



**Hardin County**  
Planning and Development Commission

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

Hardin County Government Center

Second Floor Meeting Room

December 9, 2021                      5:00 p.m

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

**A. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – SLAUGHTER HOUSE;**  
AMANDA BOWEN doing business as Cutter’s Ridge Meat Processing is requesting an Amended Conditional Use Permit to allow for the slaughter house to remain on site. The property is a 32.5 acre site located at 2667 Eastview Road, Eastview, KY, within the West Hardin Area and is zoned Agricultural (A-1).

**B.** Consideration and action on the Minutes for the meeting held on November 18, 2021(*Attached pgs.3-8*).

**C.** Informational Items

**D.** Adjourn

**Planning Tech completes Provisionary Employment Period**

On 4 December 2021, Planning Technician Haley Goodman successfully completed her six month provisional employment period.

**KY League of Cities Planning & Zoning Training**

On 17 November 2021, Planner Nikki McCamish and Planning Tech Haley Goodman attended an all-day training hosted by the KY League of Cities at the Pritchard Community Center in Elizabethtown, KY.

**KY Building Code Training**

On 17 November 2021, Building Inspectors Jimmy Morgan and Edwin Alicea attended a half day training hosted by the City of Elizabethtown at the Pritchard Community Center in Elizabethtown, KY.

**Army Compatible Use Planning Meeting**

On 16 November 2021, Director Adam King attended a virtual meeting of the Lincoln Trail Area Development District Technical Advisory Committee Meeting to discuss the Army Compatible Use Plan.



Board Agenda  
 December 9, 2021  
 Page 2 of 2

**SUBDIVISION PLATS RECORDED IN NOVEMBER 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
COUCH SUBDIVISION	1165 WEST BRYAN ROAD, ELIZABETHTOWN, KY 42701	2	11.9970	10/12/2021	11/4/2021
BUCKLEY SUBDIVISION	13584 SONORA HARDIN SPRINGS ROAD, EASTVIEW, KY 42732	1	8.5310	10/25/2021	11/10/2021
BOARDWALK ESTATES, LOTS 26 & 27	1732 FRED BURNS RD	-1	0.0000	8/30/2021	11/12/2021
WOODED HILLS ESTATES, SECTION 1, LOTS 12 & 14	225 VILLA RAY DRIVE, RADCLIFF KY 40160	-1	0.0000	10/29/2021	11/17/2021
AMENDED RECORD PLAT OF RUSSELL RIDGE ESTATES, LOT 16 & BOUNDARY SURVEY OF THE DAVID & JACQUELINE FELTS PROPERTY	999 CECILIA-SMITH MILL RD CECILIA, KY 42724	-1	0.0000	9/8/2021	11/19/2021
AMENDED RECORD PLAT OF VULETA ESTATES, LOTS 1 & 2 AND RECORD PLAT OF BOURBON SPRINGS ESTATES	774 MASTERS LANE, ELIZABETHTOWN, KY	-1	0.0000	10/22/2021	11/22/2021
ANGELINE SUBDIVISION	TABB ROAD, CECILIA KY 42724	8	37.8980	10/1/2021	11/29/2021
		<b>7</b>	<b>58.4260</b>		

**Total Records: 7**

**12/1/2021**

**NOVEMBER 2021 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>7 Subdivision plats were approved for the month</li> <li>83 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>11 New lots approved for the month</li> <li>155 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>21 SFD Permits for the month</li> <li>131 SFD Permits for the year</li> <li>96 Total Building Inspections for the month</li> <li>1,285 Total Building Inspections for the year</li> <li>468 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>93 Total Permits for the month</li> <li>1,076 Total Permits for the year</li> <li>160 Total Electrical Inspections for the month</li> <li>2,006 Total Electrical Inspections for the year</li> </ul>

**The next Board meeting is scheduled for January 6, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

**Hardin County Board of Adjustment  
Four Hundred Forty Seventh Meeting**

Hardin County Government Center  
Second Floor Meeting Room  
November 18, 2021 5:00 p.m

1. Call to order

A. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

2. Unfinished Business

**B. CONTINUED FROM 21 OCTOBER 2021 – CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (CAMPGROUND);** MANDI HALL is requesting a Conditional Use Permit to allow for a Recreational Enterprise (Campground) on site. The property is a 19.28 acre site located at 189 Hawkins Lane, Eastview, KY known as Lot 3 of Shirley Estates, within the West Hardin Area and is zoned Rural Residential (R-2).

3. New Business

**C. 5:00 PM – AMENDED CONDITIONAL USE PERMIT – MOBILE HOME;** BONNIE & DONALD STILWELL are requesting an Amended Conditional Use Permit to allow for a 1973 model year Mobile Home to remain on site. The property is a 6.12 acre site located at 988 Summit Eastview Road, Eastview, KY known as Lot 6A of Cushman Place, within the West Hardin Area and is zoned Rural Residential (R-2).

**D.** Consideration and action on the Minutes for the meeting held on October 21, 2021 (*Attached pgs. 4-12*).

**E.** Informational Items

**F.** Adjourn

**The next Board meeting is scheduled for December 9, 2021 at 5:00 p.m.**



Board Agenda  
November 18, 2021  
Page 2 of 3

**SUBDIVISION PLATS RECORDED IN OCTOBER 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF JOLLY FARMS, SECTION 1, LOTS 1-3, RECORD PLAT OF JOLLY FARM, SECTION 2 AND BOUNDARY SURVEY OF BONITA JOLLY PROPERTY	SHADY BOWER LANE	1	4.3310	7/12/2021	10/11/2021
AMENDED RECORD PLAT OF FULL CIRCLE RANCH LOT 1, RECORD PLAT OF CHARLES MCMILLEN ACRES, REVISED BOUNDARY SURVEY OF MCMILLEN FARM TRACT A, AND BOUNDARY SURVEY OF MCMILLEN FARM TRACTS B, C, & D	MASTERS LN	4	4.7200	8/13/2021	10/11/2021
LEANDER SUBDIVISION, SECTION 2	2075 NEEDHAM ROAD	1	3.2470	9/29/2021	10/13/2021
SPRINGWOOD SUBDIVISION, SECTION 1, LOTS 11 & 12	BATTLE TRAINING ROAD, ELIZABETHTOWN, KY 42701	-1	0.0000	10/1/2021	10/13/2021
EQUINE ESTATES, SECTION 4	MACK THOMAS ROAD, ELIZABETHTOWN KY 42701	1	4.9940	9/30/2021	10/14/2021
MINIARD ACRES, SECTION 1, LOTS 6A AND 7A	163 BRIDLE DR, RINEYVILLE, KY 40162	-1	0.0000	9/3/2021	10/18/2021
FOXWOOD SUBDIVISION	LINCOLN PKWY	15	17.8000	10/19/2021	10/19/2021
MANOR RIDGE ESTATES, LOT 1	588 MUD SPLASH ROAD, GLENDALE, KY 42740	2	0.0000	10/11/2021	10/20/2021
HUSH PUPPY ESTATE, LOT 3	CRUME RD	1	0.0000	8/31/2021	10/20/2021
VINTON WOODS ESTATES, LOT 2A	WHITE LANE, CECILIA, KY 42724	2	0.0000	9/20/2021	10/21/2021
SERENE OAKS SUBDIVISION, SECTION 2, LOTS 8 & 9	REBECCA ANN COURT, ELIZABETHTOWN, KY, 42701	0	0.2820	8/20/2021	10/26/2021
BUEL'S ACRES SUBDIVISION, AND BOUNDARY SURVEY OF THE RISNER FAMILY TRUST PROPERTY	SOLWAY MEETING CREEK ROAD	8	29.8880	10/18/2021	10/29/2021
		<b>33</b>	<b>65.262</b>		

**Total Records: 12**

**11/1/2021**



Board Agenda  
 November 18, 2021  
 Page 3 of 3

**OCTOBER 2021 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 12 Subdivision plats were approved for the month</li> <li>• 76 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 35 New lots approved for the month</li> <li>• 148 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 9 SFD Permits for the month</li> <li>• 110 SFD Permits for the year</li> <li>• 19 Total Building Inspections for the month</li> <li>• 437 Total Building Inspections for the year</li> <li>• 420 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 89 Total Permits for the month</li> <li>• 984 Total Permits for the year</li> <li>• 209 Total Electrical Inspections for the month</li> <li>• 1,843 Total Electrical Inspections for the year</li> </ul>

**1 Year of Service** Planner, Nikki McCamish celebrated 1 year of service with the Planning Commission on 6 November 2021.

**4 Years of Service** Planning Assistant, Julia McBeth celebrated 4 years of service with the Planning Commission on 31 October 2021.

**8 Years of Service** Administrative Assistant, Susan Bowen celebrated 8 years of service with the Planning Commission on 1 November 2021.

**29 Years of Service** KBC Coordinator, Madeline Hornback celebrated 29 years of service with the Planning Commission on 2 November 2021.

**MEETING WITH SURVEYORS & UTILITY COMPANIES**

On 26 October 2021, the Planning Commission hosted another meeting between the local surveyors and utility companies to discuss subdivision plats and ways to streamline the process moving forward including the potential for electronic signatures. There were 16 in attendance including 5 surveyors, Hardin County Planning, City of Elizabethtown Planning, NOLIN RECC, KY Utilities and Brandenburg Telecom.



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

Hardin County Government Center  
Second Floor Meeting Room  
October 21, 2021            5:00 p.m

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

**A. 5:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE REQUIREMENT AND 1:4 LOT WIDTH-TO-LENGTH RATIO;** WILLIAM DAUNIS (GERTRUDE DAUNIS), RICHARD DAUNIS & BEVERLY YORK PADGETT are requesting a Variance from the Minimum Road Frontage Requirement and the 1:4 lot Width-to-Length Ratio to allow for four existing tracts to be platted as a five lot subdivision. The property is a 17.05 acre site located at 825, 827 & 829 Kraft Road, Rineyville, KY, within the West Urban Area and is zoned Urban Residential (R-1).

**B. 5:15 PM – CONDITIONAL USE PERMIT – RESIDENTIAL IMPROVEMENTS ON COMMERCIAL PROPERTY;** MARIA & CHAD GOODMAN are requesting a Conditional Use Permit to allow for Residential Improvements on commercially zoned property to allow for a covered porch addition to the existing detached garage on site. The property is a 0.615 acre site located at 998 East Main Street, Cecilia, KY, within the Cecilia Rural Village and is zoned Convenience Commercial (C-1).

**C. 5:30 PM – CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (CAMPGROUND);** MANDI HALL is requesting a Conditional Use Permit to allow for a Recreational Enterprise (Campground) on site. The property is a 19.28 acre site located at 189 Hawkins Lane, Eastview, KY known as Lot 3 of Shirley Estates, within the West Hardin Area and is zoned Rural Residential (R-2).

**D.** Consideration and action on the Minutes for the meeting held on September 9, 2021 (*Attached pgs.4-10*).

**E.** Consideration and action on the 2022 Meeting Schedule (*Attached pg.11*).

**F.** Informational Items

**G.** Adjourn

**The next Board meeting is scheduled for Thursday, November 4, 2021 at 5:00 pm**



Board Agenda  
 October 21, 2021  
 Page 2 of 3

**APA-KY PRESIDENT ELECT**

Adam C. King, AICP was elected by his peers as the President Elect of the KY Chapter of the American Planning Association. He will take office in January of 2022 for a four year term. Serving in 2022 as President Elect, in 2023 & 2024 as President and in 2025 as Immediate Past President.

**ARMY COMPATIBLE USE PLAN**

Director King attended a virtual presentation on September 21, 2021 as part of the Technical Advisory Committee for the Fort Knox Compatible Use Plan. The Lincoln Trail Area Development District presented the Draft Plan to the group for feedback.

**APA-KY FALL CONFERENCE**

Director King attended the APA-KY Fall Conference at Lake Barkley State Park on September 22-24, 2021 and received 10 hours of continuing education.

**SUBDIVISION PLATS RECORDED IN SEPTEMBER 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF BYRON WOODS, SECTION 1, LOT 3	RINEYVILLE RD	1	23.2080	5/13/2021	9/2/2021
BUCK RUN ESTATES LOT 1	LOCUST GROVE ROAD	0	0.0000	8/4/2021	9/10/2021
CORBIT SUBDIVISION, LOT 1A AND LOT 1B	FRANKLIN LANE	0	0.0000	9/9/2021	9/15/2021
SEVEN ACRE CORNER LOT 1A & CARMAN SUBDIVISION LOT 2B	RINEYVILLE BIG SPRINGS RD	0	0.0000	8/24/2021	9/28/2021
ELLEN'S ACRES SUBDIVISION	SOUTH LONG GROVE ROAD, GLENDALE	1	6.0240	9/21/2021	9/29/2021
WALT'S HOMESTEAD, SECTION 2	898 BURKHEAD LANE, BIG CLIFTY	2	39.6000	9/20/2021	9/30/2021
		<b>4</b>	<b>68.8320</b>		

**Total Records: 6**

**10/1/2021**



Board Agenda  
October 21, 2021  
Page 3 of 3

**SEPTEMBER 2021 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 6 Subdivision plats were approved for the month</li><li>• 64 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 4 New lots approved for the month</li><li>• 115 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 8 SFD Permits for the month</li><li>• 101 SFD Permits for the year</li><li>• 28 Total Building Inspections for the month</li><li>• 417 Total Building Inspections for the year</li><li>• 375 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 93 Total Permits for the month</li><li>• 895 Total Permits for the year</li><li>• 167 Total Electrical Inspections for the month</li><li>• 1,634 Total Electrical Inspections for the year</li></ul>





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

Hardin County Government Center

Second Floor Meeting Room

September 9, 2021 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM –AMENDED CONDITIONAL USE PERMIT – AUTOMOTIVE STORAGE;** AMANDA STOPHER (Owner) and RANDALL GRAY (Applicant) are requesting an Amended Conditional Use Permit to continue to allow for up to 20 vehicles to be parked on site. The property is a 3.072 acre site located at 4399 Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Tiny J Acres, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - B. **5:15 PM –CONDITIONAL USE PERMIT – HOME OCCUPATION – WOOD WORKING SHOP;** SHERRY & TIMOTHY ERNSPIKER are requesting a Conditional Use Permit to allow for the operation of a home occupation (woodworking shop) within a proposed 48’x72’ pole barn on site. The property is a 1.42 acre site located at 2995 Nackle Pike Road in Cecilia, KY known as Lot 1 of The Other Place within the West Hardin Planning Area and is zoned Rural Residential (R-2).
  - C. **5:30 PM –VARIANCE – FRONT BUILDING SETBACK;** PATRICIA & RICHARD CAMPBELL are requesting a Variance from the front building setback to allow for a 8’x32’ covered front porch and a 6’x30’ addition to the existing house. The property is a 0.172 acre site located at 220 Colesburg Road in Elizabethtown, KY, within the Colesburg Planning Area and is zoned Rural Residential (R-2).
  - D. **5:45 PM –CONDITIONAL USE PERMIT – GROUND MOUNT SOLAR SYSTEM;** MINDE & JOSEPH MALCOMSON are requesting a Conditional Use Permit to allow for two 751 sq. ft. ground mount solar systems to be installed on site. The property is a 6.905 acre site located at 2191 Roundtop Road, Elizabethtown, KY, known as Lot 3E of Gregwarren Subdivision within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - E. Consideration and action on the Minutes for the meeting held on August 19, 2021(*Attached pgs.4-8*).
  - F. Informational Items
  - G. Adjourn



Board Agenda  
 September 9, 2021  
 Page 2 of 3

**SUBDIVISION PLATS RECORDED IN AUGUST 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF WOODEN FARM ESTATES	WOODEN LN	9	10.5170	4/2/2021	8/2/2021
AMENDED RECORD PLAT OF HIGH SCHOOL COURT SUBDIVISION OF TOM SMITH FARM, LOTS 7, 8 AND 31A	8450 HARDINSBURG RD & 1766 HOWEVALLEY RD	0	0.0000	6/30/2021	8/2/2021
AMENDED RECORD PLAT OF IVANHOE ESTATES LOTS 1, 2A, & 2B	2515 NEW GLENDALE RD	0	0.0000	7/19/2021	8/3/2021
OVERBAY ESTATES LOTS 2 & 3	HILLCREEK DRIVE, ELIZABETHTOWN, KY	-1	0.0000	8/4/2021	8/11/2021
AMENDED RECORD PLAT OF SPRINGS ESTATES LOTS 1 & 2	3463 SHEPHERDSVILLE RD	-1	0.0000	2/23/2021	8/13/2021
AMENDED RECORD PLAT OF VALLEY CREEK ESTATES ADDITION TO HARDIN COUNTY LOTS 32, 33 & 34	4814 & 4878 VALLEY CREEK RD	-2	0.0000	2/19/2021	8/13/2021
AMENDED RECORD PLAT OF ANTHONY SUBDIVISION, LOTS 1 AND 3	1276 & 1254 TUNNEL HILL RD	0	0.0000	6/14/2021	8/25/2021
AMENDED RECORD PLAT OF HOLBERT'S POINTE LOTS 1 AND 2	1232 & 1182 YATES CHAPEL RD	0	0.0000	6/25/2021	8/25/2021
AMENDED RECORD PLAT OF SPRINGFIELD MEADOWS LOTS 44A & 45A SHEET #6842	73 GOLDENROD DR.	-1	0.0000	8/20/2021	8/27/2021
AMENDED RECORD PLAT OF KENNEDY SUBDIVISION, LOTS 20, 20A, 21, 21A, 22, AND 22A AND A PORTION OF TRACT 2 & RECORD PLAT OF FRANCES RICHARDSON SUBDIVISION	3347 LEITCHFIELD ROAD, CECILIA, KY 42724	2	3.6560	6/18/2021	8/30/2021
		<b>6</b>	<b>14.1730</b>		

**Total Records: 10**

**9/1/2021**



Board Agenda  
September 9, 2021  
Page 3 of 3

**AUGUST 2021 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 10 Subdivision plats were approved for the month</li><li>• 58 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 11 New lots approved for the month</li><li>• 111 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 7 SFD Permits for the month</li><li>• 93 SFD Permits for the year</li><li>• 25 Total Building Inspections for the month</li><li>• 387 Total Building Inspections for the year</li><li>• 339 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 98 Total Permits for the month</li><li>• 803 Total Permits for the year</li><li>• 199 Total Electrical Inspections for the month</li><li>• 1,467 Total Electrical Inspections for the year</li></ul>

**The next Board meeting is scheduled for October 21, 2021.**



**Hardin County**  
Planning and Development Commission

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

Hardin County Government Center

Second Floor Meeting Room

August 19, 2021            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM –VARIANCE – REAR BUILDING SETBACK;** JAMES HOWARD is requesting a Variance from the rear building setback to allow for an 18’x36’ carport. The property is a 0.422 acre site located at 8516 Hardinsburg Road in Cecilia, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - B. **5:15 PM –VARIANCE – FRONT BUILDING SETBACK;** PHYLLIS & MILTON REEVES (Owner) and SONYA DURHAM (Applicant) are requesting a Variance from the front building setback to allow for a 28’x68’ manufactured home with a 6’x6’ front porch. The property is a 3 acre site located at 133 Raizor Lane in Cecilia, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - C. **5:30 PM –VARIANCE – FRONT BUILDING SETBACK;** TAMMY & RAYMOND FEILER are requesting a Variance from the front building setback to allow for a proposed 22’x26’ attached garage addition. The property is a 1.515 acre site located at 210 Lea Court in Rineyville, KY, known as Lot 19 of Rolling Heights Subdivision 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 August 5, 2021(*Attached pgs.2-4*).
  - E. Informational Items
  - F. Adjourn

**RADCLIFF ELIZABETHTOWN MPO MEETING**

On 4 August 2021, Adam attended the Radcliff Elizabethtown Metropolitan Planning Organization - Technical Advisory Committee Meeting. The East Elizabethtown Connectivity Study was the topic of discussion.

**The next Board meeting is scheduled for September 9, 2021.**



**Hardin County Board of Adjustment  
 Four Hundred Forty Third Meeting**

Hardin County Government Center  
 Second Floor Meeting Room  
 August 5, 2021 5:00 p.m

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

A. **5:00 PM – CONDITIONAL USE PERMIT & VARIANCE – SINGLE FAMILY DWELLING & DETACHED GARAGE;** THE COUNTRY GATE, LLC (Owners) and LAURIE BRIGGS (Applicant) are requesting a Conditional Use Permit to allow for the Country Gate Store to be converted back into a single family dwelling. Additionally, they are requesting a Variance from the front building setback along North Bell Avenue for a proposed 25’x40’ detached garage. The property is a 0.48 acre site located at 150 East Main Street in Glendale, KY, within the Glendale Rural Village and is zoned Tourist & Convenience Commercial (B-2).

B. Consideration and action on the Minutes for the meeting held on July 22, 2021(*Attached pgs.4-11*).

C. Informational Items

D. Adjourn

**JULY 2021 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 16 Subdivision plats were approved for the month</li> <li>• 48 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 29 New lots approved for the month</li> <li>• 116 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 13 SFD Permits for the month</li> <li>• 86 SFD Permits for the year</li> <li>• 39 Total Building Inspections for the month</li> <li>• 365 Total Building Inspections for the year</li> <li>• 310 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 101 Total Permits for the month</li> <li>• 708 Total Permits for the year</li> <li>• 226 Total Electrical Inspections for the month</li> <li>• 1,269 Total Electrical Inspections for the year</li> </ul>

**The next Board meeting is scheduled for Thursday, August 19, 2021.**



Board Agenda  
August 5, 2021  
Page 2 of 3

**SUBDIVISION PLATS RECORDED IN JULY 2021**

<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>
RECORD PLAT OF DAVENPORT FARM SUBDIVISION	NEW GLENDALE RD	1	3.0440	6/14/2021	7/2/2021
RECORD PLAT OF HIGHLAND CROSSING	297 HUTCHERSON LN	3	2.7720	6/14/2021	7/2/2021
RECORD PLAT OF MCCAMISH ESTATES	1831 S GRANDVIEW CHURCH ROAD, CECILIA, KY	1	4.0190	5/3/2021	7/2/2021
AMENDED RECORD PLAT OF NEWMAN ESTATES, LOT 7	LAUREL RIDGE ROAD	1	0.0000	4/15/2021	7/6/2021
MAGNOLIA FOREST, LOTS 7 & 8	513 E EAGLE PASS RD, ELIZABETHTOWN, KY	-1	1.8600	6/1/2021	7/8/2021
AMENDED RECORD PLAT OF PIKE ESTATES SUBDIVISION, SECTION 1, LOT 1	7613 RINEYVILLE RD	1	0.0000	6/22/2021	7/12/2021
RECORD PLAT OF CHAMBLISS SUBDIVISION	14153 ST. JOHN ROAD, RINEYVILLE, KY	2	28.5100	7/8/2021	7/15/2021
AMENDED RECORD PLAT OF JEN-LYN ESTATES SUBDIVISION LOT 1	367 LAMBERT LANE, WHITE MILLS, KY, 42788	0	1.0430	7/8/2021	7/19/2021
AMENDED RECORD PLAT OF SOUTHLAND SUBDIVISION, LOTS 1 AND 2B AND RECORD PLAT OF SOUTHLAND SUBDIVISION, SECTION 2	783 RED MILL RD & 225 MORRISON LN	8	-2.2000	11/23/2020	7/20/2021
AMENDED RECORD PLAT OF LINCOLN MEADOWS SUBDIVISION, LOTS 177 THROUGH 183 & UNNUMBERED PARCEL	WILMOTH ST	-7	0.2320	4/8/2021	7/20/2021



Board Agenda  
August 5, 2021  
Page 3 of 3

**SUBDIVISION PLATS RECORDED IN JULY 2021**

RECORD PLAT OF EASTER LILY FARMS SUBDIVISION LOTS 1 THRU 4 AND BOUNDARY SURVEY OF EASTER LILY FARMS, LLC AGRICULTURAL DIVISION	CANN SCHOOL LANE, GIVENS LANE & SUTZER CREEK LANE	4	29.1850	7/2/2021	7/22/2021
AMENDED RECORD PLAT OF AULTMAN ACRES SECTION 2 LOT 2D & RECORD PLAT OF AULTMAN ACRES SECTION 3	1969 BETHLEHEM ACADEMY RD	3	32.2660	5/14/2021	7/26/2021
BAUGH FARM ESTATES LOTS 3 & 4	1105 S LONG GROVE RD	0	0.0000	7/23/2021	7/26/2021
DONALD RAY THOMAS SUBDIVISION	5095 ST JOHN RD	2	3.1430	7/22/2021	7/27/2021
AMENDED RECORD PLAT OF SUN-N-FUN DEVELOPMENT, SECTION 1, A PORTION OF LOT 11 AND LOT 12, RECORD PLAT OF SYLVIA'S ACRES SUBDIVISION	BOONE RD & COCHISE CT	1	4.9300	6/2/2021	7/28/2021
RECORD PLAT OF BOWLES SUBDIVISION, SECTION 2	3046 SPORTSMAN LAKE RD	2	7.4140	5/3/2021	7/28/2021
		<b>21</b>	<b>116.2180</b>		

**Total Records: 16**

**7/30/2021**



**Hardin County Board of Adjustment  
Four Hundred Forty Second Meeting**

Hardin County Government Center

Second Floor Meeting Room

July 22, 2021 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** KIMBERLY & JAMES MCCOMB are requesting a Conditional Use Permit to allow for a 24’x40’ barn on the property without a dwelling on site. The property is a 1.5 acre site located on Webb Mill Road in Eastview, KY, within the South Hardin Planning Area and is zoned Rural Residential (R-2).
  - B. **5:15 PM – CONDITIONAL USE PERMIT – GROUND MOUNT SOLAR SYSTEM;** KELLY & DEWEY CRUZE are requesting a Conditional Use Permit to allow for a 308 sq. ft. and a 270 sq. ft. ground mount solar system to be installed on site. The property is a 11.194 acre site located at 136 Buck Run Lane, Elizabethtown, KY, known as Lot 5A of Buck Run Estates within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
  - C. **5:30 PM – CONDITIONAL USE PERMIT – GROUND MOUNT SOLAR SYSTEM;** WENDY & BRYCE WINFIELD are requesting a Conditional Use Permit to allow for a 308 sq. ft. ground mount solar system to be installed on site. The property is a 0.69 acre site located at 48 W Rainbow Way, Elizabethtown, KY, known as Lot 41 of Four Seasons, Section 3 within the North Glendale Urban Planning Area and is zoned Urban Residential (R-1).
  - D. **5:45 PM – VARIANCE – FRONT BUILDING SETBACK;** CAROLYN & CHARLES SPARKS are requesting a Variance from the front building setback to allow for a 23’x 35’ carport on site. The property is a 1.19 acre site located at 8010 Hardinsburg Road, Cecilia, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - E. **6:00 PM – VARIANCE – FRONT BUILDING SETBACK;** CASEY & ADAM HOBBS are requesting a Variance from the front building setback along Leitchfield Road (US 62) to allow for a 26’x40’ detached garage. The property is a 0.454 acre site located at 15 Joy K Lynn Street, Cecilia, KY, being Lot 2 of Paul Lee Acres within the Stephensburg Rural Village and is zoned Rural Residential (R-2).





Board Agenda  
July 22, 2021  
Page 2 of 2

F. Consideration and action on the Minutes for the meeting held on July 8, 2021 (*Attached pgs. 3-7*).

G. Informational Items

H. Adjourn

**JUNE 2021 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 6 Subdivision plats were approved for the month</li> <li>• 32 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 22 New lots approved for the month</li> <li>• 84 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>• 73 SFD Permits for the year</li> <li>• 43 Total Building Inspections for the month</li> <li>• 317 Total Building Inspections for the year</li> <li>• 267 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 118 Total Permits for the month</li> <li>• 608 Total Permits for the year</li> <li>• 177 Total Electrical Inspections for the month</li> <li>• 1,043 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN JUNE 2021**

JUNE	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF STRAIGHT ROW FARM SUBDIVISION	4799 GAITHER STATION RD	3	9.9400	5/21/2021	6/3/2021
RECORD PLAT OF RUSSELL RIDGE ESTATES	CECILIA SMITH MILL RD	16	55.5990	5/18/2021	6/11/2021
RECORD PLAT OF TOTTEN'S ACRES SUBDIVISION	899 MACK THOMAS RD	2	14.9570	6/4/2021	6/18/2021
RECORD PLAT OF PUCKETT'S ACRES SUBDIVISION	1067 CENTERPOINT RD	1	4.0150	5/7/2021	6/18/2021
AMENDED RECORD PLAT OF AMBROOK ESTATES #1, LOTS 49 AND 50	59 CLYMENE RD.	-1	0.0000	6/22/2021	6/24/2021
RECORD PLAT OF DONNIE'S ACRES SUBDIVISION, SECTION 2	15395 SALT RIVER RD	0	0.0000	4/21/2021	6/25/2021
		<b>21</b>	<b>84.5110</b>		

**Total Records: 6**

**7/1/2021**

**The next Board meeting is scheduled for Thursday, August 5, 2021 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

**Hardin County Board of Adjustment  
Four Hundred Forty First Meeting**

Hardin County Government Center

Second Floor Meeting Room

July 8, 2021 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** ROBERT & EMILY WALKER are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a detached garage with a 1,150 sq. ft. apartment above it. The property is a 1.49 acre tract located at 360 Rineyville School Road, Rineyville, KY within the Rineyville Rural Village and is zoned Urban Residential (R-1).
  - B. **5:15 PM – VARIANCE – FRONT & SIDE BUILDING SETBACKS;** HEATHER & CHAD UNDERDONK (Owners) and MARY & EARL WINE (Applicant) are requesting a Variance from the front and side building setbacks to allow for the construction of a modular home and detached garage on site. The property is an 8.28 acre tract located on Myers Lane, Elizabethtown, KY within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).
  - C. Annual Nomination and Election of Officers (*current positions*)
    - Chairman – Bob Krausman
    - Vice Chairman – Greg Youngblood
    - Secretary – Steve Steck
  - D. Consideration and action on the Minutes for the meeting held on June 17, 2021.
  - E. Informational Items
  - F. Adjourn

**MEETING WITH SURVEYORS & NOLIN RECC**

On 29 June 2021, the Planning Commission hosted a meeting between the local surveyors and NOLIN RECC to discuss the subdivision plat process and ways to streamline the process moving forward including the potential for electronic signatures.

**The next Board meeting is scheduled for July 22, 2021.**



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

Hardin County Government Center  
Second Floor Meeting Room  
June 17, 2021 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE AND THE 1:4 LOT WIDTH-TO-LENGTH RATIO;** SHARON & DONALD THOMAS are requesting a Variance from the 100’ minimum road frontage requirement and the 1:4 lot width-to-length ratio for proposed Lot 2 of the Thomas Property, to allow for two pre-existing tracts to be platted as two lots. The property consists of two tracts totaling 3.082 acres located at 5095 St. John Road, Elizabethtown, KY within the St. John Road Corridor Planning Area and is zoned Urban Residential (R-1).
  - B. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK;** JAMES & MICHAEL PUCKETT are requesting a Variance from the front building setback to allow for a 14’x76’ singlewide manufactured home to be placed on site. The property is 0.39 acre tract located at 2657 Springfield Road, Elizabethtown, KY within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
  - C. **5:30 PM – AMENDED CONDITIONAL USE PERMIT – AUTO REPAIR;** VERONICA & PHILLIP REESOR are requesting an Amended Conditional Use Permit to continue to allow for an Automotive Repair Business within a detached garage on site. The property is a 17 acre tract located at 575 James Duvall Lane, Cecilia, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  - D. **5:45 PM – CONDITIONAL USE PERMIT – SINGLE FAMILY DWELLING;** FRANCES RICHARDSON & CONNIE TAYLOR are requesting a Conditional Use Permit to allow for the construction of a new single family dwelling in the C-1 Zone. The property is 3.656 acre tract located at 3347 Leitchfield Road, Cecilia, KY within the Leitchfield Road Corridor Planning Area and is zoned Convenience Commercial (C-1).
  - E. Consideration and action on the Minutes for the meeting held on May 20, 2021. *(Attached pgs.3-10).*
  - F. Informational Items
  - G. Adjourn



Board Agenda  
 June 17, 2021  
 Page 2 of 2

**PLANNING TECHNICIAN HIRED**

The newest member of the Planning Commission staff is Haley Baird. Haley is a graduate of Western Kentucky University with a Bachelor’s degree in Geography with a concentration in Environmental Studies and Agriculture. She also has a certificate in GIS. She was previously employed as a Soil Conservationist with the National Resource Conservation Service.

**MAY 2021 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 7 Subdivision plats were approved for the month</li> <li>• 26 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 29 New lots approved for the month</li> <li>• 63 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 4 SFD Permits for the month</li> <li>• 59 SFD Permits for the year</li> <li>• 44 Total Building Inspections for the month</li> <li>• 269 Total Building Inspections for the year</li> <li>• 219 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 107 Total Permits for the month</li> <li>• 490 Total Permits for the year</li> <li>• 201 Total Electrical Inspections for the month</li> <li>• 865 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN MAY 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF CAROLINE ACRES SUBDIVISION	2484 BOONE RD	1	18.5550	4/22/2021	5/3/2021
RECORD PLAT OF WHISTLING OAKS, SECTION 2	WHISTLING OAKS BLVD	1	24.1490	3/29/2021	5/11/2021
AMENDED RECORD PLAT OF YONGRAYS RUSTIC KAMP, LOTS 1 & 2	SALT RIVER ROAD	0	2.0090	3/30/2021	5/12/2021
RECORD PLAT OF TWO LAKES SUBDIVISION	3286 SPORTSMAN LAKE	1	12.0280	4/30/2021	5/14/2021
RECORD PLAT OF SPLIT RAIL SECTION 2, LOT 6	3568 SPORTSMAN LAKE RD	1	3.0260	5/3/2021	5/17/2021
AMENDED RECORD PLAT OF MAGGIE'S ACRES LOT 11 AND AMENDED BOUNDARY SURVEY OF TRACT A OF THOMAS FARM -- RECORD PLAT OF STILL MEADOW ESTATES	WEST RHUDES CREEK RD	17	52.7160	2/3/2021	5/17/2021
RECORD PLAT OF YOUNGER'S LANDING SUBDIVISION & BOUNDARY SURVEY OF CHRIS MCGEHEE PROPERTY	YOUNGERS CREEK RD	8	106.6790	5/18/2021	5/28/2021
		<b>29</b>	<b>219.1620</b>		

**Total Records: 7**

**6/9/2021**

**The next Board meeting is scheduled for July 8, 2021.**



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

Hardin County Government Center

Second Floor Meeting Room

May 20, 2021 5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** LISA & JOE HALL are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a barn with 768 sq. ft. of living quarters in addition to the proposed 4284 sq. ft. single family dwelling on site. The property is a 24.149 acre site located at the end of Whistling Oaks Blvd. Glendale, KY, known as Lot 8 of Whistling Oaks, Section 2 within the North Glendale Urban Planning Area and is zoned Rural Residential (R-2).
- B. **5:15 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURES;** JENNIFER & GREG MILBY are requesting a Conditional Use Permit to allow for two storage sheds on the property without a dwelling on site. The property is a 4.546 acre site located on South Long Grove Road (KY 1375) adjacent to the Nolin River in Glendale, KY, known as Lot 1 of Wildcat Run Subdivision within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – VARIANCE – GOVERNMENT MAINTAINED ROAD FRONTAGE;** FLETCHER BEARD ESTATE AND RONALD & TAMBERLEY BEARD are requesting a Variance from the government maintained road frontage requirements to allow for two pre-existing tracts to be reconfigured and platted as two lots. The property consists of two tracts totaling 12.705 acres located at 10032 St. John Road, Cecilia, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- D. **CONTINUED FROM 6 MAY 2021 – AMENDED CONDITIONAL USE PERMIT – RETAIL SALES OF MERCHANDISE;** JOSHUA HELSEL is requesting an Amended Conditional Use Permit to continue to allow for the retail sales of merchandise (Vintage & Antique sales in detached garage) to remain on site. The property is a 5 acre site located at 639 Stovall Road, Elizabethtown, KY within the East Hardin Area and is zoned Rural Residential (R-2).
- E. Consideration and action on the Minutes for the meeting held on May 6, 2021 (*Attached pgs.3-7*).



Board Agenda  
 May 20, 2021  
 Page 2 of 2

F. Informational Items

G. Adjourn

**Planner completes Provisionary Employment Period** On 6 May 2021, Planner Nikki McCamish successfully completed her six month provisional employment period.

**APRIL 2021 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 3 Subdivision plats were approved for the month</li> <li>• 19 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 5 New lots approved for the month</li> <li>• 34 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 20 SFD Permits for the month</li> <li>• 55 SFD Permits for the year</li> <li>• 41 Total Building Inspections for the month</li> <li>• 225 Total Building Inspections for the year</li> <li>• 187 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 132 Total Permits for the month</li> <li>• 383 Total Permits for the year</li> <li>• 211 Total Electrical Inspections for the month</li> <li>• 664 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN APRIL 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ASBELL ACRES SUBDIVISION	1382 BERRYTOWN ROAD	2	10.9660	3/26/2021	4/8/2021
RECORD PLAT OF RIDDLE ESTATES	341 STAR MILLS RD	3	10.9290	3/19/2021	4/8/2021
AMENDED RECORD PLAT OF DR CZ AUDES FIRST ADDITION TO THE TOWN OF CECILIA LOTS 1-3	204 ST AMBROSE CHURCH LANE	-2	0.0000	11/14/2019	4/14/2021
		<b>3</b>	<b>21.8950</b>		

**Total Records: 3**

**5/11/2021**

**The next Board meeting is scheduled for Thursday, June 3, 2021.**



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

Hardin County Government Center

Second Floor Meeting Room

May 6, 2021 5:00 p.m

1. Call to order
2. Unfinished Business

**CONTINUED FROM 22 APRIL 2021 – VARIANCE – FRONT BUILDING SETBACK;** VICKIE & DALE LEWIS are requesting a Variance from the front building setback line along Arbor Lane to allow for the construction of a 30'10" x 50' addition to an existing detached garage. The property is a 1.907 acre site located at 521 Wooden Lane, Elizabethtown, KY and known as Lot 1A of Wooden Subdivision within the North Urban Planning Area and is zoned Urban Residential (R-1).

3. New Business

**H. 5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** JENNIFER & CASEY WILCOX are requesting a Conditional Use Permit to allow for a Permanent Accessory Dwelling to allow for the construction of a 901 sq. ft. Pool House on site. The property is a 3.002 acre site located at 367 Lambert Lane, White Mills, KY known as Lot 1 of Jen Lyn Estates within the South Hardin Planning Area and is zoned Rural Residential (R-2).

**I. 5:15 PM – AMENDED CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISES (OUTDOOR);** BEVERLY & DENNIS CONDER (CONDERS PAINTBALL) are requesting an Amended Conditional Use Permit to allow for the Recreational Enterprise (Paintball Facility) to remain on site. The property is a 78 acre site located at 187 & 193 Ford Highway, Elizabethtown, KY within the Valley Creek Urban Area and is zoned Rural Residential (R-2).

**J. 5:30 PM – AMENDED CONDITIONAL USE PERMIT – RETAIL SALES OF MERCHANDISE;** JOSHUA HELSEL is requesting an Amended Conditional Use Permit to continue to allow for the retail sales of merchandise (Vintage & Antique sales in detached garage) to remain on site. The property is a 5 acre site located at 639 Stovall Road, Elizabethtown, KY within the East Hardin Area and is zoned Rural Residential (R-2).

**K.** Consideration and action on the Minutes for the meeting held on April 22, 2021 (*Attached pgs.3-7*).



Board Agenda  
May 6, 2021  
Page 2 of 2

E. Informational Items

F. Adjourn

**American Planning Association Policy Guide Delegate**

Director Adam King, AICP was appointed as the Policy Guide Delegate for Kentucky to the American Planning Association. He will serve a one year term. He will assist with the completion of policy guides on Equitable Economic Development, Legacy Cities and Zoning Reform for APA.

***The next Board meeting is scheduled for Thursday, May 20, 2021.***





**Hardin County Board of Adjustment  
Four Hundred Thirty Seventh Meeting**

Hardin County Government Center

Second Floor Meeting Room

April 22, 2021 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – VARIANCE – FRONT BUILDING SETBACK; JENNIFER & WILLIAM MORAN** are requesting a Variance from the front building setback line along Fields Lane to allow for the construction of a 30'x 30' pole barn with a 8'x 30' lean-to. The property is a 72.5 acre site located on the east side of Fields Lane, Cecilia, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).
  - B. **5:15 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE; ANNA ABDELGALIL and ELBERT JENT** are requesting a Conditional Use Permit to allow for an existing 2976 sq. ft. garage that exceeds the size of the 2472 sq. ft. dwelling on site. The property is a 3.67 acre site located at 2156 Locust Grove Road, Elizabethtown, KY within the East Urban Planning Area and is zoned Urban Residential (R-1).
  - C. **5:30 PM – VARIANCE – FRONT BUILDING SETBACK; VICKIE & DALE LEWIS** are requesting a Variance from the front building setback line along Arbor Lane to allow for the construction of a 30'10" x 50' addition to an existing detached garage. The property is a 1.907 acre site located at 521 Wooden Lane, Elizabethtown, KY and known as Lot 1A of Wooden Subdivision 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 March 18, 2021 (*Attached pgs.4-12*).
  - E. Informational Items
  - F. Adjourn

**APA-KY Meeting** On 19 March 2021, Adam participated in the KY Chapter of the American Planning Association monthly meeting via Zoom to discuss Conference planning for the Fall of 2021.

**Radcliff-Elizabethtown Metropolitan Planning Association Meeting** On 14 April 2021, Adam participated in the Technical Advisory Committee meeting via Zoom to discuss the SHIFT 2022 project list for transportation projects. SHIFT stands for the Strategic Highway Investment Formula for Tomorrow.



Board Agenda  
April 22, 2021  
Page 2 of 2

**Building Inspector completes Provisionary Employment Period** On 14 April 2021, Building Inspector Edwin Alicea successfully completed his six month provisional employment period.

**SUBDIVISION PLATS RECORDED IN MARCH 2021**

<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>
RECORD PLAT OF AMMONS ACRES, SECTION TWO	RINEYVILLE BIG SPRINGS RD	2	32.7580	1/21/2021	3/1/2021
AMENDED RECORD PLAT OF ZION CAVE ESTATES LOTS 3D, 3E, 3F, & 4A	Mount Zion Road, Elizabethtown, KY	0	-0.2360	12/29/2020	3/4/2021
GRAAS ACRES	N LONG GROVE RD	1	3.0820	1/26/2021	3/10/2021
D & M ACRES	4776 BACON CREEK RD	1	7.0890	3/5/2021	3/23/2021
RECORD PLAT OF MINI FARM DIVISION	SONORA HARDIN SPRINGS RD	2	25.3030	3/11/2021	3/24/2021
RECORD PLAT OF BAUGH FARM ESTATES	1105 S LONG GROVE RD	4	25.8980	3/24/2021	3/30/2021
BERRY FARMS	S DIXIE HIGHWAY	2	33.1600	2/17/2021	3/31/2021
AMENDED RECORD PLAT OF LEHMENKULER ESTATES, SECTION 1 LOTS 3A AND 4	4460 WOOLDRIDGE FERRY RD	0	0.0000	3/1/2021	3/31/2021
		<b>12</b>	<b>127.0540</b>		

**Total Records: 8**

**4/1/2021**



Board Agenda  
April 22, 2021  
Page 3 of 3

**MARCH 2021 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"><li>• 8 Subdivision plats were approved for the month</li><li>• 16 Subdivision plats were approved for the year</li></ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"><li>• 12 New lots approved for the month</li><li>• 31 Net lots approved for the year</li></ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"><li>• 21 SFD Permits for the month</li><li>• 35 SFD Permits for the year</li><li>• 70 Total Building Inspections for the month</li><li>• 188 Total Building Inspections for the year</li><li>• 121 Total Building Permits for the year</li></ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"><li>• 111 Total Permits for the month</li><li>• 251 Total Permits for the year</li><li>• 151 Total Electrical Inspections for the month</li><li>• 453 Total Electrical Inspections for the year</li></ul>

*The next Board meeting is scheduled for Thursday, May 6, 2021.*



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

Hardin County Government Center

Second Floor Meeting Room

March 18, 2021 5:00 p.m

- A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT – HOME OCCUPATION – KITCHEN DESIGNS;** BOBBIE & BARRY JONES are requesting an Amended Conditional Use Permit to continue to allow for the operation of a home occupation (woodworking & cabinet shop) within a detached accessory structure on site. The property is a 1.673 acre site located at 164 N. Sunset Avenue in Cecilia, KY known as Lot 25A of Enchanted Acres within the Cecilia Rural Village and is zoned Rural Residential (R-2).
  
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – KENNEL – THE FURRY GODMOTHER;** ANN RENE BAILEY is requesting an Amended Conditional Use Permit to continue to allow for the operation of a kennel & pet grooming business on site. The property is a 3.7 acre site located at 11230 Sonora Hardin Springs Road in Eastview, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
  
- C. **5:30 PM – CONDITIONAL USE PERMIT – GROUND MOUNT SOLAR SYSTEM;** REBECCA & JEFFREY SMITH are requesting a Conditional Use Permit to allow for a 522 sq. ft. ground mount solar array. The property is a 27.7 acre site located at 423 Milimish Lane, Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
  
- D. **5:45 PM – CONDITIONAL USE PERMIT & VARIANCE – PERMANENT ACCESSORY DWELLING / SIDE BUILDING SETBACK;** LAURA TABB & DAN LINKER are requesting a Conditional Use Permit to allow for the construction of a detached garage with an accessory apartment above. Additionally, the proposed structure requires a Variance from the side building setback. The property is a 0.55 acre site located at 147 E. Main Street, Glendale, KY within the Glendale Rural Village and is zoned Urban Residential (R-1).
  
- E. Consideration and action on the Minutes for the meeting held on March 4, 2021 (*Attached pgs.3-9*).
  
- F. Informational Items
  
- G. Adjourn

**East Elizabethtown Connectivity Study** On 11 March 2021, Adam participated in a Zoom Meeting of local officials and stakeholders to go over the initial project list by planning/engineering consultant, Qk4.



Board Agenda  
 March 18, 2021  
 Page 2 of 2

**The next Board meeting is scheduled for Thursday, April 22, 2021.**

**FEBRUARY 2021 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 5 Subdivision plats were approved for the month</li> <li>• 8 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 15 New lots approved for the month</li> <li>• 19 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 2 SFD Permits for the month</li> <li>• 14 SFD Permits for the year</li> <li>• 42 Total Building Inspections for the month</li> <li>• 117 Total Building Inspections for the year</li> <li>• 59 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 64 Total Permits for the month</li> <li>• 140 Total Permits for the year</li> <li>• 123 Total Electrical Inspections for the month</li> <li>• 302 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN FEBRUARY 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FAIRGROUNDS SUBDIVISION	5617 SOUTH DIXIE HWY, GLENDALE, KY	1	10.3490	1/14/2021	2/3/2021
RECORD PLAT OF MILIMISH LANE SUBDIVISION, SECTION 2	423 MILIMISH LANE	1	1.3530	11/12/2020	2/9/2021
AMENDED RECORD PLAT OF MONROE SUBDIVISION LOTS 7J AND 7K	767 BOONE RD	0	0.0000	1/29/2021	2/9/2021
POND VIEW ESTATES, SECTION 2	1129 MELROSE RD	1	7.0070	2/4/2021	2/15/2021
CRISP ROAD ACRES SUBDIVISION	1245 CRISP RD & 6035 ST JOHN RD	12	66.2530	1/25/2021	2/23/2021
		<b>15</b>	<b>84.9620</b>		

**Total Records: 5**

**3/1/2021**



**Hardin County**  
Planning and Development Commission

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

Hardin County Government Center

Second Floor Meeting Room

March 4, 2021                      5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – GREENHOUSE & PLANT NURSERY;** KAYA WINCHELL is requesting a Conditional Use Permit to allow for the operation of a greenhouse, “Dry Creek Nursery” on site. The property is a 5 acre site located at 6938 Rineyville Road (KY 1600) in Rineyville, KY within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – SAW MILL;** LEVI & VERNA YODER are requesting an Amended Conditional Use Permit to continue to allow for the operation of a saw mill on site. The property is a 25.36 acre site located on the south side of Millerstown Road (KY 224) in Upton, KY within the South Hardin Planning Area and is zoned Agriculture (A-1).
- C. **5:30 PM – VARIANCE – REAR BUILDING SETBACK;** DOUG & MONICA CLARK are requesting a Variance from the rear building setback line to allow for a proposed 24’ x 60’ metal barn. The property is a 2.065 acre site located at 4878 Valley Creek Road, Elizabethtown, KY to be known as Lot 32A of Valley Creek Estates within 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 February 4, 2021 (*Attached pgs.3-11*).
- E. Informational Items
- F. Adjourn

**13 Years of Service** Director Adam King, AICP celebrated 13 years of service with the Planning Commission on 15 February 2021.



Board Agenda  
March 4, 2021  
Page 2 of 2

**MPO Meeting** On 3 February 2021, Adam attended the Radcliff Elizabethtown Metropolitan Planning Organization Technical Advisory Committee to discuss the Glendale Transportation Plan Update and he was elected Vice Chairman of the group for 2021-2022.

**JANUARY 2021 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 3 Subdivision plats were approved for the month</li> <li>• 3 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 4 New lots approved for the month</li> <li>• 4 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 12 SFD Permits for the month</li> <li>• 12 SFD Permits for the year</li> <li>• 75 Total Building Inspections for the month</li> <li>• 75 Total Building Inspections for the year</li> <li>• 43 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 76 Total Permits for the month</li> <li>• 76 Total Permits for the year</li> <li>• 179 Total Electrical Inspections for the month</li> <li>• 179 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN JANUARY 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF SHAWN'S ACRES SUBDIVISION	3311 COPELIN RD	2	15.6480	12/28/2020	1/14/2021
AMENDED RECORD PLAT OF GRIMES SUBDIVISION, SECTION 3, LOT 5	436 CECILIA SMITH MILL RD	1	0.7650	11/2/2020	1/21/2021
RECORD PLAT OF WHALEN FARM DIVISION	810 DUGGIN SWITCH RD	1	3.9080	12/4/2020	1/25/2021
		<b>4</b>	<b>20.3210</b>		

**Total Records: 3**

**2/1/2021**

*The next Board meeting is scheduled for Thursday, March 18, 2021.*



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

Hardin County Government Center

Second Floor Meeting Room

February 4, 2021            5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
  - A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** ASHLEY & ADAM MARTIN are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 2,314 sq. ft. dwelling on site in addition to the existing 1,344 sq. ft. garage apartment. The property is a 17.4 acre site located at 426 Needham Road in Eastview, KY and being Lot 2 of Newman Estates within the West Hardin Planning Area and is zoned Rural Residential (R-2).
  - B. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK;** FERN & DAVID GREY are requesting a Variance from the Front Building Setback Line to allow for the construction of a proposed covered front porch. The property is a 95 acre site located at 1254 Meeting Creek Road in Eastview, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).
  - C. **5:30 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** BRENDA & JON PIRTLE JR. are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 4,023 sq. ft. dwelling on site in addition to the existing 1,112 sq. ft. apartment within barn. The property is a 2.074 acre site located at 123 Twelve Point Buck Blvd in Elizabethtown, KY and being Lot 10B of Deer Field Estates, Section 4 within the Kentucky 1600 Corridor Planning Area and is zoned Urban Residential (R-1).
  - D. **5:45 PM – CONDITIONAL USE PERMIT – AUTOMOTIVE SALES;** COUNTRY CROSSROADS INVESTMENTS, LLC are requesting a Conditional Use Permit to allow for an auto sales lot. The property is a 2.614 acre site located at 4447 Hardinsburg Road in Cecilia, KY within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).
  - E. Consideration and action on the Minutes for the meeting held on November 19, 2020 (*Attached pgs.5-13*).
  - F. Presentation and distribution of the 2020 Annual Report. (*copy provided*)
  - G. Informational Items





Board Agenda  
 February 4, 2021  
 Page 2 of 4

H. Adjourn

**3 Years of Service** Julia McBeth celebrated 3 years of service with the Planning Commission on 31 October 2020.

**7 Years of Service** Susan Bowen celebrated 7 years of service with the Planning Commission on 1 November 2020.

**28 Years of Service** Madeline Hornback celebrated 28 years of service with the Planning Commission on 2 November 2020.

**Residential Inspector Exam** Edwin Alicea passed the International Code Council B1, Residential Building Inspector exam on 16 January 2021. Congrats Edwin!

**NOVEMBER 2020 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 16 Subdivision plats were approved for the month</li> <li>• 100 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 31 New lots approved for the month</li> <li>• 81 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 15 SFD Permits for the month</li> <li>• 152 SFD Permits for the year</li> <li>• 101 Total Building Inspections for the month</li> <li>• 1,144 Total Building Inspections for the year</li> <li>• 506 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 107 Total Permits for the month</li> <li>• 1,048 Total Permits for the year</li> <li>• 187 Total Electrical Inspections for the month</li> <li>• 1,869 Total Electrical Inspections for the year</li> </ul>

**DECEMBER 2020 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 9 Subdivision plats were approved for the month</li> <li>• 109 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 4 New lots approved for the month</li> <li>• 78 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 21 SFD Permits for the month</li> <li>• 173 SFD Permits for the year</li> <li>• 108 Total Building Inspections for the month</li> <li>• 1,252 Total Building Inspections for the year</li> <li>• 548 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 101 Total Permits for the month</li> <li>• 1,149 Total Permits for the year</li> <li>• 182 Total Electrical Inspections for the month</li> <li>• 2,051 Total Electrical Inspections for the year</li> </ul>



Board Agenda  
 February 4, 2021  
 Page 3 of 4

**SUBDIVISION PLATS RECORDED IN NOVEMBER 2020**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF HARDIN COUNTY SPORTSMEN LAKE, BLOCK 3, LOTS 10 & 11	102 LAKE SHORE DRIVE, ELIZABETHTOWN, KY	-1	0.0000	10/21/2020	11/4/2020
AMENDED RECORD PLAT OF MOUNTAIN VIEW ESTATES, LOTS 14 & 15	780 & 646 MOUNTAIN VIEW ESTATES ROAD	0	0.0000	10/26/2020	11/6/2020
AMENDED RECORD PLAT OF PAWLEY PLACE SUBDIVISION, SECTION 2, LOT 3 AND BOUNDARY SURVEY OF BCC ENTERPRISES AND PROPERTIES, PARCEL B	855 DECKARD SCHOOL RD	0	-3.4070	10/28/2020	11/6/2020
S&S COTTRELL FARM	585 N PLEASANT HILL RD	1	10.0430	8/25/2020	11/9/2020
LINCOLN HIGHWAY SUBDIVISION LOTS 37 THROUGH 40	1861 HODGENVILLE RD	-2	0.0000	8/27/2020	11/13/2020
AMENDED RECORD PLAT OF STAR GAZER VIEW, LOT 3	YOUNGERS CREEK ROAD	0	1.6740	8/31/2020	11/16/2020
STEWART ROAD ACRES	9558 BATTLE TRAINING ROAD	1	21.7300	10/5/2020	11/16/2020
AMENDED RECORD PLAT OF TRUBY ACRES SUBDIVISION, LOT 1A AND REVISED BOUNDARY SURVEY OF THE: DOUBLE L PROPERTIES, LLC TRACT A	6532 HARDINSBURG RD	0	23.2930	11/12/2020	11/16/2020
JAXDEK HOLLOW	MACK THOMAS RD	1	8.2430	8/28/2020	11/17/2020
AMENDED RECORD PLAT OF DOTTIE ACRES SUBDIVISION, LOT 1 AND BOUNDARY SURVEY OF IRWIN & BRANDENBURG PROPERTY, TRACT A	433 MASTERS LANE	0	4.3710	3/16/2020	11/17/2020
AMENDED RECORD PLAT OF HURST FARM DIVISION, SECTION 3, LOT 3 AND RECORD PLAT OF HURST FARM DIVISION, SECTION 4	923 FOWLER LN, ELIZABETHTOWN, KY	1	5.2570	10/23/2020	11/18/2020
AMENDED RECORD PLAT OF WHISTLING OAKS, SECTION 1, LOTS 31 & 32	WHISTLING OAKS BLVD	-1	0.0000	11/2/2020	11/19/2020
DELEON ESTATES LOT 4A	6035 SALT RIVER ROAD	1	0.0000	11/9/2020	11/19/2020
AMENDED RECORD PLAT OF BEN'S ACRES, LOT 32	364 HOMESTEAD AVE	1	0.0000	10/2/2020	11/23/2020
ROSEY TULIP SECTION 2	GAITHER STATION ROAD	12	29.1010	9/2/2020	11/24/2020
RECORD PLAT OF OVERBAY ESTATES	4636 SPRINGFIELD RD	13	95.1940	11/4/2020	11/30/2020
		<b>27</b>	<b>195.4990</b>		

**Total Records: 16**

**12/9/2020**



Board Agenda  
 February 4, 2021  
 Page 4 of 4

**SUBDIVISION PLATS RECORDED IN DECEMBER 2020**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF DIDDLE SUBDIVISION, SECTION 2	MONIN LN	1	5.0350	10/16/2020	12/1/2020
AMENDED RECORD PLAT OF SPORTSMAN LAKE, BLOCK 4 LOTS 2,3,4, & 5	HORNET DRIVE	-3	0.0000	10/29/2020	12/7/2020
AMENDED RECORD PLAT OF ISLAND TRACS SUBDIVISION, LOT 1C AND REVISED BOUNDARY SURVEY OF THE JOANN TAUL REVOCABLE TRUST PROPERTY	3438 HARDINSBURG RD	0	0.3010	11/16/2020	12/7/2020
AMENDED RECORD PLAT OF LONGFIELD ESTATES, SECTION 1, LOTS 1-3	310 ASH LANE	-2	0.0000	11/24/2020	12/23/2020
RECORD PLAT OF BEST VIEW FARM	SOLWAY MEETING CREEK RD	1	5.0000	12/4/2020	12/23/2020
AMENDED RECORD PLAT OF QUARRY HILL SUBDIVISION LOTS 1 & 2	EASTVIEW RD	-1	0.0000	10/15/2020	12/23/2020
RECORD PLAT OF MILSAP PLACE	210 YOUNGERS CREEK RD	1	4.5120	11/30/2020	12/28/2020
AMENDED RECORD PLAT OF COLLINBROOK SUBDIVISION, LOTS 57 & 58	58 COLLINBROOK DR	-1	0.0000	12/14/2020	12/28/2020
RECORD PLAT OF HOLMES B FARMS	9423 HARDINSBURG ROAD	1	3.7880	12/8/2020	12/29/2020
		<b>-3</b>	<b>18.6360</b>		

**Total Records: 9**

**1/4/2021**

*The next Board meeting is scheduled for Thursday, February 18, 2021.*