



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Third Meeting
Hardin County Government Center
Second Floor Meeting Room
December 3, 2019 5:00 p.m.

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

- A. **MAP AMENDMENT PUBLIC HEARING** – MICHAEL & BRANDI STEWART, and applicant, SC DEVELOPMENT, LLC are requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the construction of a 9,100 sq. ft. Dollar General store. The property is a 2.03 acre site located at 6418 Big Spring Road, Big Springs, KY. (*Resolution Number 2019-012*).
- B. Consideration and action on amendments to the Application Fee Schedule to coincide with the recording fee increases by the County Clerk's Office effective January 1, 2020 for Plats and Certificate of Land Use Restrictions.
- C. Consideration and action on the Minutes for the meeting held on 19 November 2019(*Attached pgs.3-6*).
- D. Informational Items
- E. Adjourn

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

Western Kentucky Regional APA-KY Conference Adam attended a one day Conference at the Green River Area Development District in Owensboro, KY on 25 November 2019.

The next Commission meeting is scheduled for Tuesday, December 17 at 5:00 p.m.



Commission Agenda
 3 December 2019
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NOVEMBER 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 87 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 25 New lots approved for the month • 86 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 9 SFD Permits for the month • 135 SFD Permits for the year • 102 Total Building Inspections for the month • 1185 Total Building Inspections for the year • 458 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 91 Total Permits for the month • 1046 Total Permits for the year • 165 Total Electrical Inspections for the month • 1872 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN NOVEMBER 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF RESERVATION FARM, LOT 4 & RECORD PLAT OF RESERVATION FARM, SECTION 3	6042 WOOLDRIDGE FERRY ROAD.	2	14.6000	6/24/2019	11/1/2019
BRAGG ACRES SUBDIVISION	3184 BACON CREEK RD.	1	3.0220	8/27/2019	11/6/2019
AMENDED RECORD PLAT OF HINTON FARM DIVISION, TRACTS 9 & 10, RECORD PLAT OF MAGGIE'S ACRES SUBDIVISION AND BOUNDARY SURVEY OF THOMAS FARM	1892 W. RHUDES CREEK RD	13	50.3210	10/7/2019	11/6/2019
GROEPPE SUBDIVISION SEC. 2 LOT 11	RINEYVILLE BIG SPRINGS ROAD	1	0.0000	8/30/2019	11/7/2019
DAVIS MILLS LANE SUBDIVISION	406 DAVIS MILL LANE	1	5.0730	7/3/2019	11/7/2019
AMENDED RECORD PLAT OF TAM SUBDIVISION, RECORD PLAT OF DEER RIDGE FARM SUBDIVISION & BOUNDARY SURVEY OF JAMES & ALICE CHARBONNEAU FARM	14734 & 15552 SALT RIVER RD	3	10.9400	11/8/2019	11/15/2019
RECORD PLAT OF FARRIS ESTATE	STAR MILLS EASTVIEW RD	4	46.9050	11/1/2019	11/25/2019
		25	130.8610		

Total Records: 7

11/29/2019



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Second Meeting
Hardin County Government Center
Second Floor Meeting Room
November 19, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Consideration and action on the following proposed Public facility to determine compliance with the Comprehensive Plan (KRS 100.324):

The Central Hardin Volunteer Fire Department is proposing to lease a 70'x24' garage at the former Scotty's location at 2884 Battle Training Road, Elizabethtown, KY for a new Fire Station. (*Resolution Number 2019-011, Attached pg.5*)
 - B. Consideration and action on a request by Central Hardin Volunteer Fire Department to waive the Inspection fees associated with proposed Fire Station #3.
 - C. Consideration and action on the Minutes for the meeting held on 17 September 2019(*Attached pgs.6*).
 - D. Consideration and action on the Financial Report # 3 September 2019 FY 2020(*Attached pg.7*).
 - E. Consideration and action on the Financial Report # 4 October 2019 FY 2020(*Attached pg.8*).
 - F. Consideration and action on the 2020 Meeting Schedule (*Attached pg.9*).
 - G. Consideration and action on Merit Increases as outlined in FY 2020 Budget.
 - H. Informational Items
 - I. Adjourn

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



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Fort Knox Compatible Use Plan (CUP) Launch Meeting Adam attended a meeting on September 20, 2019 at the Colvin Community Center in Radcliff hosted by the Lincoln Trail ADD featuring Major General John R. Evans Jr. for a briefing on Fort Knox. Adam has been assigned to the Technical Advisory Committee (TAC) to develop a Compatible Use Plan (previously known as a Joint Land Use Study (JLUS) to promote compatible civilian development surrounding Fort Knox.

Hardin Counts! 2020 Census Meeting Adam attended a meeting on September 25, 2019 at the County Government Center of the Census Complete Count Committee regarding preparations for the 2020 Census and focusing on outreach for areas with low response rates.

APA-KY Fall Conference Adam & Chris attended a one day Fall Conference at the Barrel House in Lexington, KY on 25 October 2019.

2 Years of Service Julia McBeth celebrated 2 years of service with the Planning Commission on 31 October 2019.

6 Years of Service Susan Bowen celebrated 6 years of service with the Planning Commission on 1 November 2019.

27 Years of Service Madeline Hornback celebrated 27 years of service with the Planning Commission on 2 November 2019.

6 Months of Service Planner, Chris Butz completed his six month provisional employment period on 8 November 2019.

KY League of Cities Training Planning Commission Members Mark Hinton, Larry Jagers II and staff members Chris and Julia attended a House Bill 55 Planning & Zoning Training at the Pritchard Community Center in Elizabethtown, KY on 13 November 2019.

SEPTEMBER 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 73 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 56 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 10 SFD Permits for the month • 126 SFD Permits for the year • 140 Total Building Inspections for the month • 963 Total Building Inspections for the year • 396 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 98 Total Permits for the month • 844 Total Permits for the year • 214 Total Electrical Inspections for the month • 1517 Total Electrical Inspections for the year



Commission Agenda
19 November 2019
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SUBDIVISION PLATS RECORDED IN SEPTEMBER 2019

Project / Subdivision Name	Site Address	Lots +/- Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF SPRINGWOOD SUBDIVISION, LOT 6	BATTLE TRAINING RD.	0	0.0000	6/19/2019	9/2/2019
CONCORD HEIGHTS SUBD., LOTS 4 & 5	1635 LOCUST GROVE RD	-1	0.0000	5/14/2019	9/4/2019
FLOYD'S ACRES	2001 NEW GLENDALE RD	3	3.1890	8/28/2019	9/11/2019
AMENDED RECORD PLAT OF G. CHILDREN'S HOME SUBDIVISION, LOT 1A & BOUNDARY SURVEY OF TRACT 1B OF CALEB & MIKKI BLAND PROPERTY	GILEAD CHURCH RD	0	0.7560	8/30/2019	9/17/2019
AMENDED RECORD PLAT OF ALANAS ADDITION, LOT 1	3388 MIDDLE CREEK RD.	1	0.0000	1/1/1900	9/17/2019
NEEDHAM SPRINGS FARMS SEC. 3, LOTS 55, 56	NEEDHAM ROAD	0	0.0000	8/9/2019	9/18/2019
AMENDED RECORD PLAT OF WOODCREEK ESTATES, LOT 2A	439 YOUNGERS CREEK ROAD	1	0.0000	9/10/2019	9/23/2019
AMENDED RECORD PLAT OF CORBIT SUBDIVISION, LOT 2A AND ROBERTS SUBDIVISION, LOT 1 AND RECORD PLAT OF CORBIT SUBDIVISION, SECTION 2	1702 & 1711 ST. JOHN RD & FRANKLIN LANE	1	9.0000	9/12/2019	9/23/2019
		5	12.9450		

Total Records: 8

10/1/2019



Commission Agenda
 19 November 2019
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OCTOBER 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 80 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 6 New lots approved for the month • 61 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 10 SFD Permits for the month • 136 SFD Permits for the year • 120 Total Building Inspections for the month • 1083 Total Building Inspections for the year • 430 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 111 Total Permits for the month • 955 Total Permits for the year • 190 Total Electrical Inspections for the month • 1708 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
COLLINBROOK SUBDIVISION, SECTION 2, LOTS 71 & 72	49 MALMAISON CT	-1	0.0000	9/25/2019	10/1/2019
RECORD PLAT OF GLORIA'S HIDEAWAY	2119 MIDDLE CREEK RD	2	6.5650	1/1/1900	10/4/2019
DUNRAVEN PLACE, SECTION 1, LOT 1B	BOONE ROAD	0	0.0000	9/17/2019	10/4/2019
AMENDED RECORD PLAT OF NEWTON ACRES SECTION 1, LOT 1 AND RECORD PLAT OF NEWTON ACRES SECTION 2	1010 Jenkins Road	2	31.8120	7/16/2019	10/7/2019
DAISY ACRES LOT 2	112 KRAFT RD	1	0.0000	9/24/2019	10/18/2019
RECORD PLAT OF PROFFITT ACRES	8697 NEW GLENDALE ROAD, GLENDALE, KY	1	3.4860	10/21/2019	10/28/2019
AMENDED RECORD PLAT OF TROTTERS RIDGE SUBDIVISION, SECTION 2, LOTS 98 & 99	DOWNS LOOP	0	0.0000	10/23/2019	10/30/2019
		5	41.8630		

Total Records: 7

11/1/2019

The next Commission meeting is scheduled for Tuesday, December 3 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred First Meeting
Hardin County Government Center
Second Floor Meeting Room
September 17, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Consideration and action on the Financial Report # 1 July 2019 FY 2020(*Attached pg.3*).
 - B. Consideration and action on the Financial Report # 2 August 2019 FY 2020(*Attached pg.4*).
 - C. Consideration and action on the Minutes for the meeting held on 6 August 2019(*Attached pgs.5-12*).
 - D. Informational Items
 - E. Adjourn

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

KY Farm Bureau Ham Breakfast

Adam, Ed & Chris all attended the 56th annual KY Farm Bureau Country Ham Breakfast at the KY Fair & Expo Center in Louisville on August 22, 2019 as guests of Planning Commission Secretary and Hardin County Farm Bureau President, Larry Jagers, II.

Future City Project

Adam spoke to a 6-8th grade STEM class at the Boston School regarding Planning & Zoning on August 23, 2019 as part of their Future City Project.

Glendale Post Office

Adam attended a meeting on August 29, 2019 at the Glendale Christian Church regarding the relocation of the Glendale Post Office.

Radcliff/Elizabethtown MPO Technical Advisory Committee Meeting

Adam attended a meeting on September 13, 2019 at the Lincoln Trail Area Development District to score potential projects for the 2045 MPO Transportation Plan.

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



Commission Agenda
 17 September 2019
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SUBDIVISION PLATS RECORDED IN AUGUST 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NELLIS PHILLIPS SUBDIVISION; LOTS 4C & 4D	1192 OVERALL PHILLIPS RD.	0	0.0000	7/18/2019	8/1/2019
KASEY ACRES	NEW SALEM CH RD	2	28.2020	7/26/2019	8/12/2019
Hendricks Hills Subd. Lots 5 & 6	SHADY BOWER LANE	-1	0.0000	8/8/2019	8/13/2019
SOLWAY ESTATES LOT 1	1100 SOLWAY MEETING CREEK RD	1	0.2400	1/15/2019	8/14/2019
RECORD PLAT OF TROOPER CAMERON'S ESTATES	2893 BLUEBALL RD.	3	10.0610	5/21/2019	8/19/2019
RECORD PLAT OF BLOOD HOUND HOLLER	3366 MEETING CREEK ROAD	2	22.1370	7/24/2019	8/29/2019
ASHBY ACRES	CENTERPOINT RD	3	12.2400	8/1/2019	8/29/2019
AMENDED RECORD PLAT OF CROSS COUNTRY FARMS, LOT 1A	NOLIN RD.	1	0.0000	8/21/2019	8/30/2019
RECORD PLAT OF HAUN ACRES SUBDIVISION	JACK DEVINE ST.	4	36.5970	8/21/2019	8/30/2019
		15	109.4770		

Total Records: 9

9/3/2019

AUGUST 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 65 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 16 New lots approved for the month • 15 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 18 SFD Permits for the month • 116 SFD Permits for the year • 132 Total Building Inspections for the month • 819 Total Building Inspections for the year • 346 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 122 Total Permits for the month • 747 Total Permits for the year • 169 Total Electrical Inspections for the month • 1302 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundredth Meeting**

Hardin County Government Center
Second Floor Meeting Room
August 6, 2019 5:00 p.m.

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

A. MAP AMENDMENT & CONDITIONAL USE PERMIT PUBLIC HEARING –
LEVI & VERNA YODER are requesting a Zone Change from the Rural Residential Zone (R-2) to the Agriculture Zone (A-1) and a Conditional Use Permit to allow for the operation of a saw mill. The property is a 25.36 acre site located at 124 Millerstown Loop, Upton, KY. (*Resolution Number 2019-009*)

B. PUBLIC HEARING on COMPREHENSIVE PLAN - Public comments on proposed amendments to the Land Use Element (E2RC Corridor – Planning Area) and re-adoption of the *Planning for Growth, Comprehensive Development Guide*. (Amendments provided and Resolution Number 2019-010).

C. Consideration and action on the Minutes for the meeting held on 16 July 2019(*Attached pgs.3-4*).

D. Informational Items

E. Adjourn

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

17 YEARS OF SERVICE

Ed Bryan, Building Inspector, celebrated 17-years of service with the Planning Commission on 31 July 2019.

The next Commission meeting is scheduled for Tuesday, August 20 at 5:00 p.m.



Commission Agenda
 6 August 2019
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SUBDIVISION PLATS RECORDED IN JULY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF FULLOVE HILL SUBDIVISION, LOT 1	BERRYTOWN ROAD	0	3.1110	6/25/2019	7/3/2019
AMENDED RECORD PLAT OF CEDAR GROVE ACRES ADDITION, SECTION C, LOTS 38A & 39A	481 & 425 CEDAR GLENN LN	0	0.0000	6/3/2019	7/15/2019
RECORD PLAT OF ANGELA'S ACRES SUBDIVISION	897 GEORGE TABB RD.	1	13.0000	7/2/2019	7/17/2019
POND VIEW ESTATES, LOT 1	829 MELROSE RD	0	7.3010	7/15/2019	7/22/2019
DISSELKAMP ACRES	SALT RIVER RD	1	3.0000	3/25/2019	7/22/2019
RECORD PLAT OF HATCHER SUBDIVISION	508 WHITE MILLS GLENDALE RD E	2	6.1470	1/1/1900	7/30/2019
		4	32.5590		

Total Records: 6

7/31/2019

JULY 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 56 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • 36 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 17 SFD Permits for the month • 98 SFD Permits for the year • 120 Total Building Inspections for the month • 687 Total Building Inspections for the year • 292 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 112 Total Permits for the month • 625 Total Permits for the year • 191 Total Electrical Inspections for the month • 1133 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
July 16, 2019 5:00 p.m.

1. Call to order
 2. Unfinished Business
 3. New Business
-
- A. Consideration and action on the following Preliminary Plat:
CLOVERLEAF SUBDIVISION
This proposed development is a 23.7 acre portion of a 218 acre site located on the west side of Rineyville School Road (KY 2212). The developer, WGE, LLC is proposing the creation of 19 single-family residential lots. (*Staff Review Comments Attached pgs.5-9*).
 - B. Discussion of Amendments to the “Planning for Growth, Comprehensive Development Guide” Land Use Element : Planning Area #11 - E2RC Corridor (*Maps and Draft Language Attached pgs.10-14*).
 - C. Consideration and action on the Minutes for the meeting held on 18 June 2019(*Attached pgs.15-19*).
 - D. Consideration and action on Budget Amendments for FY 2019(*Attached pg.20*).
 - E. Consideration and action on the Financial Report # 11 May 2019 FY 2019(*Attached pg.21*).
 - J. Consideration and action on the Financial Report # 12 June 2019 FY 2019(*Attached pg.22*).
 - K. Annual Nomination and Election of Officers (*Current positions*)
 - Chairman – Mark Hinton
 - Vice Chairman – Greg Lowe
 - Secretary – Larry Jagers II
 - L. Informational Items
 - M. Adjourn



Commission Agenda
 16 July 2019
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The following items are for informational purposes only and do not require action:

KY 361 PLANNING AREA STAKEHOLDER MEETING

We had 8 planners & engineers in attendance for a stakeholder meeting on the KY 361 Corridor Planning Area at the Hardin County Government Building on Friday June 21st. The cities of Elizabethtown, Radcliff, and Vine Grove were invited to participate along with the KY Transportation Cabinet and Lincoln Trail Area Development District.

MEETING WITH LINCOLN TRAIL DISTRICT HEALTH DEPARTMENT

Adam & Chris met with Sara Jo Best and Bryan Carroll from the Health Department to review the certifications that the Health Department signs on subdivision plats and to discuss the applications and forms our office receives for septic systems during the building permit process.

JUNE 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 18 Subdivision plats were approved for the month • 50 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 28 New lots approved for the month • 32 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 81 SFD Permits for the year • 87 Total Building Inspections for the month • 567 Total Building Inspections for the year • 235 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 86 Total Permits for the month • 513 Total Permits for the year • 171 Total Electrical Inspections for the month • 942 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, August 6 at 5:00 p.m.



Commission Agenda
16 July 2019
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SUBDIVISION PLATS RECORDED IN JUNE 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF CHIEF'S WAY SUBDIVISION	CECILIA SMITH MILL ROAD.	2	2.1880	5/7/2019	6/3/2019
MYRTLEWOOD SUBDIVISION AND BOUNDARY SURVEY OF HARRY FRANKLIN FARM	3544 NEW GLENDALE ROAD	10	11.9790	5/16/2019	6/4/2019
AMENDED RECORD PLAT OF DIPIETRO ESTATES, LOTS 1 & 2	1666 CECILIA SMITH MILL RD.	0	0.0000	5/20/2019	6/5/2019
AMENDED RECORD PLAT OF UNIVERSITY ESTATES, SECTION 3, LOTS 24 & 25	411 & 409 GEORGETOWN RD.	0	0.0000	5/28/2019	6/5/2019
AMENDED RECORD PLAT OF G. CHILDREN'S HOME SUBDIVISION, LOT 1 & BOUNDARY SURVEY OF TRACT 1A OF CALEB & MIKKI BLAND PROPERTY	GILEAD CHURCH RD	0	3.6810	4/24/2019	6/5/2019
RECORD PLAT OF LAFOLLETTE SUBDIVISION	1286 LAFOLLETTE ROAD.	2	10.9990	6/6/2019	6/17/2019
PROVIDENCE PLACE, LOT 8A	BIG BLUE COURT	0	0.0000	7/18/2018	6/17/2019
AMENDED RECORD PLAT OF FOREST SPRINGS SUBD. LOTS 1A & 2C	BATES RD	0	0.0000	4/30/2019	6/18/2019
AMENDED RECORD PLAT OF QUIET WOOD ESTATES, LOTS 1A, 2A & 3-9	14 QUIET WOOD LN	-2	0.0000	4/15/2019	6/19/2019
HARDIN COUNTY SPORTSMAN LAKE BLOCK 3, LOTS 15-17	LAKESHORE DR	-2	0.0000	5/16/2019	6/19/2019
LELIA AND LOETTA SUBD, SECTION 2	ST JOHN RD	5	21.9580	4/17/2019	6/20/2019
JOHNNY'S PLACE SUBDIVISION	233 DECKARD SCHOOL ROAD	2	6.6920	6/6/2019	6/20/2019



Commission Agenda
16 July 2019
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SUBDIVISION PLATS RECORDED IN JUNE 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF SKAGGS LANE SUBDIVISION & BOUNDARY SURVEY OF THE REMAINDER OF THE STEVE AULBACH FARM	765 SKAGGS LN.	4	38.7000	6/17/2019	6/24/2019
AMENDED RECORD PLAT OF PFEIFFER ESTATES SECTION 2, LOTS 37,38,39, 41A & 42	22 BIG WHEEL DR & THERESA RD.	-3	0.0000	5/20/2019	6/26/2019
RECORD PLAT OF WESLEY ESTATES	CASH RD	2	25.2650	5/2/2019	6/27/2019
AMENDED RECORD PLAT OF GLENDOWER SUBDIVISION, SECTION 1, LOT 35A	470 GLENDOWER DR.	0	0.6890	6/19/2019	6/27/2019
SADDLE ESTATES LOTS 1D & 1E	470 KRAFT RD	-1	0.0000	6/17/2019	6/27/2019
JERRY WALKER ESTATES	584 SMITH MILL ROAD	1	2.9760	6/17/2019	6/27/2019
		20	125.1270		

Total Records: 18

7/1/2019



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Eighth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 18, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from June 4, 2019

MAP AMENDMENT PUBLIC HEARING – WGE, LLC are requesting a Zone Change from the Rural Residential Zone (R-2) to Urban Residential Zone (R-1) to allow for the development of a residential subdivision with 1 acre lots. The property is a 218.654 acre site located on the west side of Rineyville School Road, Rineyville KY (*Resolution Number 2019-007*)

3. New Business

A. MAP AMENDMENT PUBLIC HEARING – ADRIAN & RADINE RAY are requesting a Zone Change from the Urban Residential Zone (R-1) to General Commercial Zone (C-2) to allow for the property to be developed commercially with no project proposed at this time. The property is a 0.571 acre site located at 5293 North Dixie Highway, Elizabethtown, KY (*Resolution Number 2019-008*)

B. Consideration and action on the following Preliminary Plat:

Rosey Tulip Subdivision

This proposed development is a 46.7 acre site located on the east side of Gaither Station Road. The developer, Double B Properties, LLC is proposing the creation of 36 single-family residential lots. (*Staff Review Comments Attached pgs.2-7*).

C. Consideration and action on the Minutes for the meeting held on 4 June 2019 (*Attached pgs.8-13*).

D. Consideration and action on Bid for Worker's Compensation Insurance (*Attached pgs.14-19*).

E. Consideration and action on Second reading of Budget FY 20.

F. Adjourn

The next Commission meeting is scheduled for Tuesday, July 16 at 5:00 p.m



Hardin County
 Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Seventh Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 June 4, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. MAP AMENDMENT PUBLIC HEARING** – WGE, LLC are requesting a Zone Change from the Rural Residential Zone (R-2) to Urban Residential Zone (R-1) to allow for the development of a residential subdivision with 1 acre lots. The property is a 218.654 acre site located on the west side of Rineyville School Road, Rineyville KY (*Resolution Number 2019-007*)
 - B.** Consideration and action on the Minutes for the meeting held on 21 May 2019 (*Attached pgs.3-6*).
 - C.** Informational Items
 - D.** Adjourn

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

MAY 2019 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 32 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 12 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 16 SFD Permits for the month • 75 SFD Permits for the year • 104 Total Building Inspections for the month • 481 Total Building Inspections for the year • 198 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 104 Total Permits for the month • 427 Total Permits for the year • 201 Total Electrical Inspections for the month • 772 Total Electrical Inspections for the year

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



Commission Agenda

4 June 2019

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SUBDIVISION PLATS RECORDED IN MAY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
TROTTERS RIDGE LOTS 25 & 26	BLANKET COURT	2	0.0000	4/5/2019	5/1/2019
RECORD PLAT OF NICELEY'S CORNER SUBD., SECTION 2	GAITHER STATION RD.	1	11.0060	4/30/2019	5/2/2019
RECORD PLAT OF HART HILL	1511 TABBS HOLLOW RD	1	3.5100	4/25/2019	5/6/2019
AMENDED RECORD PLAT OF MEMORY LANE SUBD, SECTION 1, LOTS 3A & 4A	SLAUGHTER RD	1	10.8640	1/1/1900	5/10/2019
CARMAN SUBDIVISION, LOT 2	16 EARL WISE LN	1	0.0000	5/2/2019	5/10/2019
OAK RIDGE MANOR; SECTION 1, LOT 7 & OAK RIDGE MANOR SECTION 2, LOT 12	WOOLDRIDGE FERRY RD (OFF)	-1	0.0000	1/24/2019	5/20/2019
SPORTSMAN LAKE SUBDIVISION, BLOCK 4, LOTS 28-30	207 WOODS RD.	-2	0.0000	12/18/2018	5/22/2019
THOROUGHbred ESTATES SECTION 5, LOTS 65 & 66	SEA HERO DRIVE	-1	0.0000	5/15/2019	5/28/2019
		2	25.3800		

Total Records: 8

5/31/2019



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
May 21, 2019 5:00 p.m.

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

- A. MAP AMENDMENT PUBLIC HEARING – ANDREA & CURTIS CHRISTIANS** are requesting a Zone Change from the Rural Residential Zone (R-2) to Agricultural Zone (A-1) to allow for a proposed second dwelling to be constructed on site in addition the existing manufactured home. The property is a 25.6 acre site located at 3870 Pierce Mill Road, Garfield, KY (*Resolution Number 2019-006*)
- B.** Consideration and action on the Minutes for the meeting held on 5 March 2019 (*Attached pgs.4-6*).
- C.** Consideration and action on the Financial Report # 8 February 2019 FY 2019(*Attached pg.7*).
- D.** Consideration and action on the Financial Report # 9 March 2019 FY 2019(*Attached 8 pg.*).
- E.** Consideration and action on the Financial Report # 10 April 2019 FY 2019(*Attached 9 pg.*).
- F.** Informational Items
- G.** Adjourn

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

APA-KY SPRING CONFERENCE Adam attended the annual meeting and conference May 8-10 at Lake Cumberland to obtain his continuing education hours.

LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD On 24 April 2019, Adam attended the Local Planning Committee meeting for the vote on the District's Facilities Plan. On a 10-8 vote, the Local Planning Committee voted to add on to Cecilia Valley to make it a K-8 school to replace West Hardin Middle.

PLANNER HIRED On 22 April 2019, Chris Butz became the newest employee of the Hardin County Planning & Development Commission. Chris has a Bachelor's Degree from Western Kentucky University and is currently pursuing his Masters of Urban Planning Degree at the University of Louisville.



Commission Agenda
 21 May 2019
 Page 2 of 3

METROPOLITAN PLANNING ORGANIZATION On 10 April 2019, Adam attended a meeting of the Elizabethtown/Radcliff MPO Technical Advisory Committee to review the proposed 2019 Pedestrian Plan.

WEST POINT REVITALIZATION COMMITTEE On 28 March 2019, Adam attended the 2nd meeting in West Point to discuss trail planning. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD On 13 March 2019, Adam attended the Local Planning Committee meeting at New Highland Elementary School. The meeting was an Open Forum to obtain information from schools that are currently a part of the District's Facilities Plan.

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

APRIL 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 24 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 3 New lots approved for the month • 10 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 17 SFD Permits for the month • 59 SFD Permits for the year • 115 Total Building Inspections for the month • 375 Total Building Inspections for the year • 154 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 90 Total Permits for the month • 323 Total Permits for the year • 147 Total Electrical Inspections for the month • 572 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FRAGRANT ACRES, LOT 2A & LOT 3	HOWEVALLEY RD	2	0.0000	3/19/2019	4/4/2019
DEER FIELD EST LOT 10A AND 11 #4	123 TWELVE POINT BUCK BLVD	0	0.0000	2/12/2019	4/9/2019
SUNNY SLOPE ACRES LOTS 1 & 2	LEWIS LANE	-1	0.0000	3/25/2019	4/11/2019
BYRE KNOLL SUBDIVISION, LOTS 1 & 2	255 & 207 WATSON LN	0	0.0000	4/15/2019	4/23/2019
MAXIE PLAZA SUBDIVISION	GLENDALE HODGENVILLE RD W	-2	0.0000	11/20/2018	4/24/2019
KENWOOD ACRES, 1A	YOUNGERS CREEK RD	0	1.8300	4/16/2019	4/25/2019
RECORD PLAT OF BEAUCHAMP ACRES	22978 SONORA HARDIN SPRINGS RD	1	9.8830	4/26/2019	4/30/2019
		0	11.7130		



Commission Agenda
 21 May 2019
 Page 3 of 3

MARCH 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 17 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lot approved for the month • 10 Net lot approved for the year
Building Permits: <ul style="list-style-type: none"> • 15 SFD Permits for the month • 42 SFD Permits for the year • 93 Total Building Inspections for the month • 260 Total Building Inspections for the year • 104 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 96 Total Permits for the month • 233 Total Permits for the year • 175 Total Electrical Inspections for the month • 425 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION, LOT 4, SECTION 1 & RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION SECTION 3, LOT 6	3029 CENTERPOINT RD	1	27.7500	2/14/2019	3/1/2019
MONROE SUBDIVISION; 7A & 7F	863 BOONE RD	0	0.0000	12/28/2018	3/7/2019
CUTTS PLACE, LOT 1A & AMENDED RECORD PLAT OF KENWOOD ACRES, LOT 1	556 YOUNGERS CREEK RD (KY 583)	0	0.0000	1/23/2019	3/15/2019
31 & 28 WOODHAVEN EST	MAPLE DR.	-1	0.0000	2/13/2019	3/19/2019
NICELEY'S CORNER	GAITHER STATION RD	1	4.6950	3/11/2019	3/20/2019
AMENDED RECORD PLAT OF BLACKBURN ESTATES, SECTION 2, LOTS 126 & 127	380 CARROLL AVE	-1	0.0000	3/8/2019	3/25/2019
TOM-DON ACRES	4065 FLINT HILL RD	5	25.0650	3/18/2019	3/26/2019
CORBIT SUBDIVISION, LOT 2 & RECORD PLAT OF ROBERTS SUBDIVISION	106 FRANKLIN LN	1	3.0210	3/21/2019	3/27/2019
ESSEX PLACE, LOTS 4 & 5	5698 FLINT HILL RD	-1	9.0300	3/15/2019	3/28/2019
WISE BERRY ESTATES; SECTION 3, LOT 13 AND AMENDED RECORD PLAT OF WISE BERRY ESTATES, LOTS 12B AND 12C AND AMENDED RECORD PLAT OF DAVID WAYS ESTATES ANGIE & MALCOMS VIEW, LOT 5	2724 RINEYVILLE BIG SPRINGS RD	0	0.0000	2/1/2019	3/28/2019
		5	69.5610		

Total Records: 10

4/1/2019



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 5, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. ROAD CLOSING REVIEW:** ARP Management Corp., are requesting a favorable recommendation from the Planning Commission to Fiscal Court to close a 50' undeveloped right-of-way for future street on the north side of Twelve Point Buck Blvd. between Lots 10A and 11 of Deer Field Estates, Section 4 to allow for the property to be merged with the adjoining Lots. (Information Packet Provided and Resolution #2019-004).
 - B.** Consideration and action on the First Reading of the FY 2020 Budget.
 - C.** Consideration and action on the Minutes for the meeting held on 19 February 2019 (*Attached pgs.3-4*).
 - D.** Informational Items
 - E.** Adjourn

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

FISCAL COURT REAPPOINTMENT (26 February 2019) Hardin County Fiscal Court has reappointed Steve Steck to the Planning Commission. This will be Steve's second term with the Planning Commission.

WEST POINT REVITALIZATION COMMITTEE On 28 February 2019, Adam attended a meeting in West Point to discuss trail planning in West Point. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD On 4 March 2019, Adam attended the Local Planning Committee meeting at West Hardin Middle School. The meeting was an Open Forum to obtain information from the public on the District Facilities Plan and potential redistricting.



Commission Agenda
 5 March 2019
 Page 2 of 2

FEBRUARY 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 7 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 6 New lot approved for the month • 5 Net lot approved for the year
Building Permits: <ul style="list-style-type: none"> • 11 SFD Permits for the month • 27 SFD Permits for the year • 87 Total Building Inspections for the month • 163 Total Building Inspections for the year • 60 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 76 Total Permits for the month • 137 Total Permits for the year • 122 Total Electrical Inspections for the month • 250 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN FEBRUARY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NEW FRUIT SUBD; LOT 1	328 DUPIN LOOP RD.	2	0.0000	12/7/2018	2/4/2019
PELLMAN SUBDIVISION; SEC. 1, LOTS 19, 20, 26, & 27	RAY ST	-2	0.0000	12/18/2018	2/8/2019
TCB RINEYVILLE	6189 RINEYVILLE RD	2	6.4120	1/8/2019	2/15/2019
WASILLA RIDGE ESTATES	RINEYVILLE ROAD	2	8.3360	1/18/2019	2/15/2019
		4	14.7480		

Total Records: 4

3/1/2019

The next Commission meeting is scheduled for Tuesday, April 16 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 19, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Consideration and action on a Resolution to grant a waiver of Development Guidance System, 3-2(7) to potentially allow for an Amended Plat of Blooming Hills, Section 2 in the future (*Resolution 2019-002*).
 - B. Consideration and action on a Resolution to Revoke the Plat of Blooming Hills, Section 2 (*Resolution 2019-003*).
 - C. Presentation of the 2018 Annual Report.
 - D. Consideration and action on the Financial Report # 7 January 2019 FY 2019(*Attached pg.2*).
 - E. Consideration and action on the Minutes for the meeting held on 5 February 2019 (*Attached pgs.3-6*).
 - F. Informational Items
 - G. Adjourn

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

11 YEARS OF SERVICE

Adam C. King, AICP, Director, celebrated 11 years of service with the Planning Commission on February 15.

PLANNER RESIGNS

Tom McIntyre's last day with the Planning Commission was February 14. He has accepted a position as a Planner with Oldham County, KY. The planner position has been advertised and initial telephone interviews are being conducted.

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



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Third Meeting
Hardin County Government Center
Second Floor Meeting Room
February 5, 2019 5:00 p.m.

1. Call to order
2. Unfinished Business

MAP AMENDMENT PUBLIC HEARING – HOMETOWNE RENTALS, LLC are requesting a Zone Change from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) to allow for future commercial development with no project proposed at this time. The property is a 4.02 acre site located on the northeast corner of Mud Splash Road and W. Glendale Hodgenville Road (KY 222), Glendale KY to be known as Lot 1A of Maxie Plaza Subdivision (*Resolution Number 2019-001*).

3. New Business
 - A. Consideration and action on the Minutes for the meeting held on 15 January 2019 (*Attached pgs.3-5*).
 - B. Informational Items
 - C. Adjourn

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

APA KY EXECUTIVE COMMITTEE MEETING On January 25, 2019 Adam attended the APA KY Executive Committee Meeting in Frankfort. The guest speaker was Tom Fitzgerald of KY Resource Council who discussed the current legislative session and went over several proposed bills.

HARDIN COUNTY SCHOOL BOARD On January 16, 2019 Adam attended a meeting of the Local Planning Committee of the Hardin County School Board to discuss re-districting. He provided maps and information on single family dwelling construction for the past 5 years.

The next Commission meeting is scheduled for Tuesday, February 19 at 5:00 p.m.



Commission Agenda
 7 February 2019
 Page 2 of 2

JANUARY 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 3 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 1 New lot approved for the month • 1 Net lot approved for the year
Building Permits: <ul style="list-style-type: none"> • 16 SFD Permits for the month • 16 SFD Permits for the year • 74 Total Building Inspections for the month • 74 Total Building Inspections for the year • 38 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 61 Total Permits for the month • 61 Total Permits for the year • 128 Total Electrical Inspections for the month • 128 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JANUARY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CARDIN SUBD; SECTION 2	1635 HORSESHOE BEND RD	1	19.0420	9/5/2018	1/14/2019
AMENDED RECORD PLAT OF REDDY ACRES, LOT 1	8631 N LONG GROVE RD	0	3.1000	10/25/2018	1/23/2019
SHARP'S FLAT'S SUBDIVISION, LOTS 1 & 2	421 & 451 EAST MAIN ST	-1	0.0000	12/3/2018	1/24/2019
		0	22.1420		

Total Records: 3

2/4/2019



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Six Hundred and Ninety Second Meeting
Hardin County Government Center
Second Floor Meeting Room
January 15, 2019 5:00 p.m.

1. Call to order
 2. Unfinished Business
 3. New Business
- A. MAP AMENDMENT PUBLIC HEARING – HOMETOWNE RENTALS, LLC** are requesting a Zone Change from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) to allow for future commercial development with no project proposed at this time. The property is a 4.02 acre site located on the northeast corner of Mud Splash Road and W. Glendale Hodgenville Road (KY 222), Glendale KY to be known as Lot 1A of Maxie Plaza Subdivision (*Resolution Number 2019-001*).
- B. Consideration and action on the Minutes for the meeting held on 4 December 2018 (*Attached pgs.3-5*).
- C. Consideration and action on the Financial Report # 5 November 2018 FY 2019(*Attached pg. 6*).
- D. Consideration and action on the Financial Report # 6 December 2018 FY 2019(*Attached pg.7*)
- E. Informational Items
- F. Adjourn

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

1 YEAR OF SERVICE Tom McIntyre celebrated 1-year of service with the Planning Commission on January 2, 2019.

CITY OF ELIZABETHTOWN BUILDING CODE CLASS On January 15, 2019 Ed, Jimmy and Adam attended a 2018 KY Building Code class hosted by the City of Elizabethtown in regards to major changes in the new code.



Commission Agenda

15 January 2019

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DECEMBER 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 105 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 1 New lots approved for the month • 111 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 3 SFD Permits for the month • 149 SFD Permits for the year • 70 Total Building Inspections for the month • 1149 Total Building Inspections for the year • 468 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 67 Total Permits for the month • 1032 Total Permits for the year • 139 Total Electrical Inspections for the month • 1917 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
STEPHENSBURG FIRE & RESCUE SUBDIVISION	10601 LEITCHFIELD RD & 36 WONDERLAND CAVERN RD.	1	1.6170	11/15/2018	12/18/2018
ESSEX PLACE LOT 1A	MELROSE RD	0	0.0000	9/26/2018	12/20/2018
CRADDOCK'S ADDITION LOTS 56, 57, 58, 59, 60, & PART OF 55	137 W MAPLE ST.	-4	0.0000	8/7/2018	12/26/2018
		-3	1.6170		

Total Records: 3

1/8/2019

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