



**Hardin County Planning Commission
Seven Hundred Eighty Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 18, 2025 5:00 p.m.**

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

- A. **PUBLIC HEARING on AMENDMENTS TO THE SUBDIVISION REGULATIONS** titled, *Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky, 2015*. (Resolution Number 2025-002).
- B. Consideration and action on the residential multiplier used to estimate construction cost per square foot.
- C. Consideration and action on the Minutes for the meeting held on February 18, 2025. (*Attached pgs.3-4*).
- D. Consideration and action on the Financial Report FY 2025 # 8 February 2025. (*Attached pg.5*)
- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F. Informational Items
- G. Adjourn

The next Commission meeting is scheduled for Tuesday, April 15, 2025 at 5:00 p.m.

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.



Commission Agenda
 March 18, 2025
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SUBDIVISION PLATS RECORDED IN FEBRUARY 2025

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

Total Records: 1

3/3/2025

FEBRUARY 2025 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 1 Subdivision plats were approved for the month • 16 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 0 New lots approved for the month • 12 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 14 SFD Permits for the year • 78 Building Inspections for the month • 165 Building Inspections for the year • 49 Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 44 Permits for the month • 105 Permits for the year • 103 Electrical Inspections for the month • 226 Electrical Inspections for the year



**Hardin County Planning Commission
 Seven Hundred Eighty Forth Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 February 18, 2025 5:00 p.m.**

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

H. Consideration and action on the following proposed Public Facility to determine compliance with the Comprehensive Plan (KRS 100.324):

Hardin County Water District #2 is proposing to construct a 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, Section 1. (Resolution # 2025-001)

I. Consideration and action on the Minutes for the meeting held on February 4, 2025. *(Attached pgs.3-4).*

J. Consideration and action on the Financial Report FY 2025 # 7 January 2025. *(Attached pg.5)*

K. Consideration and action on the First Reading of the FY 2026 Budget. *(Copy Provided)*

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

The next Commission meeting is scheduled for Tuesday, March 18, 2025 at 5:00 p.m.

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

JANUARY 2025 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 15 Subdivision plats were approved for the month • 15 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 12 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 7 SFD Permits for the year • 87 Building Inspections for the month • 87 Building Inspections for the year • 25 Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 61 Permits for the month • 61 Permits for the year • 123 Electrical Inspections for the month • 123 Electrical Inspections for the year



Commission Agenda

February 18, 2025

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SUBDIVISION PLATS RECORDED IN JANUARY 2025

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

Total Records: 15

2/3/2025



**Seven Hundred Eighty Third Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 February 4, 2025 5:00 p.m.**

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

- A. Presentation of the 2024 Annual Report.
- B. Discussion of proposed amendments to the Subdivision Regulations.
- C. Consideration and action on the Minutes for the meeting held on January 7, 2025.
(Attached pgs.3-4).
- D. Consideration and action on the Financial Report FY 2025 # 6 December 2024.
(Attached pg.5)

The next Commission meeting is scheduled for Tuesday, February 18, 2025 at 5:00 p.m.

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

DECEMBER 2024 REPORT

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



February 4, 2025
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SUBDIVISION PLATS RECORDED IN DECEMBER 2024

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

Total Records: 7

1/3/2025



**Hardin County Planning Commission
Seven Hundred Eighty Second Meeting
Hardin County Government Center
Second Floor Meeting Room
January 7, 2025 5:00 p.m.**

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

E. Consideration and action on a Waiver from Subdivision Regulations (4-1(F)5):

The Olde Farm

Developers Harris Wilkins LLC are requesting a waiver from the maximum block length standard within their development. (Subdivision Regulations – Improvement and Design Standards 4-1(F)5)

F. Consideration and action on the following Preliminary Plat:

The Olde Farm

This proposed single family residential development is a 100.528 acre site open space design subdivision located off Ford Highway in Elizabethtown, KY. The developer, Harris Wilkins, LLC is proposing the creation of 55 residential lots with 3 new streets proposed. (*Review comments attached pgs.2-6*)

G. Consideration and action on the Minutes for the meeting held on December 17, 2024. (*Attached pgs.7-9*).

The next Commission meeting is scheduled for Tuesday, February 4, 2025 at 5:00 p.m.