lincoln Trail Home Builders Association at EC3 regarding 2024 and a summary of land use, building and electrical permits for 2025.

Elizabethtown Hardin County Industrial Foundation Meeting On May 28, 2025 Adam attended his first meeting as a member of the Board of Directors for the Elizabethtown Hardin County Industrial Foundation. He was nominated by the Board to serve a 3-year term.

Radcliff-Elizabethtown Metropolitan Planning Organization Meeting On June 4, 2025 Haley attended the MPO Meeting at Lincoln Trail Area Development District. They discussed the Public Involvement Process Plan, Transportation Improvement Programs and Safe Street for All grants.

4 Years of Service Planner I, Haley Goodman celebrated 4 years of service with the Planning Commission on June 4, 2025.

MAY 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 8 Subdivision plats were approved for the month• 37 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 8 New lots approved for the month• 49 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 10 SFD Permits for the month• 36 SFD Permits for the year• 104 Total Building Inspections for the month• 510 Total Building Inspections for the year• 195 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 78 Total Permits for the month• 388 Total Permits for the year• 140 Total Electrical Inspections for the month• 722 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

Board Agenda
June 12, 2025
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SUBDIVISION PLATS RECORDED IN MAY 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CEDAR LANE ACRES	1931 FULLER ROAD	1	3.0600	1/8/2025	5/1/2025
CHAPMANS ACRES SECTION 2	3102 CASH RD	2	3.6520	4/8/2025	5/9/2025
PRIMROSE ESTATES, SECTION 1, LOT 1A	521 NACKE PIKE ROAD, CECILIA, KY	1	4.4490	5/6/2025	5/9/2025
CRANDALL'S SUBDIVISION, SECTION 3	19894 SALT RIVER ROAD	1	16.4240	5/7/2025	5/16/2025
CURRY ESTATES SUBDIVISION, LOT 1	5019 S WILSON RD	1	9.7920	4/25/2025	5/16/2025
METHODIST STREET	377 METHODIST ST	1	4.7660	4/4/2025	5/19/2025
HENDERSON GLENN SUBDIVISION LOTS 6 & 12	34 OWSLEY ROAD	-1	0.0000	5/19/2025	5/23/2025
WATCH HILL ESTATES, LOT 1	243 RINEYVILLE BIG SPRINGS, RADCLIFF, KY	1	0.0000	5/20/2025	5/23/2025
		7	42.1430		

Total Records: 8

6/3/2025



Hardin County
Planning and Development Commission

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

Hardin County Government Center
Second Floor Meeting Room
May 22, 2025 5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – ROBERT & MEGAN BYRON** are requesting a Conditional Use Permit to allow for a 1,913 sq. ft. Permanent Accessory Dwelling on site. The property is a 12.054 acre site located at 2581 Stovall Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).
- B. **5:15 PM – VARIANCE – GLENN & SANDRA TURNER** are requesting a Variance from the minimum road frontage and the 1:4 lot width-to-length ratio requirements to allow for the property to be reconfigured. The property is a 2.64 acre site located on Shannon Run Lane, known as Lot 2 of the Shire Subdivision, and a 0.355 acre site located on Rineyville Big Springs Road (KY 220) within the North Urban Planning Area and is zoned Urban Residential (R-1).
- C. **5:30 PM VARIANCE – MICHAEL & CHRISTY CHILDERS** are requesting a Variance from the side building setback to allow for an existing 24' x 20' shed to remain on site. The property is a 0.73 acre site located at 77 Rochelle Drive, known as Lot 38 of Mill Station Subdivision, Section 4, within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on May 8, 2025 (*Attached pgs.2-4*).
- E. Adjourn

The next Board meeting is scheduled for June 12, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred Third Meeting**

Hardin County Government Center
Second Floor Meeting Room
May 8, 2025 5:00 p.m

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

FF. **5:00 PM – VARIANCE** – 4TH GENERATION PROPERTIES is requesting a Variance from the 40' side building setback adjacent to residentially zoned properties for a proposed 8'x16' covered front porch. The property is a 0.44 acre site located at 1415 Hodgenville Road, Elizabethtown, KY within the Valley Creek Urban Planning Area, and is zoned Convenience Commercial (C-1).

GG. **5:15 PM – VARIANCE** – TAMARA & CHARLES HALL JR. are requesting a Variance from the 1:4 lot width-to-length ratio to allow for additional acreage in the rear to be merged with the property. The property is a 1.12 acre site located at 300 Bradley Trail, Elizabethtown, KY within the North Urban Planning Area, and is zoned Urban Residential (R-1).

HH. Consideration and action on the Minutes for the meeting held on April 17, 2025
(Attached pgs.3-11).

II. Informational Items

JJ. Adjourn

Lincoln Trail Homebuilders Meeting On April 24, 2025 Adam attended a meeting with the Lincoln Trail Home Builders, Lincoln Trail Area Development District, the City of Elizabethtown and Hardin County Emergency Management. Jonathan Falk with the National Homebuilders Association came to speak to the group regarding post disaster and hazard mitigation planning and rebuilding.

The next Board meeting is scheduled for May 22, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

Board Agenda
May 8, 2025
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APRIL 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 29 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 11 New lots approved for the month• 42 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 10 SFD Permits for the month• 30 SFD Permits for the year• 115 Building Inspections for the month• 403 Building Inspections for the year• 147 Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 140 Permits for the month• 310 Permits for the year• 220 Electrical Inspections for the month• 581 Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HART FARM SUBDIVISION	693 SPRINGFIELD RD	1	11.6580	3/14/2025	4/4/2025
ARDIS K ESTATES	7311 BARDSTOWN RD	3	24.0160	4/15/2025	4/17/2025
WILLIAM D MARTIN SUBDIVISION LOT 2	933 BLUEBALL CHURCH RD	3	0.9750	1/1/1900	4/21/2025
BUD & CONNIE'S PLACE	4047 DECKARD SCHOOL RD	2	9.2820	4/4/2025	4/21/2025
JOHNNY HORNBACK HOMESTEAD	1897 MELROSE RD	1	10.5710	3/26/2025	4/24/2025
AMENDED RECORD PLAT OF KNOTHOLE LODGE AND RECORD PLAT OF KNOTHOLE LODGE, SECTION 2	1680 OPTIMIST RD	1	10.304	4/15/2025	4/30/2025
		11	66.806		

Total Records: 6

5/1/2025



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Five Hundred Second Meeting
Hardin County Government Center
Second Floor Meeting Room
April 17, 2025 5:00 p.m

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

KK. 5:00 PM – **CONDITIONAL USE PERMIT** – EMMANUEL & MARIE ALEXANDRE are requesting a Conditional Use Permit to allow for a Permanent Accessory Dwelling on site. The property is a 7.36 acre site located at 3583 Nolin Road, Sonora, KY, known as Lot 1 of Weeping Willow Farm, within the Natural Resource Planning Area, and is zoned Rural Residential (R-2).

LL. 5:15 PM – **CONDITIONAL USE PERMITS & VARIANCE** – ASHLEY HENSLEY is requesting a Variance from the minimum road frontage requirement and the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. He is also requesting a Conditional Use Permit to allow for the existing barn on a vacant lot and a Conditional Use Permit to allow for tractor trailer parking & storage on site. The property is a 11.22 acre site located at 1738 Valley Creek Road, Elizabethtown, KY within the Valley Creek Urban Planning Area, and is zoned Urban Residential (R-1).

MM. 5:30 PM – **CONDITIONAL USE PERMIT** – LISA & JAMES CAMPBELL (Owners) and JOSH & DANI ELMORE (Applicants) are requesting a Conditional Use Permit to allow for the existing garage to be converted into a Permanent Accessory Dwelling. The property is a 3.31 acre site located at 154 Cooley Drive, Rineyville, KY, known as Lot 7 of Meadowlark Subdivision, Section 2, within the North Urban Planning Area and is zoned Urban Residential (R-1).

NN. Consideration and action on the Minutes for the meeting held on March 20, 2025
(Attached pgs.3-8).

OO. Adjourn

The next Board meeting is scheduled for May 8, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

Board Agenda
April 17, 2025
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MARCH 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 7 Subdivision plats were approved for the month• 23 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 20 New lots approved for the month• 31 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 6 SFD Permits for the month• 20 SFD Permits for the year• 125 Building Inspections for the month• 288 Building Inspections for the year• 99 Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 66 Permits for the month• 170 Permits for the year• 135 Electrical Inspections for the month• 361 Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
LINCOLN HIGHWAY SUBDIVISION, LOTS 1-2	1954 HODGENVILLE RD	-1	0.0000	2/26/2025	3/7/2025
DIVINE WOODS	LINCOLN PARKWAY, ELIZABETHTOWN, KY 42701	14	26.0000	1/13/2025	3/10/2025
HUDSON ESTATES SECTION 2	1308 CRISP ROAD	1	1.8000	12/19/2024	3/14/2025
OUR WHEELING HILL LOT 1	3190 WOOLDRIDGE FERRY RD	0	0.0000	3/10/2025	3/14/2025
GUTHRIE ESTATES SUBDIVISION LOT 1, & RECORD PLAT OF SANDRAS SUBDIVISION	229 S BEECH ST	1	1.3200	1/24/2025	3/18/2025
KOLLEY SUBDIVISION	686 SUMMIT ROAD, EASTVIEW, KY	2	14.0000	3/24/2025	3/26/2025
BENNIES ACRES	10705 SALT RIVER ROAD	2	4.3640	3/17/2025	3/28/2025
		19	47.4840		

Total Records: 7

4/3/2025



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundred First Meeting**

Hardin County Government Center
Second Floor Meeting Room
March 20, 2025 5:00 p.m

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

PP. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – EDWARDS WW PROPERTIES LLC are requesting an Amended Conditional Use Permit to continue to allow for a wedding/event venue (Amusement Enterprise – Indoor) on site. The property is an 11.044 acre site located at 495 Gilead Church Road, Glendale, KY, within the Glendale Industrial Park Planning Area, and is zoned Rural Residential (R-2).

QQ. 5:15 PM – VARIANCE – KENNETH ROBERTS is requesting a Variance from the government maintained road frontage requirement to allow for the property to be further subdivided into two lots. The property is a 14 acre site located at 686 Summit Road, Eastview, KY within the West Hardin Planning Area, and is zoned Rural Residential (R-2).

RR. 5:30 PM – VARIANCE – PAW PAW LEGACY TRUST is requesting a Variance from the front and side building setbacks to allow for the construction of a 50' x 60' detached garage. The property is a 1.16 acre site located at 2489 Hodgenville Road, Elizabethtown, KY within the Valley Creek Urban Planning Area, and is zoned Urban Residential (R-1).

SS. Consideration and action on the Minutes for the meeting held on February 20, 2025
(Attached pgs.3-8).

TT. Informational Items

UU. Adjourn

Elizabethtown Bicycle & Pedestrian Master Plan On February 27, 2025 Adam and Haley attended the Envision Active Elizabethtown Stakeholder Workshop to review maps regarding existing and potential infrastructure improvements inside of city limits.

Subdivision Regulation Meeting On March 5, 2025 Adam and Haley met with a group of local surveyors and engineers to discuss the proposed amendments to the subdivision regulations.



Hardin County
Planning and Development Commission

The next Board meeting is scheduled for April 17, 2025 at 5:00 p.m.

Board Agenda

March 20, 2025

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SUBDIVISION PLATS RECORDED IN FEBRUARY 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
VERNIE ACRES SUBDIVISION, LOTS 1 AND 2A	110 JAMES DUVALL LANE	0	0.0000	12/27/2024	2/7/2025
		0	0.0000		

Total Records: 1

3/3/2025

FEBRUARY 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">1 Subdivision plats were approved for the month16 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">0 New lots approved for the month12 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">7 SFD Permits for the month14 SFD Permits for the year78 Building Inspections for the month165 Building Inspections for the year49 Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">44 Permits for the month105 Permits for the year103 Electrical Inspections for the month226 Electrical Inspections for the year



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Five Hundredth Meeting**

Hardin County Government Center
Second Floor Meeting Room
February 20, 2025 5:00 p.m

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

- A. **5:00 PM – VARIANCE** – EDWARD & SHERYL PHILPOTT are requesting a Variance from the building setback to allow for the attached carport to be converted into a garage. The property is a 0.32 acre site located at 233 W. Railroad Avenue, Glendale, KY, within the Glendale Rural Village Planning Area and is zoned Urban Residential (R-1).
- B. **5:15 PM – VARIANCE** – EMILY & TAYLOR RIGGS are requesting a Variance from the front building setback to allow for the construction of a new home. The property is a 12.153 acre site located on Pendleton Lane, Elizabethtown, KY known as Pendleton Subdivision, Section 3, Lot 3, within the East Hardin Planning Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – VARIANCE** – GLENDALE CHRISTIAN CHURCH is requesting a Variance from the minimum road frontage and 1:4 lot width-to-length ratio. The property is a 1.126 acre site located at 219 S Beech Street, Glendale, KY to be known Sandras Subdivision, Lot 1, within the Glendale Rural Village Planning Area and is zoned Urban Residential (R-1).
- D. **5:45 PM – VARIANCE** – YELLOW DIAMOND PROPRETY LLC (Owners) and KAREN & CHARLEY HOUSE (Applicants) are requesting a Variance from the front building setback to allow for the construction of a new home in the footprint of the previous home. The property is a 0.22 acre site located on Hickory Hill Drive, Elizabethtown, KY known as Airview Estates, Lot 114 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 6, 2025 (*Attached pgs.4-9*).



Hardin County
Planning and Development Commission

Board Agenda
February 20, 2025
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17 years of Service On February 15, 2025 Director King celebrated his 17th year of service to the Planning Commission!

JANUARY 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">• 15 Subdivision plats were approved for the month• 15 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 14 New lots approved for the month• 12 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 7 SFD Permits for the month• 7 SFD Permits for the year• 87 Total Building Inspections for the month• 87 Total Building Inspections for the year• 25 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• 123 Total Electrical Inspections for the month• 123 Total Electrical Inspections for the year

The next Board meeting is scheduled for March 20, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

Board Agenda
February 20, 2025
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SUBDIVISION PLATS RECORDED IN JANUARY 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED PLAT OF EXTENDED HANDS SUBDIVISION, LOTS 1-3	97 E RHODES CREEK RD	0	0.0000	12/26/2024	1/10/2025
GOSSELIN ACRES SUBDIVISION	324 WILLYARD LANE	1	34.2280	10/18/2024	1/13/2025
GROEPPE SUBDIVISION, SEC 2, LOT 15	6879 RINEYVILLE BIG SPRINGS ROAD	1	0.0000	12/27/2024	1/14/2025
MANOR RIDGE ESTATES LOT 1C & MANOR RIDGE ESTATES SECTION 2	588 MUD SPLASH ROAD	1	1.1190	1/6/2025	1/15/2025
JEN-LYN ESTATES SUBDIVISION, SECTION 2	279 LAMBERT LANE	1	2.7500	12/23/2024	1/15/2025
SPORTSMAN LAKE LOTS 21-23	314 LAKESHORE DRIVE	-2	0.0000	1/15/2025	1/16/2025
KERR SUBDIVISION, SECTION 3, LOT 4	2730 FORD HWY	1	0.0000	1/15/2025	1/17/2025
REYNOLDS ACRES, SECTION 5 & BOUNDARY SURVEY	2615 NEEDHAM ROAD	1	15.6200	1/6/2025	1/21/2025
BETTYS MEADOWS LOT 1 & SECTION 2	6235 ST JOHN RD	1	0.0000	11/6/2024	1/22/2025
BYRD ACRES SUBDIVISION	458 RED HILL RD	4	51.0150	12/18/2024	1/23/2025
WHIPPOORWILL ESTATES, LOTS 5C & 5D	737 & 753 W BRYAN ROAD	0	0.0000	1/22/2025	1/24/2025
CABIN RIDGE ESTATES, LOTS 6, 7 AND 8 AND BOUNDARY SURVEY OF THE WINKLE PROPERTY	CONSTANTINE ROAD	1	0.0000	11/19/2024	1/24/2025
PENNY LANE, LOT 1	ARBOR LANE	1	8.6500	1/13/2025	1/31/2025
WEBB MILL SUBDIVISION & BOUNDARY SURVEY OF THOMAS E. CUNNINGHAM, TRACT A	WEBB MILL ROAD	1	4.5190	6/28/2023	1/31/2025
BURKHEAD ESTATES, LOT 1B & SECTION 3, LOT 5B	330 BURKHEAD LN	0	0.0000	1/21/2025	1/31/2025
		12	117.9010		

Total Records: 15

2/3/2025



Hardin County
Planning and Development Commission

**Hardin County Board of Adjustment
Four Hundred Ninety Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 6, 2025 5:00 p.m**

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT** – EXTREME POLISHING & DETAILING is requesting an Amended Conditional Use Permit to continue to allow for an automotive repair/detailing business on site. The property is a 6.766 acre site located at 6300 Rineyville Road, Rineyville, KY, within the Rineyville Rural Village Planning Area and is zoned Convenience Commercial (C-1).
 - B. **5:15 PM – VARIANCE** – ASHBY FARMS is requesting a Variance from the building setbacks to allow for a covered front porch. The property is a 0.189 acre site located at 17 W Rhudes Creek Road, Glendale, KY, within the South Dixie Corridor and is zoned Convenience Commercial (C-1).
 - C. **5:30 PM – CONDITIONAL USE PERMIT** – TRACY WATHEN is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the existing garage with living quarters on site to be remodeled and expanded. The property is a 0.6 acre site located at 520 Pine Valley Drive, Elizabethtown, KY, within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - D. Consideration and action on the Minutes for the meeting held on January 9, 2025 (*Attached pgs.3-6*).

The next Board meeting is scheduled for February 20, 2025 at 5:00 p.m.

Administrative Assistant Hired On January 24, 2025 Hunter Geoghegan started as our new Administrative Assistant. Hunter has a Bachelor of Science degree in Business Data Analytics from Western Kentucky University. He previously worked as the Office Manager for Robinson’s Insulation & Drywall in Nelson County, KY.



Hardin County
Planning and Development Commission

Board Agenda
February 6, 2025
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DECEMBER 2024 REPORT

Plats Recorded: <ul style="list-style-type: none">• 7 Subdivision plats were approved for the month• 125 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 9 New lots approved for the month• 126 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 8 SFD Permits for the month• 137 SFD Permits for the year• 101 Total Building Inspections for the month• 1,384 Total Building Inspections for the year• 536 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 85 Total Permits for the month• 994 Total Permits for the year• 147 Total Electrical Inspections for the month• 1,876 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
UNDERWOOD ESTATES SEC 2	8451 BARDSTOWN ROAD	2	4.7230	11/12/2024	12/2/2024
TURNER SUBDIVISION LOT 1	PATRIOT PARKWAY	3	0.0000	11/18/2024	12/3/2024
MONTICELLO LOTS 1 AND 2	PEAR ORCHARD ROAD	1	0.0000	10/21/2024	12/5/2024
COX RUN SUBDIVISION	10725 S DIXIE HWY	2	15.6790	10/23/2024	12/5/2024
V & R STITH'S ESTATES	480 SALT RIVER ROAD	1	12.3100	10/29/2024	12/9/2024
AMENDED RECORD PLAT OF SPORTSMAN LAKE SUBDIVISION, LOTS 9 AND 10	319 WOODS ROAD	-1	0.0000	10/10/2024	12/12/2024
TREVA'S FARM LOTS 3A. 3D & 3E	829 SLAUGHTER LANE	0	0.0000	12/2/2024	12/18/2024
		8	32.7120		

Total Records: 7

1/3/2025



Hardin County
Planning and Development Commission

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

Hardin County Government Center
Second Floor Meeting Room
January 9, 2025 5:00 p.m

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

A. **5:00 PM – VARIANCE** – RUSSELL HORNBACK is requesting a Variance from the front building setback line to allow for the construction of a covered front porch. The property is a 0.327 acre site located at 33 West Rhudes Creek Road in Glendale, KY, within the South Dixie Corridor and is zoned Urban Residential (R-1).

B. **5:15 – VARIANCE** – JACKIE & DIANE MULLENS are requesting a Variance from the front building setback along Mikes Lane (undeveloped street) to allow for the construction of an attached carport. The property is a 1.03 acre site located at 136 Charlies Trace, Elizabethtown, KY, known as Lot 11 of Pellman Acres within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).

C. Consideration and action on the Minutes for the meeting held on December 19, 2024
(Attached pgs.2-8).

D. Informational Items

E. Adjourn

The next Board meeting is scheduled for February 6, 2025 at 5:00 p.m.