

Hardin County Planning and Development Commission

Minutes: 3 December 2013

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Chairman Brent Goodin called the six hundredth and thirty ninth meeting of the Hardin County Planning and Development Commission to order at 5:40 p.m. on Tuesday, 3 December 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rick Baumgardner (Vice Chairman), Steve Bland (Secretary), William Ball (Member) and Rod Grusy (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Susan Bowen, Administrative Assistant, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission.

At 5:40 p.m. Chairman Goodin announced that he would serve as the Hearing Officer and that he would preside over the scheduled Public Hearing for the Text Amendment to the Development Guidance System, Zoning Ordinance, 2009 Section 18, "Sewage Disposal and Treatment Requirements". Attorney Moore reviewed the hearing procedures. Chairman Goodin conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright introduced the proposed text amendment and reviewed the slides regarding the request. James Jefferies, General Manager of Hardin County Water District #2, provided testimony on the request and answered questions. Director Wright gave a summary of the proposal, reviewed the proposed Resolution recommending approval to Fiscal Court of the text amendment. The hearing was closed at 6:15 p.m. Commissioner Baumgardner made a motion to adopt RESOLUTION Number 2013-016 (attached). Commissioner Bland provided a second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 19 November 2013 meeting (attached). Commissioner Bland made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on establishing Wesley Wright as Director for all Financial Accounts and that Brent Goodin, Rick Baumgardner and Wesley Wright as signers of checks for the Commission. Commissioner Grusy made a motion to accept and Commissioner Ball provided the second. The motion passed unanimously.

Chairman Goodin called for consideration and action on an extension of the **Contract** for David Viers for the performance of electrical inspections for the calendar year 2014. The terms and conditions of the Contract are proposed to remain unchanged. Commissioner Baumgardner made a motion to approve the Contract as presented. Commissioner Bland provided the second. Motion passed unanimously.

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Chairman Goodin called for consideration and action on a six months extension of the **Employment Agreement** of Jimmy Morgan, the Planning Commissions' Regular Part Time Residential Building Inspector, for the performance of Building Inspections. Commissioner Baumgarder made a motion to approve the Contract and Employment Agreements as presented. Commissioner Bland provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action:

OCTOBER 2013 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none">• 7 Subdivision plats were approved for the month• 70 Subdivision plats were approved for the year 2013 | Lots Created: <ul style="list-style-type: none">• 3 Lots were approved for the month• 88 Lots were approved for the year 2013 |
| Single Family Building Permits: <ul style="list-style-type: none">• 6 Permits were issued for the month• 111 Permits were approved for the year 2013 | Residential Building Inspections Performed <ul style="list-style-type: none">• 85 Inspections for the month• 503 Inspections for the year 2013 |
| Commercial Building Inspections Performed: <ul style="list-style-type: none">• 7 Commercial Inspections for the month• 46 Commercial Inspections for the year 2013 | Plan Reviews: <ul style="list-style-type: none">• 13 reviews for the month• 131 reviews for the 2013 year |

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|------------------------------------|-------------|-----------------|
| Beckley Woods Subdivision, Lot 40B | 0 | 04-Nov-13 |
| Raf Subdivision | 1 | 05-Nov-13 |
| Ashefield Subdivision | 2 | 13-Nov-13 |
| NEW LOTS SINCE LAST MEETING | 3 | |
| 2013 TOTAL | 93 | |

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 4 February at 5:30 pm and adjourned the meeting at 6:20 pm.

ADOPTED AND APPROVED THIS 18th DAY OF FEBRUARY 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE BLAND, SECRETARY

Hardin County Planning and Development Commission

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Chairman Brent Goodin called the six hundredth and thirty eighth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 19 November 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rick Baumgardner (Vice Chairman), Steve Bland (Secretary) and Rod Grusy (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission. William Ball (Member) and County Engineer Vicki Meredith, PE were not in attendance.

At 5:35 p.m. Chairman Goodin announced that he would serve as the Hearing Officer and that he would preside over the scheduled Public Hearing for the requested Map Amendment from Heavy Industrial Zone (I-2) to Convenience Commercial Zone (C-1) on a 1.0 acre tract located at WACO Subdivision, Lot 1 with an address of 4480 Bardstown Road. The owners are **Richard and Sherry Thomas** and the property is identified with PVA map parcel number 243-00-07-001. Attorney Moore reviewed the hearing procedures. Chairman Goodin conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Richard and Sherry Thomas, the owners, provided testimony on the request and answered questions. Roy Hawkins of 145 Autumn Way, Elizabethtown, the applicant, provided testimony on the request and answered questions. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. The hearing was closed at 5:50 p.m. Commissioner Bland made a motion to adopt RESOLUTION Number 2013-014 (attached) approving the map amendment because the existing Heavy Industrial Zone (I-2) is inappropriate and the proposed Convenience Commercial Zone (C-1) is more appropriate and that it is in agreement with the Comprehensive Plan as follows:

Goal 6: To improve and promote Hardin County as a place for commerce and industry.

Objective 1: To provide adequate space for the proper location of commercial and industrial land uses.

Commissioner Grusy provided a second. Motion passed unanimously.

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Chairman Goodin called for consideration and action on a request from the Hardin County Conservation District Board of Supervisors to review the recertification of **Agricultural District (#047-07)**. Assistant Director King reviewed the request for a ±306 acre site located near Glendale, Kentucky at the intersection of KY 222 and Smith Mill Road and is in the Natural Resource Planning Area and zoned Agricultural (A-1). The property is owned by Hugh & Kimberly Bland. Assistant Director King presented a Staff Report on this request (attached). Commissioner Baumgardner made a motion to adopt Resolution Number 2013-015 (attached) finding that the proposed recertification of this Agriculture District is in agreement with the language of the County's Comprehensive Plan. Commissioner Bland provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 5 November 2013 meeting (attached). Commissioner Grusy made a motion to approve the minutes. Commissioner Baumgardner provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 4** for October Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Bland made a motion to accept the October Financial Report as presented. Commissioner Baumgardner provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on establishing Susan Bowen, Administrative Assistant, as a user to the safety deposit box held at First Federal Savings Bank. Commissioner Grusy made a motion to accept and Commissioner Bland provided the second. The motion passed unanimously.

Chairman Goodin called for consideration and action on the **2014 Meeting Schedule** as amended (attached). Commissioner Grusy made a motion to approve the schedule. Commissioner Baumgardner provided the second. Motion passed unanimously.

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The following items are for information only and do not require Commission action:

KY 3005 (RING ROAD) EXTENSION KYTC held a Public Information Meeting on 14 November 2013 at Central Hardin High School to seek input regarding the proposed extension to Interstate-65, then to US31W (approximately 2.5 miles from WKP). Written comments for the Project will be received by 29 November 2013 (Attached).

WASTEWATER ORDINANCE – A Public Hearing will be held on 3 December 2013 on a proposed text amendment of the zoning ordinance. Section 18 will be considered and is titled **Sewage Disposal and Treatment Requirements** for Unincorporated Hardin County. Open House presentations were held on October 1st and 3rd to gain public comment.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|------------------------------------|-------------|-----------------|
| Beckley Woods Subdivision, Lot 40B | 0 | 04-Nov-13 |
| Raf Subdivision | 1 | 05-Nov-13 |
| Ashefield Subdivision | 2 | 13-Nov-13 |
| | | |
| NEW LOTS SINCE LAST MEETING | 3 | |
| 2013 TOTAL | 93 | |

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 3 December at 5:30 p.m. and adjourned the meeting at 6:10 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF FEBRUARY 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE BLAND, SECRETARY

Hardin County Planning and Development Commission

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Chairman Brent Goodin called the six hundredth and thirty seventh meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 15 October 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (~~Vice Chairman~~), Steve Bland (Secretary), William Ball (Member) and Rick Baumgardner (Vice Chairman). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE, and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission.

At 5:45 p.m. Chairman Goodin announced the continuation of the Public Hearing that was opened on 15 October 2013 for the requested map amendment from a Rural Residential Zone (R-2) to an Agricultural Zone (A-1) for a 42.6 acre tract. The owners are **HENRY & SUSIE MILLER** and the property is identified with PVA map parcel number 174-00-00-015.02 and is located at 11910 New Glendale Road. They are also requesting a Conditional Use Permit to operate a saw mill on the property. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment, reviewed the notice requirements and restated the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Director Wright noted that Commission Member Baumgardner who had not attended the previous hearing, had reviewed the video, staff report, and exhibits from the 15 October 2013 meeting prior to this meeting. Dean Pence of 118 Pickhandle-Wilmoth Road, Cecilia, the applicant, provided testimony on the request and answered questions. John Latham of 11879 New Glendale Road, Sonora, stated concerns regarding the location of the saw mill, the noise, and additional traffic, as well as environmental concerns and would want strict rules in place for the Conditional Use Permit. Pete Tabb of 11879 New Glendale Road, Sonora, spoke in opposition of the request regarding noise and where the saw mill is located on the property. Interim Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. The hearing was closed at 6:30 p.m. Commissioner Baumgardner made a motion to adopt RESOLUTION Number 2013-011 (attached) approving the map amendment because the existing Rural Residential Zone (R-2) is inappropriate and the proposed Agricultural Zone (A-1) based on compliance with the policies and goals of the Comprehensive Plan as follows:

Goal 14: To assure that Hardin County's nonrenewable resources are

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developed in a manner which will best serve the county.

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

Commissioner Ball provided a second. Motion passed 4-1 with Commissioner Bland voting no.

In addition to the Map Amendment request the owners are requesting a Conditional Use Permit (CUP) to operate a saw mill on the property. Director Wright reviewed the application, the exhibits and the potential conditions to be placed on the CUP to assure that the use will conform to the requirements set out in the Zoning Ordinance and allows the proper integration of the use into the community. Dean Pence of 118 Pickhandle-Wilmoth Road, Cecilia, the applicant, provided testimony on the request and answered questions. Henry Miller, the owner, provided testimony on the request and answered questions. Commission Member Baumgardner stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

1. The Saw Mill operation shall comply with a 70' front building setback and a 100' side building setback.
2. Prior to the beginning of operations, the applicants shall contact the KY Transportation Cabinet and request an inspection of the gravel entrance to the site. An encroachment permit for a Commercial Entrance shall be required from the KY Transportation Cabinet (Please contact Kevin Dixon).
3. Adequate parking areas must be designated on the Site Plan along with a gravel area provided for semi-trucks to turn around.
4. The lumber and finished products shall be stored behind a 6-foot tall solid wood privacy fence to run parallel along New Glendale Road (KY 1886). The fence shall be located a minimum of 25-feet off the front property line (55-feet from center of road).
5. The Saw Mill Structure shall be enclosed on all sides of the structure.
6. A row of White Pine Trees (5' tall, planted 10' on center) shall be required on the West and North sides of the 2-acre footprint containing the operation:

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- West, Along New Glendale Road (between the fence and front property line) and
 - North, 100-feet from and parallel to the adjoining property line.
7. The applicants shall be responsible for dust control onsite of the sawdust and gravel areas. The enclosed dust control structure (semi-trailer) for the fine sawdust must comply with building setbacks. A 3-sided durable bin shall be located on-site to contain the coarse sawdust. The gravel areas must watered down as needed to minimize the amount of dust.
 8. No open fires shall be allowed onsite in conjunction with the Saw Mill operation.
 9. The Hours of Operation shall be 8PM to 5PM Monday – Friday, with no operations on Saturday or Sunday.
 10. This Conditional Use Permit is issued to the currently property owner, Henry Miller, and shall expire if the property is transferred.
 11. The Conditional Use Permit is valid for 2 years. After which time, a renewal hearing must be held before the Board of Adjustment.
 12. An Erosion & Sediment Control Plan using Best Management Practices shall be required that complies with the County's Ordinance and be approved by the County Engineer.
 13. The operation of the Saw Mill shall be performed in accordance with all applicable County, State and Federal rules and regulations.
 14. Any proposed changes to the Conditional Use Permit, including location of the facility, shall require a hearing before the Board of Adjustment.
 15. A Site Plan shall be submitted that illustrates compliance with the Conditions as set forth in this Conditional Use Permit to include:
 - * Saw Mill Structure
 - * Building Setbacks
 - * Method of Dust Collection
 - * Screening
 - * Parking
 - * Truck Turn-Around
 - * Storage Areas
 - * Encroachment onto New Glendale Road
 16. Debris shall not accumulate on-site and must be removed weekly.

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Commissioner Ball provided a second. Motion passed 4-1 with Commissioner Bland voting no.

Chairman Goodin called for consideration and action on a request from the Hardin County Conservation District Board of Supervisors to review the recertification of **Agricultural District (#047-02)**. Assistant Director King reviewed the request for a +804 acre site located south of Vine Grove in the North Urban and KY 1600 Planning Areas designated Urban & Rural Residential (R-1 & R-2). The property is owned by multiple owners. Assistant Director King presented a Staff Report on this request (attached). Commissioner Bland made a motion to adopt Resolution Number 2013-012(attached) finding that the proposed recertification of this Agriculture District is in agreement with the language of the County's comprehensive plan. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on a request from the Hardin County Conservation District Board of Supervisors to review the recertification of **Agricultural District (#047-06)**. Assistant Director King reviewed the request for a +330.5 acre site located near Elizabethtown designated Industrial Holding (IH). The property is owned by multiple owners. Assistant Director Adam King presented a Staff Report on this request (attached). Commissioner Bland made a motion to adopt Resolution Number 2013-013(attached) finding that the proposed recertification of this Agriculture District is NOT in agreement with the language of the County's comprehensive plan. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 15 October 2013 meeting as Amended (attached). Commissioner Grusy made a motion to approve the minutes. Commissioner Bland provided the second. Motion passed unanimously.

At 8:10 p.m. Chairman Goodin called for a motion to go into **Closed Session** to discuss personnel matters. Commissioner Bland moved to go into closed session. Commissioner Ball seconded the motion. The motion passed unanimously. At 8:20 p.m. Commissioner Grusey made a motion to go into open session. Commissioner Baumgardner seconded the motion. The motion passed unanimously.

Commissioner Baumgardner made the motion for Wesley Wright to fill the position of Director and Building Official and for Adam King to fill the position of Assistant Director. Commissioner Ball provided the second. The motion passed unanimously.

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The following items are for information only and do not require Commission action:

CECILIA BAPTIST CHURCH– On 30 October 2013, Adam King, AICP along with County Engineer, Vicki Meredith P.E. and Magistrate Dwight Morgan attended a meeting with the Building Committee of Cecilia Baptist Church to discuss the construction of a proposed covered canopy over their rear entrance as well as the Church’s long range building/campus plans.

SEPTEMBER 2013 REPORT

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|---|---|
| Plats Recorded: <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 63 Subdivision plats were approved for the year 2013 • 66 Five-year-average (Jan-Sept) | Lots Created: <ul style="list-style-type: none"> • 3 Lots were approved for the month • 85 Lots were approved for the year 2013 • 116 Five-year-average (Jan-Sept) |
| Single Family Building Permits: <ul style="list-style-type: none"> • 18 Permits were issued for the month • 105 Permits were approved for the year 2013 • 139 Five year-average (Jan-Sept) | Building Inspections Performed SFD: <ul style="list-style-type: none"> • 52 SFD Residential Inspections for the month • 418 Inspections for the year 2013 • 577 Five year-average (Jan-Sept) |
| Commercial Building Inspections Performed: <ul style="list-style-type: none"> • 7 Commercial Inspections for the month • 46 Commercial Inspections for the year 2013 • 52 Five-year average (Jan-Sept) | Plan Reviews: 12 reviews for the month 118 reviews for the 2013 year |

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|--|-------------|-----------------|
| Pine Ridge Subdivision, Lot 3 | 3 | 21-Oct-13 |
| Bent Nail Country Subdivision Section 2, Lot 2 | 1 | 30-Oct-13 |
| Lewis Property | 0 | 30-Oct-13 |
| NEW LOTS SINCE LAST MEETING | 4 | |
| 2013 TOTAL | 90 | |

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 19 November at 5:30 p.m. and adjourned the meeting at 8:25 p.m.

ADOPTED AND APPROVED THIS 19TH DAY OF NOVEMBER 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

 STEVE BLAND, SECRETARY

Hardin County Planning and Development Commission

Minutes: 15 October 2013

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Chairman Brent Goodin called the six hundredth and thirty sixth meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 15 October 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (~~Vice Chairman~~), William Ball (Member) and Steve Bland (Secretary). Also in attendance were Interim Director Wesley Wright, Interim Assistant Director Adam King, AICP and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission. Rick Baumgardner (Vice Chairman) and County Engineer Vicki Meredith, PE were not in attendance.

At 5:30 p.m. Chairman Goodin announced that he would serve as the Hearing Officer and that he would preside over the scheduled Public Hearing for the requested Map Amendment from Rural Residential Zone (R-2) to Urban Residential Zone (R-1) on a 5.002 acre tract located at the intersection of Jenkins Road and Berrytown Road with an address of 1800 Jenkins Road. The owners are **Norris and Carol Sizemore** and the property is identified with PVA map parcel number 098-00-00-044.05. Attorney Moore reviewed the hearing procedures. Chairman Goodin conducted the swearing in ceremony for all individuals who may provide testimony. Interim Assistant Director Adam King, AICP reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Norris Sizemore, the owner, provided testimony on the request and answered questions. Interim Assistant Director King gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. The hearing was closed at 5:45 p.m. Commissioner Grusy made a motion to adopt RESOLUTION Number 2013-010 (attached) approving the map amendment because the existing Rural Residential Zone (R-2) is inappropriate and the proposed Urban Residential Zone (R-1) is more appropriate with the expansion of the Urban Area and that it is in agreement with the Comprehensive Plan as follows:

Goal 1: To improve and promote Hardin County as a place of residence.

Objective 1: To provide the formation of neighborhood units as opposed to scattered development.

Commissioner Bland provided a second. Motion passed unanimously.

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At 5:45 p.m. Chairman Goodin announced that he would serve as the Hearing Officer and that he would preside over the scheduled Public Hearing for the requested map amendment from a Rural Residential Zone (R-2) to an Agricultural Zone (A-1) for a ±42.6 acre tract located at 11910 New Glendale Road (KY 1886), Sonora, Kentucky, between KY 84 and Amish Lane. The owners are **Henry & Susie Miller**, the applicants are **Albert Miller & Dean Pence** and the property is identified with PVA map parcel number 174-00-00-015.02. They are also requesting a Conditional Use Permit to operate a saw mill on the property. Chairman Goodin reviewed the hearing procedures. Interim Director Wesley Wright reviewed the notice requirements, the exhibits, the slides regarding the proposed map amendment request and presented the Staff Report (attached). Henry Miller, the owner, provided testimony on the request and answered questions. Dean Pence of 118 Pickhandle-Wilmoth Road, Cecilia, the applicant, provided testimony on the request and answered questions. David Dudgeon of 14210 Sonora Hardin Springs Road, Eastview, spoke in favor of the request. Tyler Pence of 118 Pickhandle-Wilmoth Road, Cecilia, provided testimony on the request and answered questions. Albert Miller of 11910 New Glendale Road, Sonora, the applicant, provided testimony on the request and answered questions. Pete Tabb of 11879 New Glendale Road, Sonora, spoke in opposition of the request regarding; noise, environmental concerns, the hours and size of the operation and where the saw mill is located on the property. Mr. Tabb also provided Exhibit J {2 photos and 1 video} (attached). John Latham of 11879 New Glendale Road, Sonora, stated that he was not in opposition of the request, however, he did express concerns regarding the location of the saw mill, the noise, and additional traffic, as well as environmental concerns. John Tabb of 2069 Horseshoe Bend Road, Sonora, spoke in opposition of the request stating that it was a commercial operation. Cecil Hazelwood of 5301 S. Dixie Hwy., Glendale, spoke in favor of the request stating that the only traffic issues he has encountered is with school buses. Pete Tabb asked the Commission if the meeting could be continued to the next scheduled meeting date. Chairman Goodin stated that he would like to do a site visit. Commissioner Bland made a motion to table the request until the meeting scheduled for 5:30 on Tuesday, 5 November 2014. Commissioner Grusy provided the second. The motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 3 September 2013 meeting (attached). Commissioner Bland made a motion to approve the minutes. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 2** for August Fiscal Year 2014 (attached). Interim Director Wright reviewed the report.

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Commissioner Bland made a motion to accept the August Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 3** for September Fiscal Year 2014 (attached). Interim Director Wright reviewed the report. Commissioner Bland made a motion to accept the September Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Interim Director Wright discussed the Open Houses and the Sewage Disposal and Treatment Requirements.

Due to the length of the meeting the remaining agenda items will be added to the 5 November 2013 meeting.

Chairman Goodin announced that the next regular scheduled meeting will be held on Tuesday 5 November at 5:30 p.m. and adjourned the meeting at 8:15 p.m.

**ADOPTED AND APPROVED THIS 5th DAY OF NOVEMBER 2013 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

STEVE BLAND, SECRETARY

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Chairman Brent Goodin called the six hundredth and thirty fifth meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 3 September 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (~~Vice Chairman~~) and Steve Bland (Secretary) Also in attendance were Interim Director Wesley Wright, Interim Assistant Director Adam King, AICP. Rick Baumgardner (Vice Chairman), William Ball (Member), County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission were not in attendance.

Chairman Goodin called for consideration and action on a request from the Hardin County Conservation District Board of Supervisors to review the recertification of **Agricultural District (#047-010)**. Interim Director Wesley Wright presented the request for a ±257 acre site owned by Titus & Nancy Lockard, located in the West Urban Planning Area and designated Rural Residential (R-2). The property is located near Big Springs on the Breckenridge / Hardin County Line with 145 of the 257 acres located in Hardin County. Assistant Director Adam King presented a Staff Report on this request (attached). Commissioner Bland made a motion to adopt Resolution Number 2013-009(attached) finding that the proposed recertification of this Agriculture District is in agreement with the language of the County's comprehensive plan. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 20 August 2013 meeting (attached). Commissioner Grusy made a motion to approve the minutes. Commissioner Bland provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 1** for the month of July, 2013 (attached). Interim Director Wright reviewed the report. Commissioner Bland made a motion to accept the July Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Interim Director Wright discussed a revised format for the monthly Financial Statements. The format is generated out of the accounting software QuickBooks and can be produced automatically through a Report function.

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Citizen's Concerns:

Pete Tabb of Sonora, Kentucky requested the opportunity to address the Commission in regards to his concern about the saw mill located on New Glendale Road. Mr. Tabb shared with the Commission his concerns about the mill still being in operation. John Tabb, of 2069 Horseshoe Bend Road, Sonora, also shared with the Commission his concerns about the saw mill.

The following items are for information only and do not require Commission action:

COMPREHENSIVE PLAN REVIEW – The comprehensive plan is required to be reviewed by the planning commission at least once every five (5) years and amended or readopt.

PROVIDENT WAY – The Elizabethtown City Council has accepted the new road running parallel to Patriot Parkway (E²RC) in front of the County Government Building to be Provident Way. The road name Providence Way was changed to Big Blue Court in order for the name change to take place.

MPO TECHNICAL ADVISORY COMMITTEE – Wednesday, September 4, LTADD Updating the MPO Transportation Improvement Program (TIP) for review, with a 30-day public comment period to follow. Also, discussions on the status of Access Management (AM) in our area.

WASTEWATER ORDINANCE – Discussion will continue on 9 September 2013 on the Wastewater Ordinance for the unincorporated area of Hardin County. Coordination of the Open House presentation will be discussed for the meetings as follows: Elizabethtown – New Highland Elementary School Tuesday, 1 October, 6:00 pm AND Radcliff – Woodland Elementary School Thursday, 3 October, 6:00 pm.

PATRIOT DAY CEREMONY & 9/11 PENTAGON FIRE TRUCK PARADE

September 10, 2013 – A fire truck damaged in the Sept. 11 attack on the Pentagon will be loaded onto a flatbed trailer and a parade will take place down U.S. 31W/Dixie Highway through the communities of Radcliff and Elizabethtown and return back to Fort Knox on the same route after circling the Court House in

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downtown Elizabethtown. The community is being asked to display flags, post "Never Forget" on marquees and line the streets during the parade.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|---|-------------|-----------------|
| Segomoore | 3 | 13-Aug-13 |
| O'Neil's Hideaway, Lot 2 | 0 | 14-Aug-13 |
| Nick's Acres, Lot 2 A and Goose Landing Estates | 0 | 19-Aug-13 |
| Tall Pine Subdivision Section 5, Lots 34 – 36 | -1 | 21-Aug-13 |
| Hillcrest Manor, Lot 12A | 0 | 27-Aug-13 |
| NEW LOTS SINCE LAST MEETING | 2 | |
| 2013 TOTAL | 84 | |

Chairman Goodin announced that the next regular scheduled meeting will be held on Tuesday 17 September at 5:30 p.m. and adjourned the meeting at 6:45 p.m.

ADOPTED AND APPROVED THIS 15th DAY OF OCTOBER 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE BLAND, SECRETARY

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Minutes: 20 August 2013

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Chairman Brent Goodin called the six hundredth and thirty fourth meeting of the Hardin County Planning and Development Commission to order at 5:40 p.m. on Tuesday, 20 August 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (~~Vice Chairman~~), Rick Baumgardner (Vice Chairman) and William Ball (Member). Also in attendance were Interim Director Wesley Wright, Interim Assistant Director Adam King, AICP and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission. Steve Bland (Secretary) and County Engineer Vicki Meredith, PE were not in attendance.

Chairman Goodin requested that the Public Facility proposed for the **Hardin County Board of Education**, to construct a pavilion at Lakewood Elementary located at 265 Learning Place Lane in Cecilia be presented by the Commission staff. Interim Assistant Director King presented information and reviewed the slides for the proposed public facility. Commissioner Baumgardner made a motion that following the review of the proposal, it is determined that the proposed public facility is in agreement with the Comprehensive Development Guide and to adopt proposed Resolution Number 2013-008 (attached). Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on a proposal for a Zoning Map Amendment to originate with the Planning Commission for the Veteran's Nursing Home that has been transferred from the Fort Knox Reservation to the Commonwealth of Kentucky. Interim Director Wright presented the information to the Commission and after discussion it was determined that additional research was needed before the Planning Commission took action.

Chairman Goodin called for consideration and action on the **Minutes** of the 16 July 2013 meeting (attached). Commissioner Baumgardner made a motion to approve the minutes. Commissioner Grusy provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action:

COMPREHENSIVE PLAN REVIEW – The comprehensive plan is required to be reviewed by the planning commission at least once every five (5) years and amended or readopt.

WASTEWATER ORDINANCE – Discussions continued on 1 August 2013 in preparing a Draft Wastewater Ordinance for the unincorporated area of Hardin County. An public hearing presentation is scheduled to inform the public and gain public comment as follows: Elizabethtown – New Highland Elementary School Tuesday, 1 October, 6:00 pm AND Radcliff – Woodland Elementary School Thursday, 3 October, 6:00 pm.

Hardin County Planning and Development Commission

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CHINOE HILLS ROAD CLOSING The Commission provided an unfavorable recommendation to close the right-of-way extension from Cedar Pointe Court to Shacklette Court. On 13 August 2013, the Fiscal Court voted 8-0 to uphold the Commission's recommendation to keep the right-of-way open to Hansbrough Hills.

PERMIT MANAGEMENT WEBINAR – Commission Staff participated in an IworQ webinar on 24 July 2013 that present information about the Permit Management to be purchased for FY 2014. The presenter shared their knowledge and information about the program.

WASTEWATER MEETING IN GLENDALE On 25 June 2013, The Hardin County Water District No. 2 held a public meeting for residents in the Nolin River Watershed in Glendale. The meeting was held at Glendale Christian Church to review a PowerPoint presentation on the Glendale Sewer Project and area impacts.

FORT KNOX TOWN HALL MEETING – On 31 July 2013, town hall meeting held at John Hardin High School provided an update on Fort Knox and addressed lingering concerns about the post. The inactivation of the 3rd Brigade Combat Team, 1st Infantry Division was among topics of discussion and a Cadet Command transformation initiatives pertaining to Fort Knox.

BLUEGRASS PIPELINE An open House was conducted on 8 August 2013 by Wilson Company who is conducting a study to find a feasible route for a new "Bluegrass Pipeline" to transport natural gas liquids from the Utica and Marcellus Shale plays in Eastern Ohio to facilities on the Louisiana and Texas Gulf Coast. The pipeline would carry 200,000 barrels a day of mixed natural gas liquids from Ohio, West Virginia and Pennsylvania, with a possible expanded capacity of 400,000 barrels a day to meet demand.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|---------------------------------------|-------------|-----------------|
| Dupin Loop Subdivision, Lots 6, 7 & 8 | -2 | 07-Aug-13 |
| Hagan Farm Subdivision, | 2 | 07-Aug-13 |
| Entropy Acres, Lot 1 | 0 | 07-Aug-13 |
| NEW LOTS SINCE LAST MEETING | 2 | |
| 2013 TOTAL | 82 | |

Hardin County Planning and Development Commission

Minutes: 20 August 2013

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JULY 2013 REPORT

| | |
|--|--|
| Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 51 Subdivision plats were approved for the year 2013• 50 Five-year average (Jan-Jul) | Lots Created: <ul style="list-style-type: none">• 9 Lots were approved for the month• 80 Lots were approved for the year 2013• 86 Five-year average (Jan-Jul) |
| Single Family Building Permits: <ul style="list-style-type: none">• 11 Permits were issued for the month• 77 Permits were approved for the year 2013• 104 Five year average (Jan-Jul) | Building Inspections Performed SFD: <ul style="list-style-type: none">• 76 SFD Residential Inspections for the month• 308 Inspections for the year 2013• 437 Five year average (Jan-Jul) |
| Commercial Building Inspections Performed: <ul style="list-style-type: none">• 4 Commercial Inspections for the month• 32 Commercial Inspections for the year 2013• 39 Five-year average (Jan-Jul) | Plan Reviews: 14 reviews for the month 91 reviews for the 2013 year |

Chairman Goodin announced that the next regular scheduled meeting will be held on Tuesday 5 September at 5:30 p.m. and adjourned the meeting at 6:30 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF SEPTEMBER 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE BLAND, SECRETARY

Hardin County Planning and Development Commission

Minutes: 16 July 2013

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Vice Chairman Rod Grusy called the six hundredth and thirty third meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 16 July 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were (Rick Baumgardner (Secretary), William Ball (Member) and Steve Bland (Member). Also in attendance were Interim Director Wesley Wright, Interim Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission. Brent Goodin (Chairman) was not in attendance.

At 5:35 p.m., Vice Chairman Grusy announced that Attorney Philip Moore would serve as the Hearing Officer for the scheduled Public Hearing for the requested Map Amendment from Tourism & Convenience Commercial Zone (B-2) to Urban Residential Zone (R-1) on a 3.4 acre portion of a 20.3 acre tract. The property consists of the house lot located at 140 East Railroad Avenue and an Agricultural Tract located on the east side of East Railroad Avenue. The owners are **James & Idell Sego and James & Rhonda Moore** and the property is identified with PVA map parcel number 190-30-00-013 and 190-30-00-013.01. Attorney Moore announced the Public Hearing procedure and conducted the swearing in ceremony. Interim Director Wesley Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Mike Billings of Engineering Design Group, the applicant, provided testimony on the request and answered questions. Gerald Lush of 122 E. Railroad Ave., spoke in opposition of the request stating that he would like to see the Commercial zoning to remain in place. Interim Director Wesley Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. The hearing was closed at 6:15 p.m. Commissioner Bland made a motion to adopt RESOLUTION Number 2013-006 (attached) approving the map amendment because the existing Tourism & Convenience Commercial Zone (B-2) is inappropriate and the proposed Urban Residential Zone (R-1) is more appropriate and that it is in agreement with the Comprehensive Plan as follows:

Goal 1: To improve and promote Hardin County as a place of residence.

Objective 1: To provide the formation of neighborhood units as opposed to scattered development .

Hardin County Planning and Development Commission

Minutes: 16 July 2013

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Goal 5: To encourage the location and development of different land uses in the most appropriate manner.

Objective 5: To facilitate a good transition between land uses of a variety of types and density.

Commissioner Ball provided a second. Motion passed unanimously.

Vice Chairman Grusy requested that the Public Facility proposed for the **Hardin County Water District #2**, located at the intersection of New Glendale Road and East Railroad Avenue in Glendale, Kentucky described as a new Sewer Lift Station associated with the Glendale Sewer Project be presented by the Commission staff. Interim Assistant Director King presented information and reviewed the slides for the proposed public facility. Commissioner Ball made a motion that following the review of the proposal, it is determined that the proposed public facility is in agreement with the Comprehensive Development Guide and to adopt proposed Resolution Number 2013-006 (attached). Commissioner Bland provided the second. Motion passed unanimously.

Vice Chairman Grusy called for consideration and action on the **Minutes** of the 18 June 2013 meeting (attached). Commissioner Baumgardner made a motion to approve the minutes. Commissioner Bland provided the second. Motion passed unanimously.

Vice Chairman Grusy called for consideration and action on the **Financial Report** for the month of June, 2013 (attached). Interim Director Wright reviewed the report. Commissioner Ball made a motion to accept the June Financial Report as presented. Commissioner Bland provided the second. Motion passed unanimously.

Vice Chairman Grusy called for the **Annual Election of Officers** as required by the By-Laws for the designated offices of Chairman, Vice-Chairman and Secretary.

Vice Chairman Grusy called for nominations for the office of Chairman. Commissioner Bland nominated Brent Goodin to continue to serve as Chairman. Commissioner Baumgardner made the motion for Brent Goodin to continue to serve as Chairman. Commissioner Ball provided the second. The motion passed unanimously.

Vice Chairman Grusy called for nomination for Vice-Chairman. Commissioner

Hardin County Planning and Development Commission

Minutes: 16 July 2013

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Bland nominated Rick Baumgardner to serve as Vice-Chairman. Commissioner Ball made the motion for Rick Baumgardner serve as Chairman. Commissioner Bland provided the second. The motion passed unanimously.

Vice Chairman Grusy called for nomination for Secretary. Commissioner Baumgardner nominated Steve Bland for the office of Secretary. Commissioner Grusy made a motion for Steve Bland to fill the office of Secretary. Commissioner Ball provided the second. The motion passed unanimously.

The following items are for information only and do not require Commission action:

PATRIOT WAY AND RING ROAD EXTENSION MEETING held at the KYTC on 26 June 2013 to discuss sections of excess rights-of-way to be transferred from the state and former state roads and new curb-cuts to be maintained by the county.

INFORMATION TECHNOLOGY WORK GROUP held a meeting on 27 June 2013 to discuss File Management (folder and file organization) and Personal File Management.

WASTEWATER ORDINANCE –Discussions continued on 11 July 2013 in preparing a Draft Wastewater Ordinance for the unincorporated area of Hardin County. An Open House presentation will be scheduled to inform the public and gain public comment.

CHINOE HILLS ROAD CLOSING HEARING tabled by Fiscal Court on 11 July 2013 in order for site visits to be conducted by the Court. The Commission provided an unfavorable recommendation to close the right-of-way extension from Cedar Pointe Court to Shacklette Court. Discussions will take place at the 6 August 2013 Public Works Committee on the request. Fiscal Court will reconvene on 13 August 2013.

JUNE 2013 REPORT

| | |
|--|--|
| Plats Recorded: <ul style="list-style-type: none">• 1 Subdivision plats were approved for the month• 44 Subdivision plats were approved for the year 2013• 42 Five-year average (Jan-Jun) | Lots Created: <ul style="list-style-type: none">• 0 Lots were approved for the month• 71 Lots were approved for the year 2013• 78 Five-year average (Jan-Jun) |
| Single Family Building Permits: <ul style="list-style-type: none">• 12 Permits were issued for the month• 66 Permits were approved for the year 2013• 90 Five year average (Jan-Jun) | Building Inspections Performed SFD: <ul style="list-style-type: none">• 42 SFD Residential Inspections for the month• 232 Inspections for the year 2013• 311 Five year average (Jan-Jun) |
| Commercial Building Inspections Performed: <ul style="list-style-type: none">• 7 Commercial Inspections for the month• 28 Commercial Inspections for the year 2013• 34 Five-year average (Jan-Jun) | Plan Reviews: 15 reviews for the month 77 reviews for the 2013 year |

Hardin County Planning and Development Commission

Minutes: 16 July 2013

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THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|--|-------------|-----------------|
| Wyatt Farm, Lot 1B and Wyatt Farm Section 2, Lot 4 | 0 | 25-June-13 |
| | | |
| SINCE LAST MEETING | 0 | |
| 2013 TOTAL | 71 | |

Vice Chairman Rod Grusy announced that the next regular scheduled meeting will be held on Tuesday 8 August at 5:30 p.m. and adjourned the meeting at 7:10 p.m.

ADOPTED AND APPROVED THIS 8th DAY OF AUGUST 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE BLAND, SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 June 2013

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Chairman Brent Goodin called the six hundredth and thirty second meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 18 June 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (Vice Chairman), Rick Baumgardner (Secretary), William Ball (Member) and Steve Bland (Member). Also in attendance were Interim Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission. Interim Director Wesley Wright was not in attendance.

Chairman Brent Goodin called for a moment of silence in honor of the mayor of Elizabethtown, **Tim Walker**, who passed away on 14 June 2013.

At 5:40 p.m., Attorney Moore announced the Public Hearing procedure and conducted the swearing in ceremony and announced that Chairman Goodin would serve as the Hearing Officer for the scheduled Public Hearing for a Road Closing. Interim Assistant Director King stated that an application was submitted by Adrian Ray for a Road Closing of the 150' right-of-way extension beyond the cul-de-sac of Cedar Pointe Court in **Chinoe Hills Subdivision, Section 2**. The PVA Map Number is 141-30-00-015.03 and the property is off of Deckard School Road. Interim Assistant Director King reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed road closing request, and presented the Staff Report (attached). Adrain Ray, the developer, 214 Villa Ray Drive, Radcliff, provided testimony on the request and answered questions. Charles Luke of 337 Shacklette Court, Vine Grove provided testimony on the request and answered questions. Mr. Luke presented pictures of the site as exhibit N (attached) and presented a petition from the property owners on Shacklette Court as exhibit O (attached). Adrian Ray then presented a petition from property owners in Chinoe Hills as exhibit P (attached). The hearing was closed at 6:15 p.m. Commissioner Ball made a motion to adopt RESOLUTION Number 2013-005 (attached) and to send a recommendation to deny the Road Closing request to Fiscal Court because it was not in agreement with the Comprehensive Plan. Commissioner Baumgardner provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 4 June 2013 meeting (attached). Commissioner Baumgardner made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 18 June 2013

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Chairman Goodin called for consideration and action on the **Financial Report** for the month of May, 2013 (attached). Interim Assistant Director King reviewed the report. Commissioner Bland made a motion to accept the May Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Citizen's Concerns:

Pete Tabb of Sonora, Kentucky requested the opportunity to address the Commission in regards to his concern about the saw mill located on New Glendale Road. Mr. Tabb shared with the Commission his concerns about the mill still being in operation. John Latham of Sonora, Kentucky also shared with the Commission his concerns about the saw mill.

Interim Assistant Director King reported that the members of the Board of Adjustment and staff, in recognition of Jack Holman's 18 years of service to the Board, honored him with a lunch at the Whistle Stop in Glendale on 12 June 2013.

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 16 July at 5:30 p.m. and adjourned the meeting at 7:15 p.m.

ADOPTED AND APPROVED THIS 16th DAY OF JULY 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

RICK BAUMGARDNER, SECRETARY

Hardin County Planning and Development Commission

Minutes: 4 June 2013

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Chairman Brent Goodin called the six hundredth and thirty first meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 4 June 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were William Ball (Member) and Steve Bland (Member). Also in attendance were Interim Director Wesley Wright, Interim Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission. Rod Grusy (Vice Chairman) and Rick Baumgardner (Secretary) were not in attendance.

At 5:35 p.m., Chairman Goodin announced that he would serve as the Hearing Officer for the scheduled Public Hearing for the requested map amendment from Rural Residential Zone (R-2) to General Commercial Zone (C-2) on a 16.838 acre tract located at 1055 Glendale Hodgenville Road, Glendale. The owners are Larry Hagan, etal and the property is identified with PVA map parcel number 207-00-00-030. Attorney Moore reviewed the procedures and conducted the swearing in ceremony for all individuals who may provide testimony. Assistant Director King reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Mike Billings of Engineering Design Group, representing the owner, provided testimony on the request regarding the 4 step process as outlined in the Comprehensive Plan and answered questions. Barbara Bransford of 1014 Glendale Hodgenville Road, Glendale, spoke in opposition of the request on behalf of herself as well as Shirley Glover 992 Glendale Hodgenville Road, Homer Best 982 Glendale Hodgenville Road and Keith & Kimberly Mansfield 1062 Glendale Hodgenville Road. Ms. Bransford stated that their concerns were regarding; increased traffic and safety issues, depreciation of property value due to it changing from the rural residential lifestyle, stability of the community, light, noise and environmental pollution and that it may negatively transform the historic landscape. Assistant Director King gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. The hearing was closed at 6:05 p.m. Commissioner Ball made a motion to adopt RESOLUTION Number 2013-004 (attached) approving the map amendment because the existing Rural Residential Zone (R-2) is inappropriate and the proposed General Commercial Zone (C-2) is more appropriate and that it is in agreement with the Comprehensive Plan as follows:

Goal 1: To improve and promote Hardin Count as a place for commerce

Hardin County Planning and Development Commission

Minutes: 4 June 2013

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and industry.

Objective 1: To provide adequate space for the proper location of commercial and industrial land use;

- 4. To diversify and balance the economic base.
- 6. To expand employment and investment opportunities.

Commissioner Bland provided a second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 16 April 2013 meeting (attached). Commissioner Bland made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on a six months extension of the **Employment Agreement** of Jimmy Morgan, the Planning Commissions' Regular Part Time Residential Building Inspector, for the performance of Building Inspections. Commissioner Bland made a motion to approve the Contract and Employment Agreements as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the proposed amendments to the **Fiscal Year 2013 Budget** for the Planning Commission as presented by Interim Director Wright. Commissioner Bland made a motion to accept the amendments. Commissioner Ball seconded the motion. The motion passed unanimously.

Chairman Goodin called for consideration and action on the proposed **Fiscal Year 2014 Budget** for the Planning Commission as presented by Interim Director Wright. Commissioner Ball made a motion to accept the budget as presented. Commissioner Bland seconded the motion. The motion passed unanimously.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|---|-------------|-----------------|
| Blackburn Estates Subdivision Section 2, Lots 182 & 183 | | 16-May-13 |
| Lake Reed Estates, Lots 5 & 6 | 2 | 17-May-13 |
| Beckner Subdivision Section 2, Lot 2B | | 23-May-13 |
| SINCE LAST MEETING | | |
| 2013 TOTAL | 66 | |

Hardin County Planning and Development Commission

Minutes: 4 June 2013

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Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 18 June at 5:30 p.m. and adjourned the meeting at 7:00 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF JUNE 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

RICK BAUMGARDNER, SECRETARY

Hardin County Planning and Development Commission

Minutes: 21 May 2013

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Chairman Brent Goodin called the six hundredth and thirtieth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 21 May 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rick Baumgardner (Secretary) and Steve Bland (Member). Also in attendance were Interim Director Wesley Wright, Interim Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission. Rod Grusy (Vice Chairman) and William Ball (Member) were not in attendance.

Interim Director Wright reported that he would performed the administration of the oath of office as set forth in the Constitution of Kentucky (Section 228) to Steve Bland, who was appointed to the Commission by Fiscal Court on 26 March 2013. Upon completion of the oath, Steve Bland began his term of office as Hardin County Planning Commission Member for a term to expire 30 April 2017.

At 5:40 p.m., Chairman Goodin announced that Attorney Moore would serve as the Hearing Officer for the Public Hearing for a Road Closing that was continued from the 15 April 2013 meeting. Interim Director Wright stated that an application was submitted by Larry Jagers for a Road Closing of Hardin County Fairgrounds Road. The PVA Map Number is 224-00-00-004 and the property is adjacent to the Hardin County Community Fairgrounds. Interim Director Wright reviewed the notice requirements, the application, exhibits, reviewed the slides regarding the proposed road closing request, and presented the Staff Report (attached). Larry Jagers, Chairman of HCCFB, 5617 S. Dixie, Elizabethtown, provided testimony on the request and answered questions. The hearing was closed at 5:50 p.m. Commissioner Baumgardner made a motion to adopt RESOLUTION Number 2013-003 (attached) finding that the requested closing of right-of-way meets the Goals and Objectives of the Comprehensive Development Guide, Goal 10 and Objective 10 and that a favorable recommendation be sent to Fiscal Court.

Commissioner Bland provided a second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 16 April 2013 meeting (attached). Commissioner Baumgardner made a motion to approve the minutes. Commissioner Bland provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 21 May 2013

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Chairman Goodin called for consideration and action on the **Financial Report** for the month of April, 2013 (attached). Interim Director Wright reviewed the report. Commissioner Bland made a motion to accept the April Financial Report as presented. Commissioner Baumgardner provided the second. Motion passed unanimously.

Citizen's Concerns:

Pete Tabb of Sonora, Kentucky requested the opportunity to address the Commission in regards to his concern about the Amish saw mill located on New Glendale Road. Mr. Tabb shared with the Commission his concerns about traffic, safety, noise, dust, burning and child labor laws. Mr. Tabb also reported another saw mill on Amish Lane.

Chairman Goodin called for consideration and action on the **Service Agreement** with iWorQ for Permit Management of Kentucky Building Code Program. Commissioner Baumgardner made a motion to approve the service agreement. Commissioner Bland provided the second. Motion passed unanimously.

Interim Director Wright reported that the staff is looking into offering **credit and debit card payment** with the use of I Square.

April 2013 REPORT

| | |
|--|--|
| Plats Recorded: <ul style="list-style-type: none">• 07 Subdivision plats were approved for the month• 28 Subdivision plats were approved for the year 2013• 28 Five-year average (Jan-Apr) | Lots Created: <ul style="list-style-type: none">• 26 Lots were approved for the month• 50 Lots were approved for the year 2013• 48 Five-year average (Jan-Apr) |
| Single Family Building Permits: <ul style="list-style-type: none">• 12 Permits were issued for the month• 38 Permits were approved for the year 2013• 48 Five year average (Jan-Apr) | Building Inspections Performed SFD: <ul style="list-style-type: none">• 51 SFD Residential Inspections for the month• 146 Inspections for the year 2013• 208 Five year average (Jan-Apr) |
| Commercial Building Inspections Performed: <ul style="list-style-type: none">• 4 Commercial Inspections for the month• 18 Commercial Inspections for the year 2013• 26 Five-year average (Jan-Apr) | Plan Reviews: 8 reviews for the month 45 reviews for the 2013 year Site Visits: 4 visits for the month 21 visits for the 2013 year |

Hardin County Planning and Development Commission
 Minutes: 21 May 2013
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THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|-----------------------------------|-------------|-----------------|
| Collinbrook Subdivision Section 2 | 22 | 02-Apr-13 |
| Alfalfa Acres | 2 | 02-Apr-13 |
| Dalou Woods | 2 | 02-Apr-13 |
| Burnett Estates | 1 | 02-Apr-13 |
| Peyton Estates, Lots 44 & 45 | -1 | 02-Apr-13 |
| Soggy Bottom View | 2 | 12-May-13 |
| Speckles Place Subdivision, Lot 2 | 0 | 12-May-13 |
| Boswell Acres, Section 1 | 0 | 12-May-13 |
| Hill Haven | 1 | 12-May-13 |
| Nick's Acres | 8 | 12-May-13 |
| McClung Place | 1 | 12-May-13 |
| Sullivan Estates, Lot 1B | 0 | 12-May-13 |
| Hinton Farm Division Tracts 2 & 3 | 0 | 12-May-13 |
| Sakura Orchard | 2 | 12-May-13 |
| HAC Holdings Subdivision | 2 | 12-May-13 |
| SINCE LAST MEETING | 42 | |
| 2013 TOTAL | 66 | |

At 6:15 p.m. Chairman Goodin called for a motion to go into **Closed Session** to discuss legal matters. Commissioner Baumgardner moved to go into closed session. Commissioner Bland seconded the motion. The motion passed unanimously. At 6:38 p.m. Commissioner Baumgardner made a motion to go into open session. Commissioner Bland seconded the motion. The motion passed unanimously. No action was taken in the closed session.

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 4 June at 5:30 p.m. and adjourned the meeting at 7:30 p.m.

ADOPTED AND APPROVED THIS 4th DAY OF JUNE 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

 RICK BAUMGARDNER, SECRETARY

Hardin County Planning and Development Commission

Minutes: 16 April 2013

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Chairman Brent Goodin called the six hundredth and twenty-ninth meeting of the Hardin County Planning and Development Commission to order at 5:40 p.m. on Tuesday, 16 April 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (Vice Chairman), Teddi Embrey (Member) and William Ball (Member). Also in attendance were Interim Director Wesley Wright, Interim Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission. Rick Baumgardner (Secretary) was not in attendance.

At 5:40 p.m., Chairman Goodin announced that Attorney Moore would serve as the Hearing Officer for the scheduled Public Hearing for a Road Closing. Senior Planner Wright stated that an application was submitted by Larry Jagers for a Road Closing of Hardin County Fairgrounds Road. The PVA Map Number is 224-00-00-004 and the property is adjacent to the Hardin County Community Fairgrounds. Interim Director Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed road closing request, and presented the Staff Report (attached). Larry Jagers, Chairman of HCCFB, 5617 S. Dixie, Elizabethtown, provided testimony on the request and answered questions. Interim Director Wright presented an email from Jim Akers, COO for Blue Grass Agricultural Development West, LLC, owner the adjoining property, requesting that the Commission table the request for 30 days in order for him to attend the meeting. Commissioner Grusy made a motion to table the request until the meeting scheduled for 5:30 on Tuesday, May 7. Commissioner Embrey provided the second. The motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 5 March 2013 meeting (attached). Commissioner Grusy made a motion to approve the minutes. Commissioner Embrey provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Financial Report** for the month of February, 2013 (attached). Interim Director Wright reviewed the report. Commissioner Embrey made a motion to accept the February Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Financial Report** for the month of March, 2013 (attached). Interim Director Wright reviewed the report. Commissioner Embrey made a motion to accept the March Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 16 April 2013

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The following items are for information only and do not require Commission action:

- Personnel Policies and Handbook and Performance Evaluation Form
- Assistant Director Job Description
- Procedural Policy Manual
- On-line Bill Pay for Vendors of the Commission and Direct Deposit of Commission and Board member per diem

FY 2014 BUDGET DISCUSSION (15 March 2013) Wesley Wright and Rachel Daugherty met with Judge Berry to discuss the FY 2014 budget proposed by the Commission. The County budget will be presented to the Fiscal Court on 23 April 2013 with the first reading to occur on 14 May 2013.

FISCAL COURT APPOINTS STEVE BLAND (26 March 2013) Hardin County Fiscal Court has appointed Steve Bland to serve a four-year term on the Planning Commission. Steve will replace the expiring term of Teddi Embrey. His term will end 30 April 2017. Orientation Training will be provided by the Staff on 17 April 2013.

PATRIOT WAY (FORMER E2RC) MEETING held on 28 March 2013 to discuss re-addressing along Patriot Way and Maintenance Acceptance / "Lane" naming for the Frontage Streets

MPO – TECHNICAL ADVISORY COMMITTEE The Corradino Group gave a presentation on 3 April 2013 regarding the Public Transportation Implementation Study. Options were presented on both an Elizabethtown & Radcliff Circulator Bus Route and a US 31W Bus Route.

INFORMATION TECHNOLOGY WORK GROUP (4 April 2013) meeting held to discuss specific departmental IT strengths, weakness and needs. Next meeting will be held on 24 April 2013 to focus on File Management and Personal File Management.

FISCAL COURT RE-APPOINTS RICK BAUMGARDNER (9 April 2013) Hardin County Fiscal Court has re-appointed Rick Baumgardner to serve an additional term on the Planning Commission. His new term will end 30 April 2017.

FIRST FEDERAL 2013 SEMINAR SERIES attended by Rachel Daugherty on April 10th; Topics included Payroll, Regulations including COBRA, HIPAA, FMLA, ADA, Equal employment, discrimination, rest period requirements, etc.

Hardin County Planning and Development Commission

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2013 SPRING TRAINING CONFERENCE (April 14-17) attended by Ed Bryan at the KY Dam Village, Gilbertsville, KY. Topics include: Fire Risk of Interior Finishes, 2006-2012 IBC/KBC & IRC/KRC updates, and Deck Construction.

WASTEWATER ORDINANCE – The Commission, along with Engineering and the Water Districts have had discussions and work sessions in preparing a Draft Wastewater Ordinance for the unincorporated area of Hardin County. A meeting will be held to 25 April 2013 to further the discussion.

MARCH 2013 REPORT

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|--|--|
| Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 20 Subdivision plats were approved for the year 2013 • 5-year average (Jan-Mar): 19 | Lots Created: <ul style="list-style-type: none"> • 11 Lots were approved for the month • 24 Lots were approved for the year 2013 • 5-year average (Jan-Feb): 30 |
| Single Family Building Permits: <ul style="list-style-type: none"> • 09 Permits were issued for the month • 31 Permits were approved for the year 2013 • 5-year average (Jan-Feb): 33 | Building Inspections Requested: <ul style="list-style-type: none"> • 66 Inspections requested for the month • 225 Inspections requested for the year 2013 • 5-year average (Jan-Feb): 236 |

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|--|------|------------|
| Meagher Subdivision | 3 | 27- Feb 13 |
| Mulquin Estates | 2 | 27- Feb 13 |
| Nall Lincoln Subdivision, Section 2, Lots 109, 110 & 111 | -2 | 07-Mar-13 |
| Brady Acres Subdivision | 1 | 11-Mar-13 |
| Claude Nall Farm No. 2 | 1 | 11-Mar-13 |
| Flora's Subdivision | 2 | 12-Mar-13 |
| Fellowship Place, Lot 1 | 0 | 14-Mar-13 |
| Irvin Acres | 4 | 20-Mar-13 |
| Open Door Assembly Church | 1 | 26-Mar-13 |
| Powell Estates, Lots 1 & 2 | 0 | 26-Mar-13 |
| Big Buck Valley | 2 | 26-Mar-13 |
| O'Brien Subdivision | 2 | 29-Mar-13 |
| Dolores Acres, Lots 3 & 4 | -1 | 02-Apr-13 |
| Anson Acres Subdivision | 1 | 08-Apr-13 |
| SINCE LAST MEETING | 16 | |
| 2013 TOTAL | 24 | |

Hardin County Planning and Development Commission

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Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 21 May at 7:05 p.m. and adjourned the meeting at 7:30 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF MAY 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

RICK BAUMGARDNER, SECRETARY

Hardin County Planning and Development Commission

Minutes: 5 March 2013

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Chairman Brent Goodin called the six hundredth and twenty-eighth meeting of the Hardin County Planning and Development Commission to order at 5:40 p.m. on Tuesday, 5 March 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (Vice Chairman), Rick Baumgardner (Secretary), and William Ball (Member). Also in attendance were Senior Planner Wesley Wright, Planner Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission. Teddi Embrey (Member) was in attendance but arrived late.

Chairman Brent Goodin called for 32 seconds of silence in honor of the 32 years of service Chris Hunsinger, Director, had with the Commission. On 21 February 2013 Chris lost his battle with cancer.

At 5:45 p.m., Chairman Goodin called for consideration and action on a Public Facility Review for the proposed construction of an addition (30' x 60') to the existing 60' x 90' salt storage building for the **Hardin County Road Department** located at 501 Bacon Creek Road and identified with PVA map parcel number 187-30-00-022. Planner King presented the request and reviewed the slides for the proposal. Commissioner Ball made a motion that the proposal be deemed a Public Facility and found the request in agreement with the Comprehensive Development Guide and to adopt proposed RESOLUTION Number 002, Series 2013 (attached). Commissioner Baumgardner provided the second. The motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 19 February 2013 meeting. Commissioner Grusy made a motion to approve the minutes. Commissioner Baumgardner provided the second. Motion passed unanimously.

Chairman Goodin called for a report and action on the **Independent Auditor's Report on Financial Statements for the Year Ended June 30, 2012**. Senior Planner Wright distributed the audit report prepared by Stiles, Carter and Associates and reviewed highlights of the audit (attached). Commissioner Baumgardner made a motion to accept the Audit Report as presented.

Commissioner Grusy provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 5 March 2013

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At 5:55 p.m. Chairman Goodin called for a motion to go into **Closed Session** to discuss the appointment of individual employees – KRS 61.810(1)(f). Commissioner Ball moved to go into closed session. Commissioner Grusy seconded the motion. The motion passed unanimously. At 7:05 p.m. Commissioner Ball made a motion to go into open session. Commissioner Baumgardner seconded the motion. The motion passed unanimously.

Chairman Goodin called for consideration and action of the **Appointment of Employees** of the Commission. Commissioner Baumgardner made the motion for **Wesley Wright** to fill the position of Interim Director and Interim Building Official. Commissioner Grusy provided the second. The motion passed unanimously. Commissioner Baumgardner made the motion for **Adam King** to fill the position of Interim Assistant Director. Commissioner Ball provided the second. The motion passed unanimously.

Chairman Goodin called for a motion to amend the **FY 2013 Budget** to reflect a 20 percent pay increase for Interim Director Wright. Commissioner Baumgardner made a motion to amend the Budget. Commissioner Ball seconded the motion. The motion passed unanimously. Chairman Goodin stated that the Personal Policies and Handbook of the Commission (Chapter 2, Section 1) stated that *The Director shall be authorized to set all staff salaries within the limits of the budget approved by the Commission* and that Interim Director Wright shall consider a comparable pay increase for Interim Assistant Director Position.

February 2013 REPORT

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| Plats Recorded: <ul style="list-style-type: none">• 05 Subdivision plats were approved for the month• 10 Subdivision plats were approved for the year 2013• 5-year average (Jan-Feb): 12 | Lots Created: <ul style="list-style-type: none">• 10 Lots were approved for the month• 13 Lots were approved for the year 2013• 5-year average (Jan-Feb): 32 |
| Single Family Building Permits: <ul style="list-style-type: none">• 08 Permits were issued for the month• 18 Permits were approved for the year 2013• 5-year average (Jan-Feb): 19 | Building Inspections Requested: <ul style="list-style-type: none">• 71 Inspections requested for the month• 162 Inspections requested for the year 2013• 5-year average (Jan-Feb): 145 |

Hardin County Planning and Development Commission
Minutes: 5 March 2013
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THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|--|-------------|-----------------|
| McCracken Hill Subdivision | 5 | 14- Feb -13 |
| Carman Subdivision Section 1, Lots 3 & 5 | 0 | 21- Feb -13 |
| Hillsdale Estates Section 2, Lot 12 | 0 | 25- Jan -13 |
| SINCE LAST MEETING | 5 | |
| 2013 TOTAL | 8 | |

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 19 March at 5:30 p.m. and adjourned the meeting at 7:30 p.m.

ADOPTED AND APPROVED THIS 19th DAY OF MARCH 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

RICK BAUMGARDNER, SECRETARY

Hardin County Planning and Development Commission

Minutes: 19 February 2013

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Chairman Brent Goodin called the six hundredth and twenty-seventh meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 19 February 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (Vice Chairman), Rick Baumgardner (Secretary), Teddi Embrey (Member) and William Ball (Member). Also in attendance were Senior Planner Wesley Wright, Planner Adam King, AICP, County Engineer Vicki Meredith, PE, Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission and the individuals listed on the sign in sheet. Chris Hunsinger (Director) was not in attendance.

Chairman Goodin called for consideration and action on the **Minutes** of the 15 January 2013 meeting. Commissioner Baumgardner made a motion to approve the minutes. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Financial Report** for the month of January, 2013 (attached). Senior Planner Wright reviewed the report. Commissioner Grusy made a motion to accept the January Financial Report as presented. Commissioner Baumgardner provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the addition of Senior Planner Wright and the new Administrative Assistant to the **Signature Cards** for the banks accounts and safety deposit box. Commissioner Baumgardner made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for an update of the Annual Report. Planner King reported on and provided some of the information presented in the **Annual Report for 2012** produced by the staff of the Planning Commission and Board of Adjustment. The annual report presents a summary of applications submitted to the Planning Commission and provides details on some of the functions and activities of the Planning Commission, Board of Adjustment and the inspection programs that implement the Kentucky Building Code. The report will be presented to Fiscal Court on 12 March 2013.

Hardin County Planning and Development Commission

Minutes: 19 February 2013

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At 6:10 p.m. Chairman Goodin called for a motion to go into **Closed Session** to discuss personnel matters. Commissioner Baumgardner moved to go into closed session. Commissioner Goodin seconded the motion. The motion passed unanimously. At 6:38 p.m. Commissioner Goodin made a motion to go into open session. Commissioner Grusy seconded the motion. The motion passed unanimously.

Chairman Goodin called for a review of the proposed budget. Senior Planner Wright reviewed the proposed receipts, expenditures and request for funding from Fiscal Court for the proposed **Fiscal Year 2014 Budget** for the Planning Commission (attached). Commissioner Baumgardner made a motion to request funding from Fiscal Court in the amount of \$280,000 for Fiscal Year 2014. This is an increase of \$10,000 from the \$270,000 Fiscal Court contributed to the Planning Commission for Fiscal Year 2013. Commissioner Grusy seconded the motion. The motion passed unanimously.

Chairman Goodin called for an update of the **Continuing Education** requirements for Planning Commission members. Senior Planner Wright provided a summary of the hours obtained for each Commission member.

Senior Planner Wright announced the position of **Administrative Assistant** has been filled with the hiring of Rachel Daugherty. Rachel is a graduate of Spalding University with a Masters in Teaching (K-5 / Mathematics) and Bellarmine University with a Bachelors in Accounting. She is also a graduate of West Hardin High School. Her first day of employment was Wednesday, 6 February.

Senior Planner Wright announced the **Employment Anniversary** of Planner Adam King. Adam was hired on 15 February 2008 and has completed five years of employment.

JANUARY 2013 REPORT

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|--|---|
| Plats Recorded: <ul style="list-style-type: none">• 5 Subdivision plats were approved for the month• 6 Subdivision plats were approved for January, 2012• 92 Subdivision plats were approved for the year 2012 | Lots Created: <ul style="list-style-type: none">• 3 Lots were approved for the month• 34 Lots were approved for January 2012• 153 Lots were approved for the year 2012 |
| Single Family Building Permits: <ul style="list-style-type: none">• 10 Permits were issued for the month• 11 Permits were approved for January 2012• 131 Permits were approved for the year 2012 | Building Inspections Requested: <ul style="list-style-type: none">• 89 Inspections requested for the month• 83 Inspections requested for January 2012• 1186 Inspections requested for the year 2012 |

Hardin County Planning and Development Commission
Minutes: 19 February 2013
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THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|---------------------------------------|-------------|-----------------|
| Poynter Subdivision | 1 | 15- Jan -13 |
| Strange Estates Section 3, Lots 3 & 4 | -1 | 15- Jan -13 |
| My Blessitt Valley Subdivision | 1 | 15- Jan -13 |
| Byre Knoll Subdivision | 2 | 28- Jan -13 |
| Old Chestnut Estates | 0 | 29- Jan -13 |
| SINCE LAST MEETING | 3 | |
| 2013 TOTAL | 3 | |

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 5 March at 5:30 p.m. and adjourned the meeting at 6:45 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF MARCH 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

RICK BAUMGARDNER, SECRETARY

Hardin County Planning and Development Commission

Minutes: 15 January 2013

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Chairman Brent Goodin called the six hundredth and twenty-sixth meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 15 January 2013, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rod Grusy (Vice Chairman), Rick Baumgardner (Secretary) and William Ball (Member). Also in attendance were Senior Planner Wesley Wright, Planner Adam King, AICP, County Engineer Vicki Meredith, PE and the individuals listed on the sign in sheet. Chris Hunsinger (Director), Teddi Embrey (Member) and Hardin County Assistant Attorney Phillip Moore – legal counsel for the Planning Commission were not in attendance.

At 5:30 p.m., Chairman Goodin announced that Commissioner Baumgardner would serve as the Hearing Officer for the scheduled Public Hearing for a Road Closing. Senior Planner Wright stated that an application was submitted by Carl Masters for a Road Closing of Bacchus Court (50' right-of-way) in Ambrook Estates. The PVA Map Number 105-00-03-(052-056) and the property is owned by L.A.N.D., Inc. Senior Planner Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed road closing request, and presented the Staff Report (attached). Jeremy Lynch of Turner Engineering, 5735 N. Dixie, Elizabethtown, provided testimony on the request and answered questions. The hearing was closed at 5:45 p.m. Commissioner Ball made a motion to adopt RESOLUTION Number 2013-001 (attached) finding that the requested closing of right-of-way meets the Goals and Objectives of the Comprehensive Development Guide, Goal 10 and Objective 10 and with the condition that Amended Drainage Plans and an Amended Plat illustrating the closed right-of-way and new dedication of right-of-way be submitted by the owner, approved by the Planning Commission and recorded in the office of the Hardin County Clerk.

Commissioner Baumgardner provided a second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the December 2012 meeting. Commissioner Baumgardner made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the **Financial Report** for the month of December, 2012 (attached). Senior Planner Wright reviewed the report. Commissioner Grusy made a motion to accept the December Financial Report as presented. Commissioner Baumgardner provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 15 January 2013

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Chairman Goodin called for consideration and action to amend the **Larue County Contract** for David Viers for the performance of electrical inspections for the calendar year 2013. The proposed amendment to Section 1 will allow for the Hardin County Planning Commission to set fees for services as opposed to Larue County doing so. Commissioner Ball made a motion to approve the Contract as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin announced that a request regarding **Citizen Concerns and Comments** had been presented to the staff (attached letter). W.O. Cecil, of 5080 Shepherdsville Road, addressed the Commission concerning the 2013 Building Permit Fee Schedule. Mr. Cecil stated that with the new fee schedule calculations small builders would be adversely affected because nearly every house would now require a plan review which is an additional \$200 per permit. He asked that the square footage be raised from 2,000 to 2,500 square feet. No action was taken.

At 6:10 p.m. Chairman Goodin called for a motion to go into **Closed Session** to discuss personnel matters. Commissioner Goodin moved to go into closed session. Commissioner Ball seconded the motion. The motion passed unanimously. At 6:40 p.m. Commissioner Goodin made a motion to go into open session. Commissioner Grusy seconded the motion. The motion passed unanimously.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

| SUBDIVISION NAME | LOTS | RECORDED |
|---|------|-------------|
| Collinbrook Subdivision Section 1, Lots 27, 32, 49 & 50 | -1 | 05- Dec -12 |
| Metsland Subdivision | 1 | 05- Dec -12 |
| Wexford Place Section 2, Lot 38A | 0 | 06- Dec -12 |
| Elva Acres | 1 | 10- Dec -12 |
| Beckner Subdivision, Lot 2A and Beckner Subdivision Section 3 | 1 | 14- Dec -12 |
| Maudie & John Henry Place | 1 | 17- Dec -12 |
| Five Acres Subdivision, Lots 1 and 2 | -1 | 19- Dec -12 |
| Shamrock Subdivision | 1 | 19- Dec -12 |
| Abby Acres | 2 | 21- Dec -12 |
| Sagebrush Corner Section 2, Lot 3B | 1 | 27- Dec -12 |

| | | |
|-------------------|-----|--|
| 2012 TOTAL | 155 | |
|-------------------|-----|--|

Hardin County Planning and Development Commission

Minutes: 15 January 2013

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DECEMBER 2012 REPORT

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|---|--|
| Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 92 Subdivision plats were approved for the year • Five Year Average (Jan-Dec) = 100 plats | Lots Created: <ul style="list-style-type: none"> • 3 Lots were approved for the month • 153 Lots plats were approved for the year • Five Year Average (Jan-Dec) = 222 lots |
| Single Family Building Permits: <ul style="list-style-type: none"> • 9 Permits were issued for the month • 130 Permits were approved for the year • Five Year Average (Jan-Dec) = 197 permits | Building Inspections Requested: <ul style="list-style-type: none"> • 83 Inspections requested for the month • 1186 Inspections requested for the year • Three Year Average (Jan-Dec) = 1283 inspections requested |

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 5 February at 5:30 p.m. and adjourned the meeting at 7:40 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF FEBRUARY 2013 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

RICK BAUMGARDNER, SECRETARY