

Hardin County Planning and Development Commission

Minutes: 4 January 2022

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Chairman Mark Hinton called the seven hundred thirtieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 January 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), and Steve Steck (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney Catherine Clemons, and the individuals listed on the attached sign-in sheet. Larry Jagers II (Secretary) and Mark Nelson (Commissioner) were absent from the meeting.

At 5:01 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then had Assistant County Attorney Clemons conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **SUZANNE PETRASKA**, who is requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) to allow for two dwellings on site. The property consists of one tract (60.785 acres) and one lot known as Granchi Estates, Lot 2 (9.368 acres) totaling approximately \pm 70.153 acres located at 1424 & 1426 Yates Chapel Road, Cecilia, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change Request.

Chairman Hinton asked Director King to clarify whether both homes were on the lot or on the tract. Director King clarified that both homes were to be placed on the 60.785 acre tract.

Suzanne Petraska, of 1426 Yates Chapel Road, Cecilia, KY provided testimony and answered questions from the commission members and staff. Ms. Petraska stated that everything Director King has presented is correct, and she did not have anything to add.

Director King noted for the record that the Agriculture Zone will result in a 100' setback, however this will not negatively impact the surrounding properties because they are all completely landlocked, or already less than 3 acres and not eligible to be further subdivided.

At 5:10 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and presented **Resolution Number 2022-001** for consideration.

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Vice Chairman Lowe made a motion to approve the Zone Change request from Rural Residential (R-2) to Agricultural (A-1), and to adopt Resolution Number 2022-001, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 4, 5, & 7-9; Step 2: Property Characteristics 1 – 7 ; Step 3: Land Use Plan Group: Natural Resource; Step 4: Planning Area: # 21 Natural Resource Area and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 14: To assure that Hardin County's nonrenewable resources are developed in a manner which will best serve the County.

Objective: 1. Discourage the conversion of prime agricultural land to other uses and to protect all agricultural land from conflicting development activities.

Commissioner Steck provided the second. The motion passed unanimously.

At 5:13 p.m. Chairman Hinton called for consideration and action on the second and third items on the agenda, the **Minutes from the Meeting held on 7 December 2021**, and **Financial Report #5 November 2021**. Commissioner Steck made a motion to accept the minutes and the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:16 p.m. Director King led a discussion on reducing the minimum lot size in the Rural Residential (R-2) Zone and an amendment to the Future Land Use Map which would increase the Urban Area Land Use Group. he explained that these changes are necessary due to the upcoming anticipated growth from the Blue Oval SK Battery Plant announcement for the Glendale Mega Site. All commission members said to proceed with this process.

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

Radcliff-Elizabethtown Metropolitan Planning Organization Technical Advisory Committee Meeting

On 1 December 2021, Director Adam King attended a virtual meeting of the MPO Technical Advisory Committee Meeting to discuss the FY 2023 Unified Planning Work Program.

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KY Chapter of the American Planning Association Meeting

On 10 December 2021, Director Adam King attended the APA-KY meeting in Louisville, KY to discuss the Ohio-Kentucky-Indiana Regional Planning Conference for the Fall of 2022.

1&2 Family Building Inspector

Congratulations to Building Inspector, Edwin Alicea for passing the International Code Council's Residential Mechanical Inspector exam to become a KY Certified One & Two Family Dwelling Inspector.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 January 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:34 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF JANUARY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY