

Hardin County Planning and Development Commission

Minutes: 14 October 2025

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Chairman Mark Hinton called the seven hundred ninety third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 14 October 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I, Haley Goodman, and Planning Commission Attorney Josh Cooper. Charles Nall (Commissioner) was absent from the meeting.

At 5:02 p.m., Chairman Hinton conducted the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the continuation of a Map Amendment from September 16, 2025 submitted by **CRISP HOLDINGS LLC** requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1). The property is a 10.020 acre tract located on the west side of Crisp Road in Elizabethtown, KY known as Lot 4 of Crisp Road Acres to allow for a proposed 9 lot subdivision. The PVA Map Number is 145-00-00-033.06. Planner I Goodman presented and entered the new exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

At 5:06 p.m. A motion was made by Secretary Steck with a second provided by Vice Chairman Lowe to reopen the hearing to allow for additional testimony from both those in favor and in opposition to the Map Amendment request. The motion passed unanimously.

Greg Bennett, of 603 North Shore Drive, Suite 204, Jeffersonville, IN with Heritage Engineering LLC provided testimony in support of the request and answered questions from the Commission members and staff. He stated that the 24" pipe under St. John Road is undersized considering it is draining over 25 acres. He explained that all of the photos and videos previously shown regarding flooding were at the homes along St. John Road and not on the subject property. He said no additional information was available yet regarding the status of the blue line stream while they wait for a Corps of Engineers review. He also stated that no additional information was available on the sinkhole because that is a construction issue and not a zoning change concern. He noted that the developers want to develop a 9 lot subdivision instead of a 5 lot subdivision necessitating a zone change from Rural Residential (R-2) to Urban Residential (R-1) and that the proposal meets the requirements of the Comprehensive Plan and the St. John Road Corridor within the Comprehensive Plan. He entered *Exhibit Z. – Drainage Area Map* and *Exhibit AA. – Google Street View photo of 24" pipe under St. John Road* into the record.

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Derek Smith, of 1360 Crisp Road, Elizabethtown, KY asked Mr. Bennett if increasing the size of the pipe under St. John Road would increase the amount and velocity of the stormwater on this site and Mr. Bennett explained that the St. John Road drainage pipe was not part of the subdivision proposed.

Tim Davis, of 6109 St. John Road, Elizabethtown, KY asked Mr. Bennett if the perc test performed was a dig or a probe. Mr. Bennett explained that another engineer had performed the perc test and submitted documentation that the land would perc for septic systems.

Braden Pace, of 106 Iowa Court, Elizabethtown, KY explained that Durrett Engineering had performed the perc test and stamped the approval.

Richard Behr, of 5984 St. John Road, Elizabethtown, KY spoke in opposition of the request and answered questions from the Commission members and staff. He entered *Exhibit BB. – Behr’s Powerpoint Presentation* into the record. He explained that he feels additional development will increase the flooding and presented various photos of flooding over Crisp Road and flooding on the adjoining Wilkinson property. He stated he has lived here for 2 years in a brand new home with a new septic system that has already been pumped twice. He also entered *Exhibit CC. – Video from Hoffman of flooding* into the record.

Luke Wilksinson, of 1263 Crisp Road, Elizabethtown, KY spoke in opposition of the request and answered questions from the Commission members and staff. He stated he feels that the request is not in agreement with the County’s Comprehensive Plan because it is leapfrogging other development and is surrounded by farmland and that this proposed R-1 zone is not adjacent to any other R-1 zoned property. He also noted that areas with natural features such as sinkholes and blueline streams are not to be developed without being addressed during the development review process. He asked where the requested drainage plans were and why no additional information was being provided regarding the septic evaluations. He stated that the request was not in compliance with Goal 4 or Objective 4.2 regarding the protection of prime farmland.

RJ Dyrdeck, of 381 Walnut Creek Road, Elizabethtown, KY asked about the Corps of Engineer’s process regarding the determination of the blue line stream and asked if the planning staff could pass along the photos submitted to the Corps. Director King explained that the blueline stream determination was handled by the County Engineer.

Tim Davis, of 6109 St. John Road, Elizabethtown, KY spoke in opposition of the request and answered questions from the Commission members and staff. He stated that his biggest concern was the drainage and is worried that no drainage plans have been

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presented. He does not feel that the ground can support 9 homes and noted that he brought in 175 loads of dirt to allow for the construction of a house on a two acre lot he owns nearby.

Justin Ashley, of 1201 Crisp Road, Elizabethtown, KY presented *Exhibit DD. – Video of flooding from 2024* into the record.

Derek Smith, of 1360 Crisp Road, Elizabethtown, KY spoke in opposition of the request and answered questions from the Commission members and staff. He stated that he had lived on Crisp Road for 42 years and that he had never seen equipment on site to dig backhoe pits for a septic evaluation. He also said that topo maps would show that this property is the lowest point in the area.

Greg Skillman, of 6035 St. John Road, Elizabethtown, KY spoke in opposition of the request and answered questions from the Commission members and staff. He stated that he has lived there for 30 years and the subject property stays wet even days after a rain. He believes the septic perc tests were performed during the drought in August. He also added for the record that he has been a master plumber for 47 years.

Brandon McKinney, of 402 Park Avenue, Elizabethtown, KY spoke in favor of the request and answered questions from the Commission members and staff. He stated that if the lots did not perc then they could not be built on. He explained that once they start moving dirt that they will capture and detain the stormwater drainage. He noted that they could not invest the \$100,000 necessary for full drainage plans just for a zoning change and that 30 days was not enough time to have the Health Department out to conduct another perc test but that he should have had Durrett Engineering attend the hearing to discuss the perc test performed.

At 5:42 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from Rural Residential (R-2) to Urban Residential (R-1) and presented **Resolution No. 2025-008** for consideration.

Chairman Hinton stated that he was not any more comfortable with the request than when it was previously tabled without seeing drainage plans or having more information regarding the septic evaluations. He noted that Crisp Subdivision appears to be below an area with well documented flooding.

Secretary Steck explained that the Commission asked previously for more information on drainage at the previous meeting that has not been provided. He also stated that it is a permitted use by right for the developers to build 5 homes on the property.

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Secretary Steck made a motion to deny the Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) based on the area being prone to flooding, all of the adjoining properties being zoned Rural Residential (R-2) and this rural area not being conducive to smaller lots. A second was made by Vice Chairman Lowe.

Commissioner Nelson added that he wished there was a better way to insure that the proposed homes or adjoining homes would not flood post development and that he appreciated all of the neighbors expressing their concerns.

Chairman Hinton explained that the testimony provided and evidence presented indicates that the subject property floods and called for a vote on the request.

The motion to deny the Zone Change request was approved 3-0 with Commissioner Nelson abstaining from the vote.

Chairman Hinton announced that the decision was subject to an appeal to Hardin County Fiscal Court and that the appeal must be made within 21 days at the Planning Commission office.

At 5:51 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on September 16, 2025**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:54 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, **Financial Report #3, FY 2026 (September 2025)**. Commissioner Nelson made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:57 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:07 p.m. Secretary Steck made a motion to **come out of closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

A motion was then made by Secretary Steck with a second provided by Vice Chairman Lowe to forward the 5 void in ground swimming pool permits that had not responded to the certified letters sent by the Planning office to Attorney Josh Cooper for court action. The motion passed unanimously.

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Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, December 2, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:10 p.m.

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

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 proposed 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.

ADOPTED AND APPROVED THIS 2nd DAY OF DECEMBER 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred ninety second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 September 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I, Haley Goodman, and Planning Commission Attorney Josh Cooper. Mark Nelson (Commissioner) was absent from the meeting.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **CRISP HOLDINGS LLC** requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1). The property is a 10.020 acre tract located on the west side of Crisp Road in Elizabethtown, KY known as Lot 4 of Crisp Road Acres to allow for a proposed 9 lot subdivision. The PVA Map Number is 145-00-00-033.06. Planner I Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

Greg Bennett, of 603 North Shore Drive, Suite 204, Jeffersonville, IN with Heritage Engineering LLC provided testimony in support of the request and answered questions from the Commission members and staff. He explained that his firm is the engineer for the project and that Durrett Engineering had done the septic evaluation and RES had done a water/wetland delineation report for the project. He indicated that they are waiting on a final decision regarding the blueline stream from the Corps of Engineers. Once that determination is made they can finalize drainage plans but on-site detention will be needed for stormwater mitigation and a pond will be shown on the drainage plans once prepared. Mr. Bennett referenced that the site is within the St. John Road Corridor in the Comprehensive Plan where more dense residential development is encouraged and that this corridor even allows for commercial development at intersections. He also explained that private subdivision restrictions will be recorded that will be comparable homes to the neighboring homes with no vinyl siding and a minimum 2 car garage.

Brandon McKinney, of 402 Park Avenue, Elizabethtown, KY provided testimony in support of the request and answered questions from the Commission members and staff. He noted that he is the developer of the project and simply wants to build 9 homes on the 10 acres instead of the 5 homes allowed by the current R-2 zoning. He explained that he does not want to hurt anyone's property value nearby and would hopefully increase values.

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Richard Behr, of PO Box 143, Elizabethtown, KY provided testimony in opposition and answered questions from the Commission members and staff. He stated he was in opposition to the Zone Change and submitted *Exhibit V. – A packet of photos of flooding* into the record. He lives on the adjoining property at 5984 St. John Road and has lived there for 2 years in a newly built home. He stated that his sump pump runs into early July and his septic system has already needed pumping due to how wet the area is. He explained that his packet of photos covers several flooding events on the site. He noted two sink holes on the property and explained that in addition to the blueline stream that there is another channel of water that comes from the undeveloped property north of St. John Road. He has concerns that if or when that property at higher elevation is developed that it will even further increase the water runoff. Mr. Behr then entered *Exhibit W. – Video of a flooding event* into the record. He stated that the area routinely floods and that his neighbor has gotten stuck just mowing the grass.

Greg Skillman, of 6035 St. John Road, Elizabethtown, KY provided testimony in opposition and answered questions from the Commission members and staff. He explained that he has been a master plumber since 1978 and questioned whether or not the septic perc test had been performed during these drought conditions. He described the area as very wet and said that water will pool on site for days due to how flat the land is. He described the area as similar to Smithersville off Dixie Highway.

Luke Wilkinson, of 1263 Crisp Road, Elizabethtown, KY provided testimony in opposition and answered questions from the Commission members and staff. Mr. Wilkinson said he appreciates and respects the Planning & Development staff and office but disagrees with some of the staff report. He referenced the St. John Road Corridor within the Comprehensive Plan which states that development should be logical and not leap-frog and that there is a lot of crop land and livestock in the area. He explained that the traffic counts on St. John Road are increasing, there is a railroad crossing without gates and there was a recent car accident fatality involving high school age kids. He also noted that this was the only Zoning Change from R-2 to R-1 west of Dixie Highway that was not contiguous to other R-1 zoned property. He referenced Chapter 3 of the Comprehensive Plan regarding Agriculture and stated that the 10 acre site is considered prime farmland and would be perfect for a homestead. He noted that the Comprehensive Plan states that area with environmental features can constrain development and asked if a drainage plan had been prepared yet. He mentioned that Goal 4 of the Comprehensive Plan involves Conservation and the Environment and Objective 4.2 involves preserving prime farmland. He verified that the Corps of Engineers has not yet made a determination on the status of the blueline stream. He also explained that when he installed his driveway on the adjoining site that the County Engineer recommended a 48" pipe but that he installed two

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36" pipes instead and that after rains the spillway on his pond still overflows and tops his driveway. He described the area as flat and wet and said not only does his lawn mower get stuck but he has also gotten his truck stuck because of how slow the area drains and that the sump pump on his home constantly runs. Lastly, he noted the number of homes for sale on Zillow as evidence that additional housing is not needed.

Tim Davis, of 6109 St. John Road, Elizabethtown, KY provided testimony in opposition and answered questions from the Commission members and staff. He stated that he was in opposition to the Zoning Change and that he has lived adjacent to this site for 44 years. He described the shallow hard pan in the area and that all the stormwater from north of St. John Road has to flow over this property to end up in his adjoining pond or continue downstream. He stated that during rain events, the property is impassable. He questioned placing the retention pond within the blueline stream. He also stated that septic issues on two year old homes in the area was evidence of how wet and unsuitable the soil is for 9 additional homes.

Derek Smith, of 1360 Crisp Road, Elizabethtown, KY provided testimony in opposition and answered questions from the Commission members and staff. Mr. Smith explained that he, his father and grandmother own over 80 acres in total across Crisp Road from the property. He described the area as being so wet that even tractors get stuck and that the subject site is the lowest ground in the area. His home across the street sits on a hill and even he has septic issues. He does not believe the property can support even 5 homes and septic systems that the current R-2 Zone allows for. He also raised concerns about the road handling more traffic than the 18 homes currently on the road and for his neighbors that still have well water.

Terry Wimp, of 515 Crisp Road, Cecilia, KY provided testimony in opposition and answered questions from the Commission members and staff. He explained that he lives and farms further south on Crisp Road and that not only was the ground very wet but that it is also within the City of Elizabethtown's Underground Natural Gas Storage Area. He said that 2025 was so wet initially that he could not plant until June and he thinks that 5 homes on this parcel is more than enough.

Bobby Bright, of 872 Crisp Road, Cecilia, KY provided testimony in opposition and answered questions from the Commission members and staff. He stated that he lives down the road from the site and has been farming hay in the area for over 30 years. He has seen a truck get stuck on the property due to how wet it is and because it is so flat the water has nowhere to go but sinkholes which he has noticed getting larger over the years. He is concerned a future house could fall into a sinkhole and asked if the Commission members had visited the site.

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At 6:05 Chairman Hinton called on Director King to answer several questions that had been brought up during the testimony regarding the GIS mapping and sinkholes, drainage plans and the minimum lot size in the R-2 Zone.

Greg Bennett of Heritage Engineering, LLC provided additional testimony and answered questions from the audience. He stated that if drainage is a problem and the water is coming from the property to the north across St. John Road that the water will continue to come from there but that the development would have a detention/retention pond on site designed as part of the drainage plans. He explained that there are easements for drainage on the sides of all of the lots and that the drainage will be mitigated and will adhere to regulations on pre and post development runoff as reviewed and approved by the County Engineer. He also questioned if the KY Transportation Cabinet has been contacted regarding the road side ditch and culvert. Mr. Bennett also explained that RES did not evaluate sinkholes on the site but that would require a geotechnical engineer. He also stated that they relied on Durrett Engineering to perform the septic perc tests.

At 6:12 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from Rural Residential (R-2) to Urban Residential (R-1) and presented **Resolution No. 2025-008** for consideration.

Secretary Steck asked for clarification regarding the perc test being done by an Engineer as opposed to the Health Department. He also stated that he had walked the site in 2021 before a previous Zone Change request and remembered the site being wet.

Chairman Hinton stated he had concerns regarding the existing drainage situation and the existence of potential sinkholes. He also wanted to see the proposed drainage plan.

At 6:20 p.m. Secretary Steck made a motion to table the Zone Change request to the next Planning Commission meeting for October 14, 2025 at 5:00 pm to allow for the Commission members to do a site visit and for the staff to obtain additional information regarding drainage, sinkholes and the septic site evaluations. A second was made by Vice Chairman Lowe. The motion passed unanimously.

At 6:22 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on September 2, 2025**. Secretary Steck

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made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:23 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, **Financial Report #2, FY 2026 (August 2025)**. Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:25 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:29 p.m. Secretary Steck made a motion to **come out of closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, October 14, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:30 p.m.

ADOPTED AND APPROVED THIS 14th DAY OF OCTOBER 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred ninety first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 2 September 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I, Haley Goodman, Financial & Operations Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a one year extension on the financial security for Foxwood Subdivision. Director King gave an update on the development that 9 homes had been built so far in the 14 lot subdivision and that the only work to yet be completed is final asphalt surface to the Commission and presented a letter from developer, Mike Thomas, requesting one additional year for the financial security. A motion was made by Commissioner Nelson to grant a one year extension with a deadline of October 18, 2026. A second was made by Vice Chairman Lowe and the motion passed unanimously.

At 5:12 p.m. Director King gave a presentation and update to the Commission regarding the Glendale – Creating Vibrant Communities project.

At 5:20 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, **Financial Report #1, FY 2026 (July 2025)**. Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:23 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on August 5, 2025**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:24 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:47 p.m. Secretary Steck made a motion to **come out of closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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At 5:48 p.m. A motion was made by Chairman Hinton with a second by Vice Chairman Lowe to send a letter to all **void building and electrical permits for inground swimming pools** giving them a thirty-day deadline to contact our office to remedy the violations or to file a Certificate of Land Use Restriction regarding the code violations at the Hardin County Clerk's Office in addition to potential future legal action. The letter is also to include statistics on drowning being the leading cause of death in children and include code section R326 from the Kentucky Residential Building Code. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, September 16, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:55 p.m.

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

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.

ADOPTED AND APPROVED THIS 16th DAY OF SEPTEMBER 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred ninetieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 August 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I, Haley Goodman, and Planning Commission Attorney Josh Cooper. Charles Nall (Commissioner) was absent from the meeting.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **IDELL & JAMES SEGO** requesting a Zone Change from Urban Residential (R-1) to General Commercial (C-2). The property is a 15.34 acre tract located at New Glendale Road (KY 1136) and East Railroad Avenue, Glendale, KY known as Lot 2 of Segomoore Subdivision. The PVA Map Number is 190-30-00-013. Planner I Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

No one spoke in favor or opposition of the request.

At 5:18 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from Urban Residential (R-1) to General Commercial (C-2) and presented **Resolution No. 2025-007** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) and to adopt Resolution Number 2025-007, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

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Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.

Objective 5.12: Promote the expansion of employment and investment opportunities in Hardin County.

Along with the following two conditions:

*Access Restriction - No commercial entrances shall be permitted from East Railroad Avenue.

*Any proposed development must comply with Hardin County Comprehensive Development Guide, Glendale Rural Village - Character Criteria.

Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:20 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on July 15, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:22 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:40 p.m. Vice Chairman Lowe made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

At 5:41 p.m. A motion was made by Secretary Steck with a second by Vice Chairman Lowe to send a letter to all **void building and electrical permits for inground swimming pools** giving them a thirty-day deadline to contact our office to remedy the violations or to file a Certificate of Land Use Restriction regarding the code violations at the Hardin County Clerk's Office. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, September 2, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

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

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.

ADOPTED AND APPROVED THIS 2nd DAY OF SEPTEMBER 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred eighty ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 July 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I, Haley Goodman, Financial & Operation Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper. Charles Nall (Commissioner) was absent from the meeting.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **MELISSA & JAMES JENKINS** requesting a Zone Change from Urban Residential (R-1) to General Commercial (C-2). The property is two tracts totaling 41.98 acres on the northeast side of Patriot Parkway, Elizabethtown, KY. The PVA Map Number is 184-00-00-005.02 & 184-00-00-006.01. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

Mike Billings, of 315 S. Mulberry Street, Elizabethtown, KY with Engineering Design Group provided testimony and answered questions from the Commission members and staff. He explained that he is the surveyor for the project and prepared the application for the Zone Change request. He noted that the request meets the County's 3 step process as outlined in the Comprehensive Plan. He explained that the proposal was for a monument style sign with a digital display in the center. He noted that the site adjoins Mr. Jenkins sod farm zoned Agri-Business which is inside the city limits of Elizabethtown and the property is also used for weddings and events to include an upcoming country music festival. Prior to any development on these two tracts, they would also need to be annexed into the city to obtain sanitary sewer service.

Jimmy Jenkins, of 1377 Hutcherson Lane, Elizabethtown, KY the owner of the property provided testimony and answered questions from the Commission members and staff. He explained that the proposed sign would be very similar to the subdivision entrance signage for Cowley Crossings along Patriot Parkway (KY 361) in Radcliff. They would cut into the hillside down some for visibility. He also noted that the sign would just be used to advertise events at the sod farm such as congratulations for weddings and maybe say Merry Christmas.

Hardin County Planning and Development Commission

Minutes: 15 July 2025

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Corey Truax, of 91 Berkshire Avenue, Rineyville, KY provided testimony and answered questions from the Commission members and staff. He explained that he wasn't in opposition of the request but just wanted to verify that there was no proposal to connect Berkshire Avenue to Patriot Parkway (KY 361).

Director King explained that Berkshire Avenue ended in a cul-de-sac and there was no proposal for this residential subdivision street to be extended into the Jenkins property or to Patriot Parkway (KY 361).

At 5:38 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from Urban Residential (R-1) to General Commercial (C-2) and presented **Resolution No. 2025-006** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) and to adopt Resolution Number 2025-006, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:40 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on June 17, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

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At 5:42 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, **Budget Amendment for FY 2025**. Secretary Steck made a motion to accept the budget amendment as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:45 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **Financial Report #12, FY 2025 (June 2025)**. Vice Chairman Lowe made a motion to accept the financial report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:48 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:00 p.m. Vice Chairman Lowe made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, August 5, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:12 p.m.

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

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.

ADOPTED AND APPROVED THIS 5th DAY OF AUGUST 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 17 June 2025

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Chairman Mark Hinton called the seven hundred eighty eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 June 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Financial & Operation Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper. Planner I, Haley Goodman was absent from the meeting.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the **Minutes for the meeting held on May 6, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:04 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Financial Report FY 2025 #10 April 2025**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:08 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2025 #11 May 2025**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:12 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Second Reading of the FY 2026 Budget**. Commissioner Nall made a motion to accept the Budget as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:22 p.m., Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Annual Nomination and Election of Officers**. Commissioner Nelson made a motion to maintain the current positions held by the officers. Commissioner Nall provided the second. The motion passed unanimously.

At 5:25 p.m., Director King provided a powerpoint presentation regarding **public hearing notification and potential text amendments to the Zoning Ordinance**. He reviewed KRS 100 requirements as well as how 25 other jurisdictions in Kentucky provide notice. No action was taken.

Hardin County Planning and Development Commission

Minutes: 17 June 2025

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At 5:40 p.m., Director King provided an update on **Continuing Education requirements** for the Planning Commission and staff with an upcoming change to KRS 100.147.

At 5:45 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:15 p.m. Vice Chairman Lowe made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, July 15, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:20 p.m.

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

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.

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**ADOPTED AND APPROVED THIS 15th DAY OF JULY 2025 BY THE HARDIN COUNTY
PLANNING AND DEVELOPMENT COMMISSION.**

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 6 May 2025

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Chairman Mark Hinton called the seven hundred eighty seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 6 May 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary). Also in attendance were Director Adam King, AICP, Planner I, Haley Goodman, Financial & Operation Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper. Charles Nall (Commissioner) was absent from the meeting.

At 5:03 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **PCH PROPERTIES INC.** requesting a Zone Change from Neighborhood Commercial (C-0) to Urban Residential (R-1). The property is a 1.725 acre site located at 3563 Hodgenville Road, Elizabethtown, KY known as Lot 5A of HP Route Subdivision. The PVA Map Number is 247-00-00-025. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

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

At 5:11 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from Neighborhood Commercial (C-0) to Urban Residential (R-1) and presented **Resolution No. 2025-005** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Neighborhood Commercial Zone (C-0) to the Urban Residential Zone (R-1) and to adopt Resolution Number 2025-005, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: HOUSING : Promote Hardin County as a place to live.

Objective 1.4: Support a supply of housing that responds to population and employment growth.

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Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:24 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **FY 2024 AUDIT**. Vice Chairman Lowe made a motion to accept the Audit as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:29 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on April 15, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, June 17, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:32 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF JUNE 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 15 April 2025

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Chairman Mark Hinton called the seven hundred eighty sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 April 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I, Haley Goodman, Financial & Operation Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper.

At 5:03 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **TRIPLE STAR LLC** requesting a Zone Change from Rural Residential (R-2) to Convenience Commercial (C-1). The property is 0.48 acre site located at 6834 South Dixie Highway, Glendale, KY known as Lot 2 of Clearview Subdivision. The PVA Map Number is 225-00-01-002. Planner I Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

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

At 5:16 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential (R-2) to the Convenience Commercial (C-1) and presented **Resolution No. 2025-003** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential (R-2) to the Convenience Commercial (C-1) and to adopt Resolution Number 2025-003, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

Objective 5.10: Support small business development and entrepreneurship within Hardin County.

Hardin County Planning and Development Commission

Minutes: 15 April 2025

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Objective 5.13: Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:24 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, **DEVELOPMENT PLAN FOR CLEARVIEW CENTER**. Planner I Goodman presented the staff review comments. Secretary Steck made a motion to conditionally approve the Development Plan as presented pending correction of the 69 review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:27 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a Map Amendment submitted by **BRENTWOOD FARMS, INC.** requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1). The property is two tracts totaling 39.59 acres located at 182 Towhee Lane, Glendale, KY to be known as Brentwood Estates, Section 3. The PVA Map Numbers are 206-00-00-021.01 & 206-00-00-021.07. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

Mike Billings, the Project Engineer with Engineering Design Group of 315 S. Mulberry Street, Elizabethtown KY provided testimony and answered questions from the Commission and staff. He stated that the proposal satisfies the goals and objectives of the Comprehensive Plan as outlined in his application and complies with the three step process. The development connects to two existing right-of-ways for future streets and will be in character with the two adjoining subdivisions and actually have a larger average lot size at 1.8 acres with larger lots along the creek to protect and preserve the floodplain. He also explained that Towhee Lane is a 10' wide gravel drive within an approximately 900' long strip that the developer owns, and the neighbors just have ingress/egress easement via the recorded plat. He explained that in his surveying experience, that this is only the second time that a developer has not requested the maximum number of lots possible to be created.

John Todd, of 70 Towhee Lane, Glendale KY provided testimony stating that he and his neighbor have been maintaining Towhee Lane for several years and wanted to know if the developer would be responsible for repairs if it becomes damaged after use as a construction entrance during development.

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Clay Smith, the developer, of 149 Felix Court, Elizabethtown, KY provided testimony and answered questions from the Commission and staff. He explained that his intention is to use Towhee Lane to bring in the heavy equipment during construction of the road. He has no intentions for Towhee Lane to be used as an entrance to the development post construction and it would actually become part of one of the lots. He purchased the tract that includes Towhee Lane from Roger Rigney and was informed that they split the cost of rock for the driveway in thirds. Mr. Smith stated that he will repair any damage to the driveway that occurs during construction.

Dana Sherrard, of 621 Mud Splash Road, Glendale, KY provided testimony stating that her mother owns three tracts south of Towhee Lane and wanted to make the Commission aware that part of the gravel for the private, shared driveway is within her mother's lot.

Duane Jackson, of 16 Deforest Court, Elizabethtown, KY provided testimony verifying that there were just two entries/exists to the proposed 20 lots of Stonebriar Drive and Queens Lane. Director King confirmed that this was accurate.

Rick Kustes, of 146 Stonebriar Drive, Elizabethtown, KY provided testimony stating that he lives near the right-of-way off Stonebriar Drive and that he knew a future road there may be inevitable he was just curious as to the differences between the existing R-2 zone and the proposed R-1 zone which Director King explained.

Freddy Thomas, of 1144 Overall Phillips Road, Elizabethtown, KY provided testimony and stated that he does not want any more traffic or heavy equipment on the road he lives on. He also stated that some of this property was underwater recently due to the flooding.

Richard Parrish, of 208 Stonebriar Drive, Elizabethtown, KY provided testimony stating that he lives next door to the future right-of-way and is concerned with stormwater runoff due to that being 1' above the grade of his house.

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

At 6:07 p.m. Chairman Hinton closed the hearing to public discussion.

Commissioner Nall made a motion to approve the Zone Change from the Rural Residential (R-2) to the Urban Residential (R-1) and to adopt Resolution Number 2025-004, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: HOUSING : Promote Hardin County as a place to live.

Objective 1.4: Support a supply of housing that responds to population and employment growth.

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Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:12 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **PRELIMINARY PLAT OF BRENTWOOD ESTATES, SECTION 3**. Director King presented the staff review comments and explained the need for a waiver from the Subdivision Regulations 4-1(K) regarding only allowing 100 single family residential lots per street access. With the 20 proposed lots, this development would equate to 106 lots with access to New Glendale Road (KY 1136) between both existing sections of Brentwood and Sunset Subdivision. The Commission members and those in attendance had no concerns with the proposal so long as Towhee Lane was not constructed as a county road and there would be no cut through traffic from Mud Splash to New Glendale Road. The Project Engineer, Mike Billings indicated that they would stop the existing ingress/egress easement for Towhee Lane where the existing shared driveway ends. Secretary Steck made a motion to conditionally approve the Preliminary Plat as presented pending correction of the 41 review comments and grant the waiver of 4-1(K) from the Subdivision Regulations. Commissioner Nall provided the second. The motion passed unanimously.

At 6:26 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2025 #9 March 2025**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 6:29 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on March 18, 2025**. Commissioner Nall made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, May 6, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:32 p.m.

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**ADOPTED AND APPROVED THIS 6th DAY OF May 2025 BY THE HARDIN COUNTY
PLANNING AND DEVELOPMENT COMMISSION.**

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 March 2025

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Chairman Mark Hinton called the seven hundred eighty fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 March 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I, Haley Goodman and Planning Commission Attorney Josh Cooper.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m., Chairman Hinton called for consideration and action on the first item on the agenda, a **PUBLIC HEARING ON AMENDMENTS TO THE SUBDIVISION REGULATIONS**, titled, *Subdivision Regulations, Design and Improvements Standards of Hardin County, Kentucky, 2015*. Planner I Goodman presented a powerpoint presentation regarding the 16 proposed amendments and presented Planning Commission **Resolution 2025-002** for consideration.

At 5:15 p.m. Secretary Steck made a motion to adopt Resolution 2025-002, approving the proposed 16 amendments to the subdivision regulations as presented and that the proposal was in agreement with the following Goals and Objectives of the Comprehensive Plan:

GOAL 8: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.3: Evaluate and revise the Hardin County Zoning Ordinance and Subdivision Regulations to align with the goals, objectives, and policies of the Comprehensive Plan.

Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:17 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, analysis of the **Residential Multiplier used to estimate the average construction cost per square foot**. Director King presented a powerpoint presentation

regarding the residential multiplier used to calculate construction cost per square foot for residential building permits for new homes, additions, remodels and basement finishes. The current multiplier is \$92 per square foot and was last increased from \$82 per square

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foot in 2008 by the Planning Commission. Director King analyzed the reported average construction cost per square foot from a number of sources including members of the local homebuilders association, the Kentucky Housing Corporation and various industry standards. He also presented current building permit fees for 18 jurisdictions across the Commonwealth. The Planning Commission felt that this multiplier should be evaluated on an annual basis and that the cost of construction has increased dramatically over the last 17 years. The Planning Commission was also in agreement that our fee should be consistent with the City of Elizabethtown's. Chairman Hinton made a motion to adopt \$160 per square foot as the residential multiplier. Commissioner Nall provided the second. The motion passed 4-1 with Secretary Steck voting in opposition.

At 5:43 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on February 18, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:45 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2025 #8 February 2025**. Commissioner Nall made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:48 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:52 p.m. Vice Chairman made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

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

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Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, April 15, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:54 p.m.

ADOPTED AND APPROVED THIS 15th DAY OF April 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 February 2025

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Chairman Mark Hinton called the seven hundred eighty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 February 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Financial & Operations Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper. Planner I, Haley Goodman was absent from the meeting.

At 5:01 p.m., Chairman Hinton called for consideration and action on the first item on the agenda, a **PUBLIC FACILITY REVIEW FOR HARDIN COUNTY WATER DISTRICT #2** to determine compliance with the Comprehensive Plan (KRS 100.324). Director King presented a powerpoint presentation regarding the proposed Water Storage Tank and Pump Station at a 1.01 acre site off Overall Phillips Road, Elizabethtown, KY known as Lot 1 of Hydration Farm and presented Planning Commission **Resolution 2025-001** for consideration.

Shaun Youravich, General Manager for Hardin County Water District #2 explained that this 2.5 million gallon water storage tank would replace the existing half million gallon tank in Glendale behind the truck stop and would help supply both BlueOvalSK and the Glendale area.

At 5:16 p.m. Secretary Steck made a motion to adopt Resolution 2025-001, approving the proposed Water Storage Tank and Pump Station as a Public Facility and that the request is in agreement with the following Goals and Objectives from the Comprehensive Plan:

GOAL 3: UTILITIES & SERVICES – Provide adequate capacity and efficient use of public services, resources, and community facilities.

OBJECTIVE 3.1: Encourage growth that aligns with current and planned water, sewer, electric, and broadband infrastructure and capacity.

OBJECTIVE 3.6: Require all developments to have adequate emergency services, including adequate water supply and pressure for fire protection.

Vice Chairman Lowe provided the second. The motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 18 February 2025

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At 5:18 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on February 4, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:20 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2025 #7 January 2025**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:22 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **First Reading of the FY 2026 Budget**. Secretary Steck made a motion to accept the Budget as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:35 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:20 p.m. Commissioner Nall made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

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

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 18, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:23 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF MARCH 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 4 February 2025

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Chairman Mark Hinton called the seven hundred eighty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 February 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper. Steve Steck (Secretary) and Charles Nall (Commissioner) were absent from the meeting.

At 5:01 p.m., Chairman Hinton called for presentation on the first item on the agenda, the **2024 ANNUAL REPORT**. Planner I Goodman presented a powerpoint presentation summarizing the 2024 Annual Report.

At 5:11 p.m., Chairman Hinton called for presentation on the second item on the agenda, a discussion of **PROPOSED AMENDMENTS TO THE SUBDIVISION REGULATIONS**. Director King presented a powerpoint presentation regarding potential amendments to the Subdivision Regulations.

At 5:31 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 7, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:35 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2025 #6 December 2024**. Commissioner Nelson made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

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

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.

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Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 18, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred eighty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 January 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper. Charles Nall (Commissioner) was absent from the meeting.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a **WAIVER FROM SUBDIVISION REGULATIONS (4-1(F)5)** for the maximum block length standard. The property is a 100.528 acre site located on Ford Highway, Elizabethtown, KY to become known as The Olde Farm. The PVA Map Number is 266-00-00-012. Director King presented the PowerPoint slide presentation regarding the proposed development and waiver request from the 1,100' maximum block length standard.

Jeremy Lynch, of 457 Hayden School Road, Elizabethtown, KY explained that he was the surveyor for the project and that the lot layout and street design was the best use of the property and due to the depth of the farm, that two of the three streets needed to exceed 1,100' in length. He explained that the water line design and fire hydrant locations will be approved by Hardin County Water District #2 on the water plans and assured the Planning Commission that the development would have fire hydrants. He also noted that Warren Clifford of Engineering Design Group had completed a hydraulic analysis for the developers and Hardin County Water District #2 must verify that there is sufficient water pressure for the development and fire hydrants.

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

At 5:25 p.m. Chairman Hinton called for consideration of the waiver request.

Vice Chairman Lowe made a motion to approve the Waiver from the maximum block length standard. Secretary Steck provided the second. The motion passed unanimously.

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At 5:26 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF THE OLDE FARM**. This proposed single family residential development is a 100.528 acre site located off Ford Highway in Elizabethtown, KY. The developer, Harris Wilkins, LLC is proposing the creation of 55 residential lots with 3 new streets. Director King presented a Powerpoint presentation and explained the proposed development.

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

Secretary Steck made a motion to conditionally approve the Preliminary Plat of The Olde Farm pending correction of the 40 items listed in the staff review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:29 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on December 17, 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Director King then recognized former Electrical Inspector David Veirs that passed away in December. He called him a true public servant for his 41 years of service to the Planning Commission.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 4, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:31 p.m.

ADOPTED AND APPROVED THIS 4th DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

