Vice Chairman Greg Lowe called the eight hundred seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 1 September 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Charles Nall (Commissioner) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and Planning Commission Attorney, Joshua Cooper. Mark Hinton (Chairman) and Steve Steck (Secretary) were not in attendance.

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

At 5:02 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, a Map Amendment submitted by **Estate of Martha Hornback**, requesting a Zone Change from Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided. The property is a 5.94 acre site located on the east side of South Dixie Highway (US 31W) in Sonora, KY. The PVA Map Numbers are 209-00-00-012.02 & 209-00-00-012.03. 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.

Jeremy Lynch, Lynch Land Surveying of 457 Hayden School Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Lynch stated that he was the surveyor for the project and explained that the proposal is not out of character for the area, and is comparable in size/density with the surrounding residential properties. He noted that the site is located within the Urban Area and South Urban Area and is not far from Glendale. He noted that KYTC was requiring 2 shared driveways on the proposed 5 lot subdivision.

Commissioner Nelson asked Mr. Lynch how the shared driveway situation would work for proposed Lots 2A & 2B on the south side. Mr. Lynch explained that Lot 2B would be accessed via an ingress/egress easement and the driveway would run parallel with US 31W.

William Hornback, of 2305 Brashears Road, Sonora, KY provided testimony and answered questions from the commission members and staff. He explained that he inherited the property from his mother and felt the property would be easier to sell if it were in multiple lots.

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

At 5:18 p.m. Vice Chairman Lowe 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. 2026-011*** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from Rural Residential (R-2) to Urban Residential (R-1) and to adopt Resolution Number 2026-011, 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 1:	HOUSING : Promote Hardin County as a place to live.
Objective 1.4:	Support a supply of housing that responds to population and employment growth.
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.

Commissioner Nall provided the second. The motion passed unanimously.

At 5:20 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, a Road Closing request submitted by **Bobby Dobson & Jake Keplinger** requesting a favorable recommendation from the Planning Commission to Fiscal Court to close a 168' long portion of a 15' undeveloped alley labeled as "Spurrier Alley" on the Hasting-Marrison Addition plat from 1922 in White Mills, KY. The PVA Map Number is 108-00-00-048. Director King, AICP presented and entered the new exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Road Closing request.

Jeremy Lynch, Lynch Land Surveying, of 457 Hayden School Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Lynch stated that he was the surveyor for the project and explained that these are small lots from a subdivision plat recorded in 1922 that had an alley running through the middle of the lots. The alley has never been constructed and closing it would allow for these

small lots and the closed alley to be merged together into a single lot with an Amended Plat.

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

At 5:28 p.m. Vice Chairman Lowe closed the hearing to public discussion.

Director King gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court to close a 168' long portion of a 15' undeveloped alley labeled as "Spurrier Alley" on the Hasting-Marrison Addition plat from 1922 in White Mills, KY to allow for the property to be consolidated into the adjoining Lots 4-12 and presented ***Resolution No. 2026-012*** for consideration.

Commissioner Nelson made a motion for a favorable recommendation from the Planning Commission to Fiscal Court to close a 168' long portion of a 15' undeveloped alley labeled as "Spurrier Alley" on the Hasting-Marrison Addition plat from 1922 in White Mills, KY, and to adopt Resolution # 2026-012 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing 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 7:	Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.
Objective 7.6:	Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed or are unnecessary.

Commissioner Nall provided the second. The motion passed unanimously.

At 5:31 p.m. Vice Chairman Lowe called for consideration and action on the third item on the agenda, the **Financial Report FY 2027 # 1 July 2027**. Commissioner Nelson made a motion to accept the Financial Report as presented. Commissioner Nall provided the second. The motion passed unanimously.

At 5:34 p.m. Vice Chairman Lowe called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on July 14, 2026**. Commissioner Nall made a motion to accept the Minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

Vice Chairman Lowe announced that the next scheduled meeting will be held on Tuesday, October 13, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:40 p.m.

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

Hardin County Schools Local Planning Committee Meeting On July 20, 2026 Director King attended the Local Planning Committee Meeting at New Highland Elementary School to share data regarding building permit numbers along with maps of single family residential developments and the County's Future Land Use Map.

LTADD Housing Study Meeting On July 22, 2026 Director King attended a virtual meeting to review the preliminary findings of the Housing & Homelessness Study that the Lincoln Trail Area Development District commissioned.

Radcliff – Elizabethtown Metropolitan Planning Organization On August 5, 2026 Director King was elected to serve another two year term as Chairman of the Technical Advisory Committee for the Radcliff – Elizabethtown MPO at Lincoln Trail Area Development District.

Fort Knox Compatible Use Plan On August 6, 2026 Director King and Planner I Goodman met with Lincoln Trail Area Development District's Community Asset Planning & Engineering Division to discuss implementation strategies for the Fort Knox Compatible Land Use Plan.

ADOPTED AND APPROVED THIS 13th DAY OCTOBER 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the eight hundred sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 June 2026, 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) 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, Joshua Cooper. Mark Nelson (Commissioner) was not in attendance.

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 had Attorney Cooper 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 **Arnold Lucas**, requesting a Zone Change from Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be further subdivided. The property is a 2 acre portion of the 6.9 acre site located at 21672 Sonora Hardin Springs Road in Big Clifty, KY. The PVA Map Number is 021-00-00-026. 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.

Douglas Johnson, of 21500 Sonora Hardin Springs Road, Big Clifty, KY provided testimony and answered questions from the commission members and staff. Mr. Johnson stated that the proposal is not out of character for the area, and is in comparable in size/density with the surrounding residential properties.

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

At 5:10 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 Convenience Commercial (C-1) to Rural Residential (R-2) and presented ***Resolution No. 2026-009*** for consideration.

Secretary Steck made a motion to approve the Zone Change from Convenience Commercial (C-1) to Rural Residential (R-2) and to adopt Resolution Number 2026-009, 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 1: HOUSING : Promote Hardin County as a place to live.
Objective 1.4:Support a supply of housing that responds to population and employment growth.

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 5:12 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **Text Amendment to *Development Guidance System, Zoning Ordinance, 2009*** for a favorable recommendation to Hardin County Fiscal Court on text amendments to Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Nonlisted Uses). Director King presented and entered exhibits into the record, reviewed the Public Hearing notice requirement, and presented the powerpoint slide presentation regarding the proposed Text Amendments to the *Development Guidance System, Zoning Ordinance 2009*.

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

At 5:20 p.m. Chairman Hinton closed the hearing to public discussion.

Director King gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court on the text amendments to Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Nonlisted Uses) and presented **Resolution Number 2026-010** for consideration.

Commissioner Nall made a motion to favorably recommend from the Planning Commission to Fiscal Court text amendments to Sections 2-1 (Definitions), 4-2 (Zoning Map Amendment Process), 5-3 (Powers of Board of Adjustment) and 15-8 (Nonlisted Uses), and to adopt *Resolution Number 2026-010* based on the exhibits entered into the record, the testimony provided at the hearing by the staff, and that the proposal is in agreement with the following Goals and Objectives and Action Steps from 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.

Action Step 1: Complete a periodic review of the zoning ordinance and subdivision regulations to identify any amendments that are needed to align with future comprehensive plan updates, market trends, or other issues.

GOAL 9: Foster a culture of coordination and collaboration with residents, regional partners, and local governments.

Objective 9.2: Create and open an accessible platform for citizen participation to ensure input is equitable, non-discriminatory, and responsive.

Objective 9.4: Coordinate development operations with other department of county government, public boards including the Planning Commission and Board of Adjustments, and the Hardin County Fiscal Court.

Action Step 2: Evaluate options to increase online public engagement, such as social media.

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

At 5:22 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **FY 2025 Audit**. Secretary Steck made a motion to accept the Audit as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:28 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **Budget Amendments for FY 2026**. Secretary Steck made a motion to accept the Budget Amendments as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:31 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2026 # 12 June 2026**. Commissioner Nall made a

motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:34 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on June 16, 2026**. Vice Chairman Lowe made a motion to accept the Minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

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

At 5:54 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, August 18, 2026, 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:

CAAK Webinar Building Inspector, Jimmy Morgan attended the Code Administrator's Association of KY Webinar June 17th and 18th.

ADOPTED AND APPROVED THIS 1ST DAY SEPTEMBER 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Hardin County Planning and Development Commission
Minutes: 16 June 2026

Chairman Mark Hinton called the eight hundred fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 June 2026, 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 (Secretary). Also in attendance were Director Adam King, AICP and Financial & Operations Coordinator Susan Bowen. Charles Nall (Commissioner), Mark Nelson (Commissioner), Planner I Haley Goodman and Planning Commission Attorney Josh Cooper were not in attendance.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, **Second Reading of the FY 2027 Budget**. Financial & Operations Coordinator Susan Bowen presented the budget. Vice Chairman Lowe made a motion to accept the budget as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:10 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, **Residential Multiplier used to estimate construction cost per square foot.** Director King presented a powerpoint slide presentation. Secretary Steck made a motion to increase the multiplier from $160 per square foot to $180 effective July 1, 2026. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:18 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, **Annual Election of Officers**. Vice Chairman Lowe made a motion to retain the existing officers in their current positions. Secretary Steck provided the second. The motion passed unanimously.

At 5:20 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **Minutes for the meeting held on May 19, 2026**. Secretary Steck made a motion to accept the minutes 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, **Financial Report #11 FY 2026 (May 2026).** Vice Chairman Lowe made a motion to accept the financial report as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, July 14, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:23 p.m.

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

Joint City-County Planning Commission Meeting On May 26, 2026, Director Adam King, AICP and members of the Planning Commission attended the City of Elizabethtown Planning Commission meeting to discuss our 2025 Annual Report and the planning trends and permit numbers thus far for 2026.

Hardin County Schools Local Planning Committee Meeting On June 2, 2026 Director Adam King, AICP attended the Hardin County School's Local Planning Committee to assist in development of the School District's Facility Plan.

5 Years of Service Planner I, Haley Goodman celebrated 5 years of service with the Planning Commission on June 4, 2026.

ADOPTED AND APPROVED THIS 14th DAY OF JULY 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the eight hundred fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 May 2026, 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, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper.

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 had Attorney Cooper 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 hearing continued from May 5, 2026 to allow the Planning Commission members to conduct a site visit for a Map Amendment submitted by **Shay Brooke Properties, LLC** requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a 19.191 acre site currently known as Lot 2 of Shay Brooke Subdivision to be developed into a 13 lot single family residential subdivision at the end of Hera Road in Cecilia, KY. The PVA Map Number is 105-00-00-025.03. Director King presented and entered the new exhibits into the record that included *Exhibit V. flooding photos from Robert Seay* and *Exhibit W. drainage plans & calculations from Mike Billings, P.E.*, he also reviewed the staff report and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

Mike Billings, of 315 S. Mulberry, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Billings explained his proposed drainage concept for the subdivision and that he has oversized their planned stormwater pond. He designed the basin for a 21 acre drainage area that includes 14 acres of Ambrook Subdivision. His basin outlet elevation of 685’ will not back water up into Ambrook. He also noted for the record that the request is for a Zoning Change and whether the proposal meets the Comprehensive Plan.

County Engineer, Mark Absher provided testimony and answered questions from the commission members and staff. Mr. Absher explained that the proposal meets the County’s and State requirements for stormwater and that Mr. Billings was going above and beyond by oversizing his basin to accommodate runoff/flooding from the adjoining Ambrook Subdivision. He feels this proposed basin should improve the situation in

Ambrook so long as they verify the pipe in their berm is functioning and remove any vegetation that may be clogging it.

Hal Hamilton, of 79 Clymene Road, Cecilia, KY spoke in opposition of the request. He stated that he has lived there for over 8 years and has seen water top Leitchfield Road (US 62) several times for hours if not days. He also explained that the driveway to the existing house adjacent to the proposal has flooded. He feels it is a mistruth to state that this proposal will not negatively impact the flooding in Ambrook. He also stated he would like to see a construction entrance for the development off Leitchfield Road (US 62).

Hunter Basham, of 21 Clymene Road, Cecilia, KY asked general questions on behalf of his neighbor who owns the basin and berm in Ambrook to clarify that the proposed stormwater pond would be graded in a manner to accept additional water from Ambrook.

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

At 5:40 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 Rural Residential (R-2) to Urban Residential (R-1) and presented ***Resolution No. 2026-007*** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to Urban Residential Zone (R-1) and to adopt Resolution Number 2026-007, 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 1: HOUSING : Promote Hardin County as a place to live.

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

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 5:50 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Preliminary Plat of Shay Brook Subdivision, Section 2.** Director King presented the staff review comments. Secretary Steck made a motion to conditionally approve the Preliminary Plat as presented pending correction of the 25 review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:53 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a Map Amendment submitted by **Borders Storm Restoration, LLC** requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for a trailer and dumpster storage lot on a 4.5 acre site on the east side of the 1400 block of Hodgenville Road (KY 210), Elizabethtown, KY. The PVA Map Number is 234-00-00-034. 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.

Bryan Borders, of 410 Chaparral Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Borders explained that he has no intentions to build anything on site and that the dumpsters are all empty when they are brought to this site. He detailed that the permit has been pulled from the KY Transportation Cabinet for a commercial entrance onto Hodgenville Road (KY 210) and that he would prefer to plant arborvitaes to screen the dumpster from Hodgenville Road and Evans Lane.

Greg Miller, of 161 Evans Lane, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. He initially had concerns with Mr. Borders use of Evans Lane and the speed of the trucks coming in and out but he has since spoke to Mr. Borders and the issues and concerns have been addressed. He explained that he has lived there for 41 years and that about 30 years ago he approached the county that Evans Lane should be a county road but was told it would have to be black topped to be accepted into county maintenance.

Susan McCrobie, of 171 Bobby Street, Elizabethtown, KY spoke in opposition of the request. She explained that Evans Lane was named after her father, Harrison Evans. She said that the road was supposed to be taken into the county road maintenance system in 1979 but never had been. She said there have always been a couple of houses back the lane and that there used to be a wooden bridge over the creek before her father, who was a state highway engineer designed and installed a concrete bridge. She stated that there is not much of a defined creek bed and that because the land is low and flat

that it all floods. She described everything from the country club flooding in this direction and has concerns that the dumpsters will take out the bridge during a flood. She raised concerns about hazardous materials in the dumpsters. She also has issues with all of the potential C-1 land uses and feels this area is more of a family oriented residential area that is not suitable for businesses.

Bryan Borders, of 410 Chaparral Drive, Elizabethtown, KY explained that there are no hazardous materials in the dumpsters, only household trash. He stated that all dumpsters on site will always be clean and empty. He also noted that the dumpsters will not float and he will stop using Evans Lane as soon as his commercial entrance is installed. He indicated he wanted to be a good neighbor.

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

At 6:25 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 Convenience Commercial (C-1) and presented ***Resolution No. 2026-008*** for consideration.

Vice Chairman Lowe made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) and to adopt Resolution Number 2026-008, 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 5.9:Promote the expansion of existing businesses and industries within Hardin County.

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

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

Commissioner Nall provided the second. The motion passed unanimously.

At 6:30 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Development Plan for Borders Storm Restoration.** Planner I Goodman presented the staff review comments. Commissioner Nelson made a motion to conditionally approve the Development Plan as presented pending correction of the 19 review comments with two new conditions to include: 1) The entrance onto Evans Lane must be removed within 90 days of the submission of the Development Plan and 2) Evergreen screening in the form of arborviates be required along both Hodgenville Road (KY 210) and Evans Lane. Commissioner Nall provided the second. The motion passed unanimously.

At 6:40 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Minutes for the meeting held on May 5, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:44 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, **Financial Report FY 2026 #10 (April 2026).** Commissioner Nall made a motion to accept the financial report as presented. Commissioner Nelson provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, June 16, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:53 p.m.

ADOPTED AND APPROVED THIS 16th DAY OF JUNE 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the eight hundred third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 May 2026, 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) and 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 not in attendance.

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 had Attorney Cooper 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 **Shay Brooke Properties, LLC** requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a 19.191 acre site currently known as Lot 2 of Shay Brooke Subdivision to be developed into a 13 lot single family residential subdivision at the end of Hera Road in Cecilia, KY. The PVA Map Number is 105-00-00-025.03. 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, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Billings is the Surveyor & Engineer for the project. He explained that he had prepared the application (Exhibit Q). He noted that the proposal is in agreement with the 3 step process outlined in the Comprehensive Plan, and that this is in the heart of the Stephensburg Rural Village, which calls for residential uses, and is adjacent to the existing Ambrook Estates zoned PD-1. He mentioned that the current zoning allows for 10 lots on site but the developer is requesting 13 lots. The proposed average lot size is 1.4 acres per lot, which is larger than the minimum, and almost double the size of lots in Ambrook. He also explained that the developer proposes a 100’ open space easement to create a park like setting near the adjoining lake that will have either a sidewalk or trail to access it. Lastly, Mr. Billings stated that because this proposal is down stream from Ambrook, it would not impact the drainage issues in Ambrook, and that 5 of his lots will drain to a new, proposed stormwater pond, and the other 8 lots would drain to the lake.

Travis Clemons, of 1083 Hogan Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Clemons noted that he is the developer of the project and intends to build custom built homes on the lot and that he will have a trail in the back along the lake and make an existing pond on site much larger for stormwater.

Debra Van DenBerg, of 257 Zeus Road, Cecilia, KY spoke in opposition of the request. She stated her concerns were regarding more traffic through there close-knit neighborhood that has a park and a home owners association. She said she was the first house built in the neighborhood and has lived with the flooding issues since 2009. She is concerned with more people, more traffic and more flooding.

Hal Hamilton, of 79 Clymene Road, Cecilia, KY spoke in opposition of the request. His biggest concern is more cars on the subdivision streets. He said there are lots of kids in the neighborhood and fears a future accident because of the speeding cars. He understands progress and knew a subdivision would be developed in the future but just wishes it would access off Leitchfield Road (US 62). He also brought up flooding issues in Ambrook and the adjoining lake topping over the roadway.

Richard Seay, of 62 Apollo Road, Cecilia, KY spoke in opposition of the request. He explained that during rain events, the adjoining lake sometimes backs up into Ambrook Estates. He feels the houses along the back of the subdivision were built too low and mentioned a home on Clymene with a mound style septic system because of the wet ground not supporting a subsurface septic system. He feels the adjoining 19 acres can support 10 homes so long as they are elevated correctly.

Jason Miller, of 103 Hera Road, Cecilia, KY provided testimony and answered questions from the commission members and staff. He explained that he is not necessarily against the proposal but did want to explain the flooding in his backyard. He stated that water comes all the way up to his pool. He is concerned where the water for the development will end up and also stated that he would like for the existing cul-de-sac on Hera to remain when the new road is constructed.

Deborah Davis, of 537 Clymene Road, Cecilia, KY spoke in opposition of the request. She explained that she lives at the back of Ambrook and that the creek that runs behind

her house floods the subdivision. She submitted *Exhibit. U – photos of flooding* into the record.

Arthur Brown, of 10112 Leitchfield Road, Cecilia, KY spoke in opposition of the request. He stated he was worried about taxes and the proposed custom homes. He also pointed out the pavement conditions on Zeus Road and feared more traffic and construction equipment would further damage the road. He also described the flooding in Ambrook that he has experienced over the years.

Tim Dennis, of 239 Clymene Road, Cecilia, KY spoke in opposition of the request. He stated he has only been there for a few years but he has experienced the flooding. He fears more homes will compound the flooding problem. He questioned whether or not the developer could build a new separate street entrance off Leitchfield Road (US 62) and what the timeline for construction would be of the road and 13 homes.

Mike Hoyle, of 44 Zeus Road, Cecilia, KY spoke in opposition of the request. He explained that he has lived in Ambrook for 17 years and seen that as more homes have been built that the flooding has gotten worse. He stated that even his yard near the entrance to the subdivision holds water because everything is so flat. He also fears additional traffic in their tight knit community that has kids playing outside. He'd prefer to see the proposed development have its own entrance off of Leitchfield Road (US 62).

Jeffrey Johnson, of 147 Zeus Road, Cecilia, KY spoke in opposition of the request. He stated this his home is at the corner of Zeus and Hera and his biggest concern is traffic. He asked about the possibility for speed bumps in the neighborhood.

Debra Van DenBerg, of 257 Zeus Road, Cecilia, KY asked if the proposed subdivision would be required to join the Ambrook home owners association to help fund and maintain their park and sidewalks.

At 6:33 p.m. Chairman Hinton called the applicants to the podium to address the concerns raised by the neighbors.

Mike Billings, of 315 S. Mulberry, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Billings stated that the public hearing was regarding a Zoning Change from R-2 to R-1 and whether or not the request

meets the County's Comprehensive Plan. He sympathized with the neighbors concerns regarding drainage and flooding but he is not responsible for solving their drainage issues, and that the proposed site sits 10' higher than Ambrook, and will drain in the other direction.

At 6:48 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck indicated that he would like to go take a look at the site and the adjoining Ambrook Estates subdivision. He made a motion to table a decision until the next regularly scheduled Planning Commission meeting on 19 May 2026 at 5pm. A second was made by Commissioner Nelson. The motion passed unanimously.

At 6:50 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on April 21, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Vice Chairman Lowe announced that the next scheduled meeting will be held on Tuesday, May 19, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 7:15 p.m.

ADOPTED AND APPROVED THIS 19th DAY OF MAY 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the eight hundred second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 April 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Steve Steck (Secretary) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper. Greg Lowe (Vice Chairman) and Charles Nall (Commissioner) were not in attendance.

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 had Attorney Cooper 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 **Robert Skaggs** requesting a Zone Change from the Urban Residential Zone (R-1) to the Light Industrial Zone (I-1) to allow for Lots 1-3 of Longview Subdivision (totaling 0.729 acres) located at 4859 & 4843 South Wilson Road, Elizabethtown, KY to be merged with the adjoining 24 acre site. The PVA Map Numbers are 182-10-00-023 & 182-10-00-024. 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 else spoke in favor of or in opposition of the proposal.

At 5:13 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 Light Industrial (I-1) and presented ***Resolution No. 2026-006*** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to Light Industrial Zone (I-1) and to adopt Resolution Number 2026-006, 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 5.9:Promote the expansion of existing businesses and industries within Hardin County.
Objective 5.10: Support small business development and entrepreneurship within Hardin County.
Objective 5.13: Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

Commissioner Nelson 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, the **Development Plan for Skaggs Trucking.** Director King presented the staff review comments. Secretary Steck made a motion to conditionally approve the Development Plan as presented pending correction of the 38 review comments. 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 **Minutes for the meeting held on March 31, 2026**. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nelson 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, **Financial Report FY 2026 #9 (March 2026).** Secretary Steck made a motion to accept the financial report as presented. Commissioner Nelson provided the second. The motion passed unanimously.

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

At 5:46 p.m. Commissioner Nelson 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, May 5, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:51 p.m.

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

APA-KY / ASLA-KY Meeting On April 15-17, Director King and Planner I Goodman attended a joint conference at the Frazier History Museum of the KY Chapter of the American Planning Association and the KY Chapter of the American Society of Landscape Architect to obtain continuing education hours.

APA-KY Award Director King and Planner I Goodman accepted an award from the KY Chapter of the American Planning Association for Outstanding Achievement for the *Creating Vibrant Communities – Small Area Plan for Glendale* in collaboration with KYTC, TSW Design Group, WSP and HDR.

ADOPTED AND APPROVED THIS 5th DAY OF MAY 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the eight hundred first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 31 March 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chair), Steve Steck (Secretary), Charles Nall (Commissioner) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper.

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 had Attorney Cooper 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 and Road Closing request submitted by **Cecilia Baptist Church** requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for a 0.12 acre site located at the corner of Robinson Street and Federal Street in Cecilia, KY to be merged with the adjoining church campus. Additionally, they are requesting a favorable recommendation from the Planning Commission to Fiscal Court to close N Mill Street and a 495' portion of Federal Street in Cecilia, KY to allow for the property to be consolidated into the church campus. The PVA Map Number is 147-30-02-029. 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 and Road Closing request.

Tracy Helm, of 2075 Needham Road, Eastview, KY provided testimony and answered questions from the commission members and staff. Mr. Helm is the contractor for the proposed addition to the church. He explained that the zone change and road closings were so that the church could remove the interior property lines and building setbacks as they currently exist, to create a buildable area for the proposed church addition.

Jane Logsdon, of 206 Robinson Street, Cecilia, KY provided testimony and answered questions from the commission members and staff. Mrs. Logsdon raised concerns about the amount of traffic that uses the roads. She also asked for clarification about the right-

of-ways being closed but vehicles still being able to use the church parking lot as a cut through.

Laura Owsley, of 610 E. Main Street, Cecilia, KY provided testimony and answered questions from the commission members and staff. She explained that she is the Chairman of the Building Committee for Cecilia Baptist Church and believes some of the traffic using the church as a cut through is associated with the ballpark in addition to the factories in the industrial park.

Frank Logsdon, of 206 Robinson Street, Cecilia, KY provided testimony and answered questions from the commission members and staff. He stated he had no objections but worried about additional traffic on Robinson Street which he thinks should be a one-way street due to how narrow it is.

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

At 5:30 p.m. Chairman Hinto 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 Convenience Commercial (C-1) to Urban Residential (R-1) and presented ***Resolution No. 2026-004*** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Convenience Commercial Zone (C-1) to Urban Residential Zone (R-1) and to adopt Resolution Number 2026-004, 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 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.2: Define areas within the county or the highest and best use for residential, commercial, industrial, and agricultural that make effective use of existing and proposed services and facilities.

Objective 8.8: Encourage that all land uses are developed in a manner compatible with surrounding land uses.

Commissioner Nall provided the second. The motion passed unanimously.

Planner I Goodman gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court to close the to Fiscal Court to close N Mill Street and a 495' portion of Federal Street in Cecilia, KY to allow for the property to be

consolidated into the church campus and presented ***Resolution No. 2026-005*** for consideration.

Commissioner Nelson made a motion for a favorable recommendation from the Planning Commission to Fiscal Court to close N Mill Street and a 495' portion of Federal Street in Cecilia, KY to allow for the property to be consolidated into the church campus lot and the adjoining three lots on Robinson Street, and to adopt Resolution # 2026-005 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing 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 7:	Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.
Objective 7.6:	Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed or are unnecessary.

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

At 5:37 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Development Plan for Cecilia Baptist Church.** Planner I Goodman presented the staff review comments. Vice Chairman Lowe made a motion to conditionally approve the Development Plan as presented pending correction of the 55 review comments. Commissioner Nall provided the second. The motion passed unanimously.

At 5:40 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on March 17, 2026**. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, April 21, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:44 p.m.

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

MPO Meeting On March 25, 2026 Director King attended the Radcliff Elizabethtown Metropolitan Planning Organization Meeting at LTADD and presented the Creating Vibrant Communities – Small Area Plan for Glendale to the group.

EHCIF Meeting On March 26, 2026 Director King attended the monthly meeting of the Elizabethtown-Hardin County Industrial Foundation.

ADOPTED AND APPROVED THIS 21st DAY OF APRIL 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the eight hundredth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 March 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chair), Steve Steck (Secretary), and 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 not in attendance.

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 had Attorney Cooper 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, two Variances, and Conditional Use Permit request submitted by **Steven, Linda, and Kyle Dalton** requesting a Zone Change from the Industrial Holding Zone (IH) to the Urban Residential Zone (R-1) and the Convenience Commercial Zone (C-1) to allow for the property to be further subdivided into two lots. Lot 1A would be used for the existing single family residence and Lot 1B would be used for an Automotive Sales Lot. A Conditional Use Permit is requested for Auto Sales and a Variance is requested from the 1:3 lot width-to-length ratio and from the 40’ building setback where commercial property adjoins residential property for an existing 50’x50’ garage. The property is a 3.59 acre site located at 1832 Bacon Creek Road in Elizabethtown, KY known as Lot 1 of Covey Way Subdivision. The PVA Map Number is 187-00-00-023. Director King presented and entered the new exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment, Variance and Conditional Use Permit request.

Kyle Dalton, of 311 Watson Lane, Cecilia, KY provided testimony and answered questions from the commission members and staff. Mr. Dalton explained that he is acquiring his dealer’s license and needs his property to be zoned commercial to obtain the license. He stated that this will not be a full time business, and that he conducts sales by appointment only. He also stated that the state requires his sign to be larger than what is shown on the plans. Director King stated that since the property is zoned commercial, he can expand the size.

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

At 5:30 p.m. Chairman closed the hearing to public discussion.

Commissioner Nelson stated that he had no issues with the request because there was a previous business on site, and that he is okay with a longer time limit.

Secretary Steck explained that the Board of Adjustment typically gives new businesses a 1-5 year time limit on their initial Conditional Use Permit.

Chairman Hinton stated that considering the previous business on site, and no members of the public attended the hearing in opposition, he is comfortable with a 4-year time frame.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Industrial Holding Zone (IH) to the Urban Residential Zone (R-1) and the Convenience Commercial Zone (C-1) and presented ***Resolution No. 2026-003*** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Industrial Holding Zone (IH) to the Urban Residential Zone (R-1) and the Convenience Commercial Zone (C-1) and to adopt Resolution Number 2026-003, 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 5.9:Promote the expansion of existing businesses and industries within Hardin County.

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

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.

Secretary Steck stated the request for the Conditional Use Permit is in compliance and does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of Issuance of a Conditional Use Permit as follows:

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Planning Commission (the staff presentation and the testimony presented in the Public Hearing); Secretary Steck made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 8am – 8pm Monday – Sunday.

2. There shall be no more than 5 vehicles parked outdoors on site for sale.

3. This Conditional Use Permit shall allow for “Automotive Sales” to allow for the sale of utv, atv, motorcycles and RV/Campers.

4. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.

5. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.

6. This Conditional Use Permit shall be issued to the current property owners and applicant, Linda, Steven & Kyle Dalton and is transferable after an additional hearing before the Board of Adjustment.

7. All building activities shall conform to provisions of the Kentucky Building Code.

8. This Conditional Use Permit shall be for a period of 4 years and expire on 17 March 2030.

9. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

10. There shall be no wrecked or inoperable vehicles, parts, etc. stored outside at any times.

11. The existing landscaping and screening is sufficient as shown on the approved development plan.

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

Secretary Steck made a motion to grant the Variance from the 1:3 lot width-to-length ratio and from the 40' building setback where commercial property adjoins residential property for an existing 50 'x 50' garage. He based the motion on the staff presentation and the testimony provided in the public hearing. He noted the pre-existing structure and depth of the property, and stated that the proposal was not out of character for the area. He noted there are no safety concerns, that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) which is as follows:

A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The Variance was approved with the following conditions:

1. To allow for a Variance from the 40' building setback where commercial property adjoins residential property to accommodate the existing 50'x50' shop/office on site.
2. To allow for a Variance from the 1:3 lot width-to-length ratio (Proposed Lot 1B) to allow for Lot 1 of Covey Way Subdivision to be further subdivided into two lots.

3. An Amended Record Plat & Development Plan shall substitute for the required Site Plan.

4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

Chairman Hinton called for consideration and action on the second item on the agenda, the **Development Plan for Big Kid Powersports & RV.** Director King presented the staff review comments. Secretary Steck made a motion to conditionally approve the Development Plan as presented pending correction of the 24 review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:45 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on March 3, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:46 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **Financial Report FY 2026 #8 (February 2026).** Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 31, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:50 p.m.

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

LTADD Meeting On March 12, 2026 Director King participated in a virtual meeting with the Lincoln Trail Area Development District for updates on the Affordable Housing & Homelessness Study they are conducting.

ADOPTED AND APPROVED THIS 31st DAY OF MARCH 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the seven hundred ninety ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 3 March 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chair), Steve Steck (Secretary), and 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 not in attendance.

At 5:02 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 had Attorney Cooper 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, an **Amendment to the *Comprehensive Development Guide, 2024* – Appendix D. Creating Vibrant Communities - Glendale.** Director King presented a powerpoint slide presentation regarding the proposed Creating Vibrant Communities – Small Area Plan for Glendale. This plan was created via a grant from the KY Transportation Cabinet with assistance from private planning consultants at Taylor, Siefker, Williams Design Group, HDR and WSP.

At 5:22 p.m. Chairman Hinton opened the floor for anyone with questions or public comments on the proposed plan.

Jim Becker, of 589 Rue La Grande, Elizabethtown, KY asked whether or not the proposed North East Glendale Bypass would have sidewalks in addition to the mixed use trail. Director King responded that this was a rural section of roadway for KYTC and would only have the paved, mixed use trail that would be similar to what was built on St. John Road in the city of Elizabethtown.

Don Baker, of 110 E Railroad Avenue, Glendale, KY asked if the plan addressed parking in downtown and mentioned parking along the railroad. Director King responded that the plan has several parking concepts including new parking lots behind Tony York's and near the park. He also addressed shared parking agreements with the Christian Church, Methodist Church and the former East Hardin Middle School.

Freddy Thomas, of 1144 Overall Phillips Road, Elizabethtown, KY asked whether or not the proposed bypass would be a state maintained highway and if so, did that mean the County would now be responsible for the existing KY 222 (Main Street). Director King confirmed that the proposed NE Glendale bypass would be KY 222 and that typically KYTC transfers the old roadways to the county for maintenance.

Jim Becker, of 589 Rue La Grande, Elizabethtown, KY asked if the plan proposed any new zoning designations. Director King explained that all zone changes must be requested by property owners and that the plan would not change anyone's zoning.

No one else spoke in favor or opposition of the proposed plan.

At 5:34 Chairman Hinton closed the Public Hearing.

Director King restated the application for a proposed Amendment to the Comprehensive Development Guide, 2024 – Appendix D. Creating Vibrant Communities Plan for Glendale and presented ***Resolution No. 2026-002*** for consideration.

Secretary Steck made a motion to adopt Resolution No. 2026-002, adopting the Creating Vibrant Communities Plan for Glendale as Appendix D. of the County's Comprehensive Plan. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:42 p.m. Chairman Hinton called for discussion on the second item on the agenda, **Zoning Ordinance Text Amendments regarding public hearing notifications and non-listed uses**. Director King presented a brief powerpoint slide presentation regarding potential zoning ordinance text amendments and compliance with Kentucky Revised Statute 100, the Planning and Zoning enabling legislation. No action was taken but the Planning Commission was in agreement to make the necessary revisions to be in compliance with state law.

At 5:56 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on February 17, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 17, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:00 p.m.

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

State Capitol Visit On February 19, 2026 Director King and Attorney Cooper spent the day in Frankfort, KY to meet with our legislators to discuss Planning & Zoning issues in the Commonwealth.

ADOPTED AND APPROVED THIS 17th DAY OF MARCH 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Hardin County Planning and Development Commission
Minutes: 17 February 2026

Vice Chairman Greg Lowe called the seven hundred ninety eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 February 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Steve Steck (Secretary), and Charles Nall (Commissioner) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, and Financial & Operations Coordinator Susan Bowen. Chairman Mark Hinton, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper were not in attendance.

At 5:02 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, **PRELIMINARY PLAT OF EDEN GROVE SUBDIVISION**. This proposed single family residential development is a 30.075 acre site located off Thompson Road in Rineyville, KY. The developers, VJP Properties and Tim Driver, are proposing the creation of 20 residential lots with 3 new streets proposed. Director King presented the staff review comments. The Commission members and those in attendance had no concerns with the proposal. Secretary Steck made a motion to conditionally approve the Preliminary Plat as presented pending correction of the 49 review comments. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:12 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, the **First Reading of the FY 2027 Budget**. Director King presented the draft budget to the Commission. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed unanimously.

At 5:37 p.m. Vice Chairman Lowe called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 20, 2026**. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:40 p.m. Vice Chairman Lowe called for consideration and action on the fourth item on the agenda, **Financial Report FY 2026 #7 (January 2026).** Commissioner Nelson made a motion to accept the financial report as presented. Commissioner Nall provided the second. The motion passed unanimously.

Vice Chairman Lowe announced that the next scheduled meeting will be held on Tuesday, March 3, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:50 p.m.

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

18 years of Service On February 15, 2026 Director King celebrated his 18th year of service with the Planning Commission!

1 year of Service On January 24, 2026 Administrative Assistant, Hunter Geoghegan celebrated his 1st year of service with the Planning Commission!

ADOPTED AND APPROVED THIS 3rd DAY OF MARCH 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Chairman Mark Hinton called the seven hundred ninety seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 January 2026, 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), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, and Planner I, Haley Goodman. Mark Nelson (Commissioner) and Planning Commission Attorney Josh Cooper were not in attendance.

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, a Map Amendment & Conditional Use Permit request submitted by **C & L PG, LLC** requesting a Zone Change from Heavy Industrial (I-2) to Convenience Commercial (C-1) to allow for "automotive sales" on site. The property is a proposed 10.414 acre site located at 100 Noble Ridge Court in Elizabethtown, KY known as Lot 32 of Waco Subdivision, Section 3. The PVA Map Number is 243-00-07-032. Director King presented and entered the new exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment and Conditional Use Permit request.

Corey Ballard (owner), of 100 Noble Ridge Court, Elizabethtown, KY, provided testimony and answered questions from the Commission members and staff. Mr. Ballard explained that he is just wanting to move his dealership license to allow for wholesale sales of atv, utv and motorcycles. Nothing will be stored and displayed outside. There are no employes and business will be by appointment only.

No one else spoke in favor or opposition.

At 5:20 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 Heavy Industrial (I-2) to Convenience Commercial (C-1) and presented ***Resolution No. 2026-001*** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Heavy Industrial Zone (I-2) to Convenience Commercial Zone (C-1) and to adopt Resolution Number 2026-001, 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 5.9:Promote the expansion of existing businesses and industries within Hardin County.

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

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 5:22 p.m. Chairman Hinton reopened the hearing to consider and discuss the Conditional Use Permit for Auto Sales.

Director King reviewed the proposed conditions with the Planning Commission.

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

Secretary Steck stated the request for the Conditional Use Permit is in compliance and does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of Issuance of a Conditional Use Permit as follows:

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Planning Commission (the staff presentation and the testimony presented in the Public Hearing); Secretary Steck made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 7am-7pm Monday – Sunday.

2. There shall be no more than 5 vehicles parked outdoors on site for sale.

3. This Conditional Use Permit shall allow for "Automotive Sales" to allow for the wholesale sales of utv, atv and motorcycles.

4. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.

5. A Development Plan in compliance with Section 6 of the Zoning Ordinance is on file with the Planning Office.

6. This Conditional Use Permit shall be issued to the current property owners, C & L PG, LLC and is transferable after an additional hearing before the Board of Adjustment.

7. All building activities shall conform to provisions of the Kentucky Building Code.

8. This Conditional Use Permit shall be for a period of ten (10) years and expire on 20 January 2036.

9. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

10. There shall be no wrecked or inoperable vehicles, parts, etc. stored outside at any times.

11. The existing landscaping and screening is sufficient as shown on the approved development plan.

Commissioner Nall provided the second. The motion passed unanimously.

At 5:25 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **2025 Annual Report**. Planner I, Haley Goodman presented a powerpoint

presentation on the Annual Report. Secretary Steck made a motion to accept the report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:38 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 6, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:40 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **Financial Report FY 2026 #6 (December 2025).** Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 17, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF FEBRUARY 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY

Hardin County Planning and Development Commission
Minutes: 6 January 2026

Chairman Mark Hinton called the seven hundred ninety sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 6 January 2026, 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, and Planning Commission Attorney Josh Cooper.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the **Minutes for the meeting held on December 16, 2025**. Commissioner Nall made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:03 p.m. Chairman Hinton called for discussion on the second item on the agenda, **Creating Vibrant Communities Small Area Plan for Glendale.** Director King presented a powerpoint presentation outlining the three unique character areas in addition to the fourteen strategies. He announced that a public hearing would be scheduled for February 3, 2026 to adopt the plan as part of the County's Comprehensive Plan.

At 5:50 p.m. Vice Chairman Lowe made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Secretary Steck provided the second. The motion passed unanimously.

At 6:02 p.m. Commissioner Nall made a motion to **come out of closed session**. Commissioner Nelson 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, January 20, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:06 p.m.

ADOPTED AND APPROVED THIS 20th DAY OF JANUARY 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

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STEVE STECK, SECRETARY