

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 1 of 13

Chairman Mark Hinton called the seven hundred fifty sixth meeting of the Hardin County Planning and Development Commission to order at 5:03 p.m. on Tuesday, 2 May 2023, in the Third Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Financial & Operations Coordinator Susan Bowen, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet.

At 5:03 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the **Minutes for the meeting held on 18 April 2023**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:03 p.m. Vice Chairman Lowe recused himself from the proceedings and stepped down and away from the stage.

At 5:04 p.m. Secretary Steck made a motion to extend the allotted time for testimony to an hour for those in favor and in opposition of the application, due to the amount of people in attendance. Commissioner Nall provided the second. The motion passed 4-0 (unanimously).

At 5:04 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **STONEFIELD SOLAR LLC (APPLICANTS) ON BEHALF OF BUCHANAN PROPERTY GROUP, LLC; DEBORAH SUE WARF; JEFFREY A. BUCHANAN; DAVID R. BUCHANAN REVOCABLE LIVING TRUST; DAVID STEVEN BUCHANAN; ANN KRISTEN BUCHANAN FIEPKE; SUSAN AHLER BUCHANAN AUGENSTEIN; JIMMY N. WAUGH, RUTH WAUGH, & JIMMY D. WAUGH; CHRISTOPHER G. KNIGHT & DANE NELL KNIGHT**, requesting a Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the Heavy Industrial Zone (I-2) to allow for the proposed Stonefield Solar Project. The property consists of 12 tracts totaling \pm 1,030 acres located along Leitchfield Road (US 62) and West Glendale Hodgenville Road (KY 222) in Elizabethtown & Cecilia, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 2 of 13

At 5:30 p.m. Rick Ferrera, of 2143 Juliet Avenue, St. Paul, MN, with Stonefield Solar LLC, provided testimony and answered questions from the commission members and staff. Mr. Ferrera presented **Exhibit KK** – PowerPoint Submitted by Stonefield Solar LLC, and went through the presentation and explained that there are thousands of solar power plants across the U.S. operating safely. He stated that their project represents less than 1% of crop land in Hardin County and went over the existing features of the property. Mr. Ferrera discussed the proposed projects location, acres of panels, fenced areas, vegetation plan and analysis of the closest homes to panels.

Gregg Dutton, of 400 West Market Street, Louisville, KY, attorney for the applicants, provided testimony and answered questions from the commission members and staff. Mr. Dutton stated that his clients and he disagree with the statement that the current Comprehensive Plan supersedes the 2004 Industrial Element of the Comprehensive Plan. He stated there is no evidence of this element being removed and the plan is on the Planning Commission's website. Mr. Dutton then stated that electrical generation is a manufacturing use and referenced that manufacturing use is a permitted use within a Heavy Industrial (I-2) Zone.

Aubrey Muse, of 744 Brock Road, Rineyville, KY, with Stonefield Solar LLC, provided testimony and answered questions from the commission members and staff. Ms. Muse explained that she is a Hardin County native and was excited to see solar projects interested in the County. She discussed some common misconceptions with solar and went over KY House Bill 4, in regards to decommissioning. Ms. Muse also described the TCLP method that solar panels are tested with and reminded everyone of property owner rights.

Drew Augustine, of 1620 Griffith Avenue, Owensboro, KY, provided testimony and answered questions from the commission members and staff. Mr. Augustine explained that he was one of the property owners by marriage, with his wife being Susan Buchanan. He stated that it is their legal right to do what they want with their property, and that this proposal is the highest and best use of their property right now. Mr. Augustine explained that there are binding and enforceable covenants between them and Stonefield Solar LLC to protect the farm. Mr. Augustine presented **Exhibit LL** – Right of Entry Agreement from Elizabethtown – Hardin County Industrial Foundation, that was sent to the Buchanan Family in 2018. Lastly, Mr. Augustine stated that it would be a detriment to the property's value if the Commission ruled that the property was no longer within the Western KY Parkway Corridor from the 2004 Industrial Element.

Rick Ferrera, of 2143 Juliet Avenue, St. Paul, MN, with Stonefield Solar LLC, requested that the last 20 minutes of their time be reserved for after questions.

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 3 of 13

David Broderick, of 921 College Street, Bowling Green, KY, asked questions of Rick Ferrera. He asked is there a reason you dispute the Natural Resource Area and dispute the number of homes nearby. Mr. Ferrera responded this is an industrial use and that the number of homes mentioned was a different area calculation than that done by Planning Staff. Mr. Broderick then asked if Mr. Ferrera agreed with the calculation presented by the Planning staff and the 433% increase of the industrial area. Mr. Ferrera answered yes. Then Mr. Broderick asked where in the Zoning Ordinance did the company find solar. Mr. Ferrera answered that solar is a manufacturing use and manufacturing use is a permitted use in the Heavy Industrial Zone. Lastly, Mr. Broderick asked who is Stonefield Solar LLC? Mr. Ferrera answered Stonefield Solar LLC is the entity that is responsible for all the compliance aspects of the proposed project.

April Hilse, of 60 Farmers Road, Elizabethtown, KY, asked questions of Aubrey Muse. Mrs. Hilse asked what evidence did she have that the Hardin County Citizens for Responsible Solar group is not a local grass roots organization. Ms. Muse responded that she personally had went to the groups April 2022 meeting where the speaker presenting was from the national organization.

Emery Martin, of 257 Airview Drive, Elizabethtown, KY, asked questions of Rick Ferrera. Mr. Martin asked how tall the screening for the project would be and if the company would be willing to plant taller mature trees. Mr. Ferrera asked his teammate Josh Adams, of 9200 Shelbyville Road, Louisville, KY, to answer the questions. Mr. Adams responded that the proposed trees would be 5-6 feet tall and that they chose this height because the trees have a better survival rate. Mr. Martin then asked what would happen if the company sold and then the new company went bankrupt. Mr. Ferrera answered Stonefield Solar LLC will be there throughout the life of the project so all "conditions" will be in place. Mr. Martin asked about the glare study and risk to the airport. Mr. Adams answered the FAA Approved Glare Study showed no effect to the airport, helicopter pads, etc. in the area. Lastly, Mr. Martin asked about contamination to the soil from the panels. Mr. Ferrera reiterated the safety of the panels and the rigorous TCLP test they go through, proving they don't leach toxins into the soil.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY, asked questions of Rick Ferrera. Mrs. Martin asked if anyone had corresponded with the fire department. Mr. Ferrera stated they had went to the April 10th local chiefs meeting. Mrs. Martin then asked if they had corresponded with the local volunteer fire department. Mr. Ferrera stated they are working with a company out of Louisville to coordinate, but that they started the conversations at the April 10th meeting.

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 4 of 13

Garrett Swift, of 532 Gates Road, Elizabethtown, KY, asked questions of Rick Ferrera. Mr. Swift asked what his uncle had told Mr. Ferrera when he was approached about being part of this project. Mr. Ferrera answered that his uncle farms the projects land.

Bobbie Coleman, of 327 Riesling Court, Vine Grove, KY, asked questions of Rick Ferrera. Mrs. Coleman asked how the panels would effect the soil. Mr. Ferrera answered there would be no effect on the soil and gave an example of a solar facility that was decommissioned in the early 90's and reverted back to a farm. Mrs. Coleman then asked how they could guarantee the project wouldn't hurt the water. Mr. Ferrera asked his teammate Reed Sellers, of 2525 Arapahoe Avenue, Boulder, CO, to answer the questions. Mr. Sellers answered they have done extensive surveys with sinkholes, stream, etc. on the site and they have a Best Management Practice (BMP) Plan for the project. He also stated that the panels are not toxic and can technically go to the landfill, but that they plan to recycle the panels at the end of the project. Mrs. Coleman then asked why they couldn't just do solar on rooftops instead of taking up farmland. Mr. Ferrera answered that roof mount solar is great, but that it's about three times as expensive.

Paul Brantingham, of 148 Deerbrook Lane, Elizabethtown, KY, asked questions of Rick Ferrera. Mr. Brantingham asked if this particular proposal was for a Map Amendment to an Industrial Zone and if approved could anything approvable in industrial go on the site. Mr. Ferrera answered yes any permitted industrial use could go on the site.

Teresa Redmond, of 8145 Leitchfield Road, Cecilia, KY, asked questions of Rick Ferrera. Mrs. Redmond asked who she can contact when her well water gets contaminated from the project. Mr. Ferrera answered there shouldn't be any contaminants, but there will be a complaint hotline with a local contractor she could call.

Charles Spivey, of 114 Wellesly Court, Cecilia, KY, asked questions of Rick Ferrera. Mr. Spivey asked who benefits for this project and how would it help Hardin County. Mr. Ferrera answered it would help the projects property owners, who feel this is the highest and best use of their property, and that it would also help the Public Service Commission and the grid. He then stated for Hardin County residents it would help with the property being taxed industrial, rather than agricultural like it is now, and they will offer the County a Payment in Lieu of Taxes (PILOT) agreement.

At 7:11 p.m. Chairman Hinton announced a 15-minute recess. The meeting continued at 7:27 p.m.

Lucy Dunford, of 219 Poplar Trace, Elizabethtown, KY, asked questions of Rick Ferrera. Mrs. Dunford asked does this property have to go industrial and how can you justify all this in people's backyards. Mr. Ferrera answered yes they have to go industrial, per the zoning ordinance, and that the project is away from multiple homes. Mrs. Dunford then

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 5 of 13

asked how other places handle solar facilities. Mr. Ferrera answered it depends on the state, but typically its either industrial, agricultural or utility. Mrs. Dunford then asked why can't this project go utility instead. Chairman Hinton answered that utility is not currently a zone in the zoning ordinance.

Patrick Lohden, of 777 Cecilia Smith Mill Road, Cecilia, KY, asked questions of Rick Ferrera. Mr. Lohden asked if the property the company bought in Russel Ridge Subdivision was part of this project, and if the substation would be on that parcel. Mr. Ferrera answered no, that property is not included in this proposal.

Matthew Crain, of 177 Crain Lane, Glendale, KY, asked questions of Rick Ferrera. Mr. Crain asked if Mr. Ferrera was aware of multiple different calculations, on how precious and productive this agricultural land is, and how quickly we are losing our farmland. Mr. Ferrera answered that they understand how precious farmland is and that is why this project uses the least amount possible, and that after the project is completed the land is still farmable.

At 7:46 p.m. no one else had questions for the Stonefield Solar LLC group presenters and so the time allotted for people who wanted to speak in favor continued.

Sam Avery, of 745 Portland Road, Upton, KY, provided testimony and answered questions from the commission members and staff. Mr. Avery explained that he is a retired solar installer and was the former Vice Chair for the Hart County Planning Commission. He stated that he is in favor of the zone change and agrees that solar generating facilities are utility scale and that we need it. Mr. Avery stated multiple responses from scientists that our planet needs help, and stated we are experiencing more energized storms. He said he appreciates the scrutiny of the projects plans, but doesn't know if industrial solar is the correct wording, since this project will not have the issues a typical industrial project will have.

April Hilse, of 60 Farmers Road, Elizabethtown, KY, asked Mr. Avery if crops expelled carbon dioxide and also helped preserve farmland. Mr. Avery responded yes, but that we need more than just crops helping.

Matthew Crain, of 177 Crain Lane, Glendale, KY, asked Mr. Avery if he was aware of multiple different calculations of farmland production and carbon dioxide expelling, and that not all soils are the same. Mr. Avery responded yes, and that there isn't a perfect solution, but that there is in unbalance and we need to do something.

Jacklyn Gerard, of 709 Pear Orchard Road, Elizabethtown, KY, provided testimony and answered questions from the commission members and staff. Mrs. Gerard explained that her neighbor has one hundred panels next door and they don't bother her at all, in fact

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 6 of 13

she is looking at roof mount solar for her home. She stated Hardin County is growing and we need energy.

Jeff Richardson, of 1455 Duggin Switch Road, Vine Grove, KY, provided testimony and answered questions from the commission members and staff. Mr. Richardson stated that he wanted the Commission to know that he supports solar.

Nancy Givens, of 3086 Bunnel Crossing Road, Horse Cave, KY, provided testimony and answered questions from the commission members and staff. Mrs. Givens stated that she strongly supports the solar development. She also stated that the scrutiny of the project is more than normal for something non-toxic. Mrs. Givens stated that this is a good application and that we can't lose site of the future and protecting our atmosphere.

Drew Augustine, of 1620 Griffith Avenue, Owensboro, KY, provided testimony and answered questions from the commission members and staff. Mr. Augustine stated that a Hardin County School representative was here and he wanted to ask him to come speak on behalf of the schools.

John Stith, of 98 Canary Drive, Elizabethtown, KY, provided testimony and answered questions from the commission members and staff. Mr. Stith stated that he is here on behalf of the Hardin County Board of Education. He explained that the school district has no issue with the proposed solar project, and that the project could actually allow for more educational opportunities for the schools.

Jason Gullany, of 3262 Ruckriegel Parkway, Louisville, KY, with Pye Barker Fire & Safety, provided testimony and answered questions from the commission members and staff. Mr. Gullany stated he is working with Stonefield Solar LLC, and that they received good feedback from the volunteer fire chiefs and will be working with the Glendale fire department, but that Glendale Fire wasn't at the meeting.

David Broderick, of 921 College Street, Bowling Green, KY, asked Mr. Gullany if he specifically spoke with the Stephensburg fire department and if he asked them if they had the proper equipment for a solar facility fire. Mr. Gullany answered that there were about twenty in the group, so he doesn't know specifically if Stephensburg fire department was there, and that any fire department should have all the proper equipment.

Rick Ferrera, of 2143 Juliet Avenue, St. Paul, MN, with Stonefield Solar LLC, provided testimony and answered questions from the commission members and staff. Mr. Ferrera stated that all fire/emergency plans will be addressed in the projects Emergency Response Plan. He stated there will be developer commitments recorded in the Clerk's office to assure everything is done right and protected. Mr. Ferrera stated, in regards to economic impact, in their economic report is states 7.8 million dollars over the life of the project with 209 jobs during construction.

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 7 of 13

At 8:16 p.m. five minutes was reserved for anyone to speak in favor of the proposal at the end of the hearing.

At 8:17 p.m. the one hour allotted time for anyone to speak in opposition of the proposal was opened.

David Broderick, of 921 College Street, Bowling Green, KY, spoke in opposition of the proposal. Mr. Broderick stated that he is an attorney who represents several landowners in the room. He asked for all those in opposition of the proposal to stand and for those across the hall to yell out. Lastly, he requested that five minutes be reserved for anyone to speak in opposition of the proposal at the end of the hearing.

Dan Feeser, of 3438 Hardinsburg Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Feeser stated that the Stonefield Solar website is wrong in stating that their group is part of a national organization. He stated they are a local group that previously submitted a petition for a moratorium on solar with over 1,500 signatures on it. Mr. Feeser requested that the proposal be denied, stating multiple goals and objectives out of the Comprehensive Plan and Zoning Ordinance that this project does not comply with and some KRS statutes. He mentioned that the Public Service Commission had denied Stonefield Solar LLC's application, and that this project is in the natural resource area which states to protect agricultural land.

David Miller, of 1608 Franklin Crossroads, Cecilia, KY, spoke in opposition of the proposal. Mr. Miller stated that he would much rather have been out farming today than to be here, but that his family farm is adjacent to this proposal and he has many concerns about the karst topography of the land. He explained that he has a geology degree and previously taught at a college, before retiring and coming back to the farm. Mr. Miller stated this project is a risk to human safety and will have structural integrity problems. He explained he personally used to farm the Buchanan Farm and that twice he had a cover collapse sinkhole open up while he was farming. Mr. Miller quoted the Comprehensive Plan in regards to source water protection area and protecting our water. He explained this area floods and is structurally at risk, because geologists agree that the continuous blasts from rock quarries create hazardous, unstable areas not suited for structures.

Glenn Harrington, of 2528 Hardinsburg Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Harrington stated he is a fourth generation farmer and spent 17 years on the Hardin County Soil Conservation Board. He explained that he personally had pulled off the road and studied the lay of the projects land, while doing this it reminded him of the multiple floods throughout the past thirty years of this property and even the state roads around it. Mr. Harrington stated this area has always had water issues and that is why Vulcan has had so many issues; he then said putting all the solar panels on site will cause more erosion and water issues. He stated he is worried about the water table and

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 8 of 13

the multiple people who use well water in this area. Mr. Harrington stated that no MSDS sheets for the panels have been presented, and that no matter what some toxins will leach out because of the solder on the panels. Lastly, Mr. Harrington raised concerns about losing thousands of acres of prime farmland and raised the issue of if the United States loses its farmland then our food will come from overseas.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY, spoke in opposition of the proposal. Mrs. Martin presented **Exhibit MM** – Kirkland Appraisals, LLC Report on the Stonefield Solar Project. She stated that she is a licensed broker in the area and that the report presented was submitted to the Public Service Commission, but not Hardin County Planning. Mrs. Martin mentioned multiple goals and objectives out of the Comprehensive Plan that this project does not comply with, and stated that this solar facility will not function in harmony with the area. Lastly, she stated this proposal does create noise, dust, negative impacts, etc. and asked how it could be considered an industrial operation or manufacturing use.

David Taul, of 6325 North Long Grove Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Taul stated he was born and raised in Hardin County and that he is the owner/manager of Taul Equipment, which is one mile from the proposal. He explained that he has seen multiple things come and go throughout the years, but that he has never seen anything come in as fast and hard, with such a negative impact, as industrial solar has. Mr. Taul gave multiple economic impacts statistics on how this specific solar project would be a detriment to Hardin County. He stated there would be around a 7 million dollar loss for the community as a whole after the lifetime of this project, when compared to if the farm was still being farmed. Mr. Taul asked if it would be a wise decision to bet the farm on a project that will only be 18% efficient. Lastly, Mr. Taul brought up an industrial solar site in Mt. Olive that currently is only partially installed, and the contractors are now backing out and the barns and land are laying in ruin.

Bobby Alexander, of 491 Boulder Drive, Elizabethtown, KY, spoke in opposition of the proposal. Mr. Alexander stated it is common knowledge that we are producing more people than we are producing food. He stated if we continue to cover up and lose our precious farmland, what are we going to do when it's gone. Mr. Alexander raised concerns about how quickly Hardin County is growing and that there is nothing preventing all the farmland from being developed.

Lawrence Hoh, of 1700 South Long Grove Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Hoh presented **Exhibit NN** – Crops That Are Grown in Kentucky, and stated that he was the seventh speaker in opposition and wanted it noted for the record that everyone speaking in opposition lives in Hardin County, and that everyone except one who spoke in favor does not live in Hardin County. He stated that it is a big deal to replace

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 9 of 13

1,000 acres of farmland with industry, and specifically farmland with crider soils, which are prime producing soils. Mr. Hoh referenced the handout that was presented and the crop production rates within it. He explained that the Comprehensive Plan states to discourage the loss of agricultural land. Mr. Hoh also spoke about how crops help clean the water runoff, and expressed his concerns about the water issues from potential industry. Lastly, Mr. Hoh asked the Commission to please vote no and stated that solar can be in areas that aren't prime farmland.

Dolly Guenthner, of 5795 Rineyville Road, Rineyville, KY, spoke in opposition of the proposal. Mrs. Guenthner stated that she wanted it noted for the record since the Commission Members can't see the overflow room, that no one stood up in favor of the proposal, but of those seventy-three chairs everyone stood up in opposition.

Paul Brantingham, of 148 Deerbrook Lane, Elizabethtown, KY, spoke in opposition of the proposal. Mr. Brantingham stated he is in opposition of the proposal and does not envy the Commission's decision. He stated this proposal is almost the same size as the Glendale Industrial Site, which took years of deliberation before it was industrial.

At 9:18 p.m. five minutes was reserved for anyone to speak in opposition of the proposal at the end of the hearing.

At 9:20 p.m. Chairman Hinton announced a 15-minute recess. The meeting continued at 9:35 p.m.

Aubrey Muse, of 744 Brock Road, Rineyville, KY, with Stonefield Solar LLC, asked questions of Dan Feeser. Ms. Muse asked if he was aware of the developer commitments that had been submitted. Mr. Feeser responded no.

Vatsal Shah, of 1201 Dublin Road, Columbus, OH, asked questions of David Miller. Mr. Shah asked if Mr. Miller had spoken with Dr. Currins last week and recited a phone number, from which he had spoken with last week, asking if it was Mr. Millers. Mr. Miller answered yes. Mr. Shah asked if Mr. Miller's background was in geology. Mr. Miller responded yes. Then Mr. Shah asked if he had seen or was aware of the extensive geotechnical surveys that were done with a Karst Survey Mitigation Plan. Mr. Miller responded no.

Reed Sellers, of 2525 Arapahoe Avenue, Boulder, CO, asked questions of Glenn Harrington. Mr. Sellers asked if he had reviewed the Development Plan or the Vegetation Management Plan. Mr. Harrington answered no. Mr. Sellers asked if he was aware that the current condition is row crops and the proposed condition is meadow grass. Mr. Harrington responded yes. Mr. Sellers asked how often fields were left bare. Mr. Harrington responded not often in Hardin County.

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 10 of 13

Kristen Fiepke, of 801 Lakeside Drive, Elizabethtown, KY, asked questions of David Taul. Mrs. Fiepke asked if Mr. Taul expects the family to farm the property until the end of time. Mr. Taul answered yes, he would prefer them to continue to farm. Mrs. Fiepke then asked if he would like her to tell him what he could do with his property. Mr. Taul responded you can give me a price.

Drew Augustine, of 1620 Griffith Avenue, Owensboro, KY, asked questions of Trina Martin. Mr. Augustine asked would you rather the land all go to Vulcan and be mined? Mrs. Martin responded she didn't know if that could be done. Mr. Augustine then asked if she did a negative impact study on the property if it was not industrial. Mrs. Martin responded no, but that she can.

Kenny Rambo, of 553 Lombardy Drive, Cecilia, KY, asked questions of Trina Martin. Mr. Rambo asked if Mrs. Martin would be in attendance if this was for a residential development and not a solar hearing. Mrs. Martin answered no. Mr. Rambo asked how many acres of farmland she had sold. Mrs. Martin responded if she had to guess probably tens of thousands. Mr. Rambo asked how many acres of that land is still being farmed. Mrs. Martin responded some. Mr. Rambo asked if Mrs. Martin was familiar with multiple different goals and objectives within the Comprehensive Plan. Mrs. Martin responded yes that she has read the Comprehensive Plan.

At 10:07 p.m. no one else had questions, so both sides remaining five minutes for closing comments were heard.

David Broderick, of 921 College Street, Bowling Green, KY, thanked everyone for their patience. He stated many things have been stated but that tonight's issue is if the application complies with the Comprehensive Plan. Mr. Broderick stated the Comprehensive Plan has nothing about solar and that the legislative body (Hardin County Fiscal Court) has chosen not to put anything about solar on the books. He stated there is no definition for manufacturing use and that changing the properties zone to industrial, when its 87% prime farmland, in a Natural Resource Area, does not comply with the Comprehensive Plan. Lastly, Mr. Broderick stated solar panels do not enhance the rural character of the area and that no farmers came in favor of this proposal.

Greg Dutton, of 400 West Market Street, Louisville, KY, thanked the commission for their time and patience. He stated the Comprehensive Plan does support this project. He stated karst is a problem everywhere in Kentucky and that the development plan has extensive plans on karst and remediation. Mr. Dutton stated that extensive environmental studies have been completed. He stated no one has spoken about the opportunity for the property owners, and how this project would benefit them. Mr. Dutton explained that they agree this is the natural resource area, but that there is an overlay of the Western

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 11 of 13

Kentucky Parkway Corridor that would promote industrial. Lastly, he stated multiple goals and objectives that support the project.

At 10:18 p.m. Commissioner Nall made a motion to allow for questions of Director King with both those in favor and in opposition an opportunity for rebuttals. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

The Commission asked Director King about the Western Kentucky Parkway Corridor in the 2004 Industrial Element of the Comprehensive Plan. Director King stated the plan was adopted in 2004 in reference to the Glendale Mega Site, but that it included an inventory of all parcels zoned Industrial at the time and maps of multiple corridors were established. He explained this plan predates him since he did not work for the Planning & Development Commission until 2008. He stated there is only one paragraph in the entire current Comprehensive Plan that mentions the 2004 Industrial Element and that it's in reference to an Interstate and Highway Overlay Zone Map around Glendale. Lastly, Director King stated he had never researched the 2008/2014/2019 Comprehensive Plan superseding the 2004 Industrial Element until preparing this staff report.

Greg Dutton, of 400 West Market Street, Louisville, KY, stated there is nothing in the Comprehensive Plans that repeals the 2004 Industrial Element and the plan is still on the Planning Commissions website. He asked if Director King didn't realize this issue until a couple days ago, how the property owners and Stonefield Solar LLC were supposed to know. Lastly, he stated the application relied heavily upon the corridor in the 2004 Industrial Element and if the Commission believes the current plan supersedes that would put them at a deep disadvantage.

David Broderick, of 921 College Street, Bowling Green, KY, stated the Comprehensive plan, since at least 2008, has viewed this area as natural resource and defines the area as a protected natural resource area. He stated that when the Comprehensive Plan was amended that should have excluded that corridor and the 2004 Industrial Element.

At 10:29 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application and presented **Resolution No. 2023-008** both to Approve and to Deny the Map Amendment for consideration. He gave the staff recommendation for denial of the Map Amendment.

Chairman Hinton asked Attorney Cooper for his legal opinion on if the 2004 Industrial Element still stands. Attorney Cooper stated that it's up to the Commission on how much weight they want to give it, but that in his opinion the 2004 Industrial Element still stands.

Secretary Steck asked for clarification on if there would be a decommissioning plan and bonds. Director King responded that would be part of the development plan, which we

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 12 of 13

haven't gotten to yet, but that within the submitted 36 developer commitments there is a decommissioning plan and bonds.

Commissioner Nelson asked what specifically the waiver from neighbors was for. Director King answered it's a waiver from landscape screening from two adjoining property owners.

Secretary Steck asked if the zone change to Heavy Industrial (I-2) is approved and then something changes and the solar proposal doesn't happen, has the door been opened for any permitted Heavy Industrial (I-2) use. Director King responded with the Land Use Table criteria for permitted and conditional uses within the Heavy Industrial (I-2) Zone.

Commissioner Nelson asked if there was a way to do binding elements. Director King answered no, only Louisville and Lexington can do binding elements, per KRS 100.

Chairman Hinton stated that this is a hearing about a zone change and when reviewing a zone change there are three main questions the Commission has to look at. Question one, is the zone change allowed within the wording of the Comprehensive Plan; to which he stated this zone change is not. Question two, has the character of the area changed in this location; to which he stated the character of the area has not changed in this location. Lastly, question three, is the current zoning appropriate; to which he stated yes the current zone is appropriate.

At 10:52 p.m. Chairman Hinton made a motion to deny the Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the Heavy Industrial Zone (I-2) based on testimony provided by Staff and those in attendance at the Public Hearing and the proposal not being in compliance with Step 3 – Land Use Plan Group: Natural Resource & Urban Area; Step 4 – Planning Area: Natural Resource Area (#21) & Leitchfield Road Corridor Planning Area (#14) and that the proposal is not in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objective: 2. To promote planned development so as to insure the best possible utilization of land within the County.

7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

Hardin County Planning and Development Commission

Minutes: 2 May 2023

Page 13 of 13

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

Commissioner Nall provided the second. The motion to deny the Map Amendment passed 3-1, with Commissioner Nelson voting in opposition to the motion.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 16 May 2023 at 5:00 p.m. and called for the meeting to be adjourned at 10:58 p.m.

ADOPTED AND APPROVED THIS 16th DAY OF MAY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 April 2023

Page 1 of 3

Chairman Mark Hinton called the seven hundred fifty fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 April 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman and the individuals listed on the attached sign in sheet.

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

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **VIRGINIA COUCH**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time. The property is a 1.005 acre site located at 2010 Gilead Church Road in Glendale, KY, known as Lot 1 of Holstein Acres Subdivision. Planning Technician Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Allen Couch, of 2822 West Glendale Hodgenville Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Couch explained that the property is his mothers, who he has Power of Attorney for. He stated that the Gilead Church Road widening project is going to be cutting through the property and that being zoned commercial just seemed like the best thing to do. He felt the Zone Change made sense because they are in the “bulls-eye” of Glendale development.

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

At 5:17 p.m. Chairman Hinton closed the hearing to public discussion.

Planning Technician Goodman restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed and presented **Resolution No. 2023-007** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time, and to adopt Resolution Number 2023-007, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8 & 10; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group:

Hardin County Planning and Development Commission

Minutes: 18 April 2023

Page 2 of 3

Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- 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.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:18 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the contract with **Cooper & Cooper Law Offices, PLLC for legal services**. Vice Chairman Lowe made a motion to accept the legal services contract as presented. Commissioner Nelson provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:24 p.m. Chairman Hinton called for consideration and action on the third and fourth items on the agenda, the **Financial Report FY 2023 #9 March 2023** and the **Minutes for the meeting held on 21 March 2023**. Commissioner Nall made a motion to accept the financial report and the minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

Comprehensive Plan Open Houses On March 29, 2023, the Planning & Development staff held an Open House on the Comprehensive Plan update at the Woodland Elementary School in Radcliff. There were over 25 in attendance.

Comprehensive Plan Glendale Subcommittee On March 31, 2023, the Planning & Development staff held the first Glendale Subcommittee meeting at the County Government Center regarding the Comprehensive Plan. There were 14 in attendance.

Comprehensive Plan Meeting with Fort Knox On April 14, 2023, the Planning Commission staff held our second meeting with Fort Knox to discuss the Comprehensive Plan update and the KY 313 Corridor language.

Hardin County Planning and Development Commission

Minutes: 18 April 2023

Page 3 of 3

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 2 May 2023 at 5:00 p.m. and called for the meeting to be adjourned at 5:31 p.m.

ADOPTED AND APPROVED THIS 2nd DAY OF MAY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 21 March 2023

Page 1 of 5

Chairman Mark Hinton called the seven hundred fifty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 March 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Administrative Assistant Miranda Garrison, Assistant County Attorney, Don Jones and the individuals listed on the attached sign in sheet.

At 5:00 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Jones conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **CHARLOTTE CRAWLEY**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time. The property is a 1.066 acre site located on the north side of Glendale Hodgenville Road West in Glendale, KY, known as Lot 1 of Homer's Acres Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Philip Harris, of 385 Woodsbend Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Harris explained that Mrs. Crawley does not have any intentions for the property currently; that she is just trying to better position herself so that if a good opportunity arises in the future, from all the growth in Glendale, she will be ready. He also stated that the Kentucky Utilities (KU) new electric transmission lines, for the BlueOval SK plant, does clip the corner of this property, taking about a 0.06 acre portion of the 1.066 acres in easements.

Larry Hagan, of 1055 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Hagan explained that he owns land across from Mrs. Crawley and that he is in favor of the commercial zone change. He stated that the commercial zone would help the community more than her current residential zone and that he would like to see some kind of restaurant on the property one day.

Kimberly Mansfield, of 1062 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mrs. Mansfield explained that she is in opposition of this proposal and that she has multiple questions for the commission. She asked what the purpose of the commission was and

Hardin County Planning and Development Commission

Minutes: 21 March 2023

Page 2 of 5

stated that it seems like the commission does not take into account the public's input and only focuses on growth and development. Director King stated that KRS Law requires when zoning is adopted for there to be a Planning Commission and that the commission votes on zone changes, road closings, and reviews new subdivisions with streets. Chairman Hinton stated that the commission is unbiased and listens to all sides. He explained that not all proposals brought before them are approved, in addition to approving the County's Zoning Ordinance, Subdivision Regulations and Comprehensive Plan.

Shirley Glover, of 992 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mrs. Glover explained that she has some concerns and questions. She stated that she realizes Glendale is growing but asked if there had ever been a case where the public's input has won over a business getting approved. Director King responded yes, and gave an example.

Barbara Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mrs. Bransford explained that she also understands that progress is always going to happen, but that she has worked hard for her property and pays her taxes and does not appreciate her heritage and property being taken from her. She stated she didn't choose to live in the city or around commercial properties, and that now she has no choice.

Chairman Hinton asked Director King if he could explain more in detail the KY 222 realignment and specifically the area around this property that everyone is concerned about traffic and safety issues. Director King stated that Kevin Blain, with Kentucky Transportation Cabinet (KYTC) was in the audience and asked Mr. Blain if he could elaborate on the plans. Mr. Blain explained that the red area depicted on the drawing is the proposed new route and that the area directly in front of tonight's zone change request is a connector to the new KY 222. He also stated the yellow area in front of the adjacent homes is an area where the road pavement will actually be removed, making this section a dead end road.

Jerry Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Bransford asked about the new KU electric lines and asked if KU would enforce eminent domain, and also asked if the electric tower would influence tonight's decision.

Kimberly Mansfield, of 1062 Glendale Hodgenville Road West, Glendale, KY asked if there was anyone here to represent KU to address her safety concerns about the electric tower. Director King explained that the way state law is written, utility companies are exempt from Planning and Zoning rules and that our office cannot regulate them.

Hardin County Planning and Development Commission

Minutes: 21 March 2023

Page 3 of 5

Philip Harris, of 385 Woodsbend Road, Elizabethtown, KY explained that he had spear headed the conversations with KU about the towers coming across his families properties for seven months, and that there wasn't anything they could do to stop them. He explained, if they refused, that KU would either use eminent domain or condemn the property.

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

At 5:48 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed and presented **Resolution No. 2023-006** for consideration.

Commissioner Nelson stated that he is sympathetic to the public's situation here and is worried about the fast pace progress; but that per KRS 100.213 specifically number 2 which states, "There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area" he doesn't see how the commission could deny this zone change.

Secretary Steck stated that everyone on the commission is sympathetic to the situation here, but that he agrees per KRS 100.213 number 2 he doesn't see how the commission could deny this proposal.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time, and to adopt Resolution Number 2023-006, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 12; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: North Glendale Urban Planning Area (#2) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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.

5. To use all resources available to attract new commercial, service and industrial development.

Hardin County Planning and Development Commission

Minutes: 21 March 2023

Page 4 of 5

6. To expand employment and investment opportunities.

Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:57 p.m. Kevin Blain, with Kentucky Transportation Cabinet (KYTC) and John West, with HDR Engineering, presented the **KYTC US 62 Corridor Planning Study**.

At 6:12 p.m. Chairman Hinton called for consideration and action on the third and fourth items on the agenda, the **Financial Report FY 2023 #8 February 2023** and the **Minutes for the meeting held on 7 March 2023**. Secretary Steck made a motion to accept the financial report and the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:15 p.m. Vice Chairman Lowe made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:51 p.m. Secretary Steck made a motion to **come out of the closed session**. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

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

MPO Meeting On March 8, 2023, Director King attended the Technical Advisory Committee Meeting of the Radcliff-Elizabethtown Metropolitan Planning Organization. The topic of discussion was the SHIFT 2024 (Strategic Highway Investment Formula for Tomorrow) sponsorship process.

KYTC US 62 Corridor Planning Study On March 9, 2023, Director King, Planner McCamish and Planning Technician Goodman attended a meeting at the Elizabethtown Tourism office to preview the initial planning concepts for the US 62 Corridor and Exit 94 Interchange.

City of Elizabethtown Planning Commission Meeting On March 14 2023, Director King, Chairman Hinton and Vice Chairman Lowe attended the City of Elizabethtown's Planning Commission Meeting to present our 2022 Annual Report.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 April 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:55 p.m.

Hardin County Planning and Development Commission

Minutes: 21 March 2023

Page 5 of 5

**ADOPTED AND APPROVED THIS 18th DAY OF April 2023 BY THE HARDIN COUNTY
PLANNING AND DEVELOPMENT COMMISSION.**

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 7 March 2023

Page 1 of 3

Chairman Mark Hinton called the seven hundred fifty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 March 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman and the individuals listed on the attached sign in sheet. Commissioner Charles Nall and Assistant County Attorney, Don Jones were absent from this meeting.

At 5:00 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and conducted the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **LUCY & ROBERT ASH**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 4.78 acre site located at 911 Gilead Church Road, Glendale, KY. Planning Technician Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

John Edwards, of 495 Gilead Church Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Edwards explained that he is a neighbor to the Ash's and he is in favor of the proposed zone change. He stated with the new road alignment, that would be encroaching into the property, and BlueOvalSK being right in front of the house it makes sense for the property to be zoned commercial.

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

At 5:11 p.m. Chairman Hinton closed the hearing to public discussion.

Planning Technician Goodman restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed and presented **Resolution No. 2023-005** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time, and to adopt Resolution Number 2023-005, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8 & 10; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Industrial

Hardin County Planning and Development Commission

Minutes: 7 March 2023

Page 2 of 3

Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- 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.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:15 p.m. Director King presented the **County's 2022 Annual Report**.

At 5:22 p.m. Joe Reverman, AICP, the Director for Elizabethtown City Planning, presented the **City of Elizabethtown's 2022 Annual Report**.

At 5:45 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 21 February 2023**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

BlueOvalSK Meeting On February 24 2023, Director King attended a meeting at the Hardin County / Elizabethtown Industrial Foundation with other government and elected officials to discuss BlueOvalSK and its impacts on the region.

Comprehensive Plan Open House On March 1 2023, the Planning & Development staff held an Open House on the Comprehensive Plan update at the Old East Hardin Middle School in Glendale. There were over 200 in attendance.

Lincoln Trail Homebuilders Association Meeting On March 2, 2023, Director King and Building Inspectors Edwin & Jimmy met with the Registered Home Builders group at Lincoln Trail Homebuilders Association to review the 2022 Annual Report.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 21 March 2023 at 5:00 p.m. and called for the meeting to be adjourned at 5:48 p.m.

Hardin County Planning and Development Commission

Minutes: 7 March 2023

Page 3 of 3

ADOPTED AND APPROVED THIS 21st DAY OF MARCH 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 21 February 2023

Page 1 of 3

Chairman Mark Hinton called the seven hundred fifty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 February 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Don Jones, Financial and Operations Coordinator, Susan Bowen and the individuals listed on the attached sign in sheet. Commissioner Mark Nelson was absent from this meeting.

At 5:02 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Jones conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **JOHN AND MARY BLOYD**, requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be reconfigured and correct the split zoning on site. The property is a 2 acre portion of a 5.953 acre site located at the corner of Rineyville Road and Salt River Road with an address of 40 Salt River Road, Vine Grove, KY, known as Lot 3 of Bloyd Subdivision, Section 2. Planner McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

John Bloyd, of 40 Salt River Road, Vine Grove, KY provided testimony and answered questions from the commission members and staff. Mr. Bloyd explained that the property was previously split zoned C-1 and R-2 because their daughter had plans of opening a craft shop on the site. However, because of financial constraints the craft shop was never opened, so they built a home instead. Mr. Bloyd explained that he and his wife wish to subdivide the property, but they cannot do so until the site has consistent zoning.

Veronica Stith, of 480 Salt River Road, Vine Grove, KY asked the commission if there was a minimum lot size requirement for this property, and Director King explained that in the R-2 Zone there is a 3 acre minimum requirement.

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

At 5:16 p.m. Chairman Hinton closed the hearing to public discussion.

Planner McCamish restated the application, and gave the recommendation for approval of the Zone Change from the Convenience Commercial Zone (C-1) to the Rural

Hardin County Planning and Development Commission

Minutes: 21 February 2023

Page 2 of 3

Residential Zone (R-2) to allow for the property to be reconfigured and correct the split zoning on site and presented **Resolution No. 2023-004** for consideration.

Secretary Steck made a motion to approve the Zone from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be reconfigured and correct the split zoning on site, and to adopt Resolution Number 2023-004, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7 & 8; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: Kentucky 1600 Corridor Planning Area (#13) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objective: 11. To develop a supply of housing, which meets the population demand.

Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, an Amended Development Plan Review submitted by **CARROLL & BRENDA ALLEN (Owners)** and **BLAKE DUGGINS (Applicant)** for the Country Club Golf Homes to allow for the construction of two duplexes instead of a single four-plex as previously approved as part of a binding element of their Zoning Change to Planned Unit Development (PD-1) in 2001. The property is a 4.58 acre site located at the intersection of Hodgenville Road and Winning Colors Boulevard in Elizabethtown, KY, known as Lot 45A of Thoroughbred Estates, Section 3. Director King presented a powerpoint presentation on the request.

Vice Chairman Lowe made a motion to Conditionally Approve the Amended Development Plan of Country Club Golf Homes pending correction of the 42 items listed in the Staff Review Comments, and an Amendment to the 2001 Binding Elements (#3) of the PD-1 Zone Change to allow for four total buildings with 10 total units so that two duplexes can be constructed in place of an additional 4-plex. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:34 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 17 January 2023**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

Hardin County Planning and Development Commission

Minutes: 21 February 2023

Page 3 of 3

At 5:35 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2023 # 7 January 2023**. Vice Chairman Lowe made a motion to accept the financial report as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:40 p.m. Secretary Steck made a motion to go into a **closed session to discuss personnel appointments** (KRS 61.810(1)f). Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:46 Secretary Steck made a motion to **come out of the closed session**. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

At 5:47 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **First Reading of the FY 2024 Budget**. Secretary Steck made a motion to accept the budget as presented. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

APA-KY Meeting Director Adam King, AICP conducted his first meeting as President of the KY Chapter of the American Planning Association held virtually on 27 January 2023. He will serve a two year term as President followed by a one year term as Immediate Past President.

15 Years of Service Director Adam King, AICP celebrated 15 years of service with the Planning Commission on 15 February 2023.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 7 March 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:08 p.m.

ADOPTED AND APPROVED THIS 7th DAY OF MARCH 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 17 January 2023

Page 1 of 5

Chairman Mark Hinton called the seven hundred fifty first meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 17 January 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Don Jones, Financial and Operations Coordinator, Susan Bowen and the individuals listed on the attached sign in sheet.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a **Road Closing Review of a portion of West Anjou Court** submitted by **VONCE & LATARSHA ISOM** and **DEENA & DANIEL LONDON**, who are requesting a favorable recommendation from the Planning Commission to Hardin County Fiscal Court to close a 50' undeveloped right-of-way for future street at the end of West Anjou Court in Elizabethtown, KY in the Orchard Subdivision to allow for the property to be merged with the adjoining lots. Planner McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Road Closing Request.

At 5:08 p.m. Commissioner Nelson recused himself from the proceedings because he lives on West Anjou Court in the Orchard Subdivision.

Latarsha Isom, of 67 West Anjou Court, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mrs. Isom stated that they have been maintaining the area for the past 8 years.

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

At 5:11 p.m. Chairman Hinton closed the hearing to public discussion.

Planner McCamish gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court to close the 50' undeveloped right-of-way at the end of West Anjou Court in Elizabethtown, KY in The Orchard Subdivision to allow for the property to be merged with adjoining lots and presented **Resolution # 2023-003** for consideration.

Vice Chairman Lowe made a motion for a favorable recommendation from the Planning Commission to Fiscal Court to close the 50' undeveloped right-of-way for a portion of West Anjou Court in Elizabethtown, KY in the Orchard Subdivision to allow for the property to be merged with adjoining lots, and to adopt Resolution # 2023-003 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Hardin County Planning and Development Commission

Minutes: 17 January 2023

Page 2 of 5

Goal 10: To improve the transportation system of Hardin County so that it encourages the smooth flow of traffic throughout the county.

Objective: 10. To evaluate and close streets or streets of record which are not being used, have not been constructed or are unnecessary.

Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining and Commissioner Nelson having recused himself from the proceedings.

At 5:13 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Jones conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:14 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment Submitted by **BSTF INVESTMENTS, LLC**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for the pre-existing mobile home park to be converted to a proposed Recreational Enterprise (RV Park) with 72 spaces called Royal Oaks RV Park. The property is a 7.778 acre site located at 6353 South Dixie Highway in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change and accompanying Development Plan.

Rob Campbell, a representative of QK4 the engineer for the project, of 9420 Corporate Campus Drive, Louisville, KY provided testimony and answered questions from the commission members and staff. Mr. Campbell stated that he has worked with the applicants on coordinating all of the utility work, and has general approval from Water District No. 2. Mr. Campbell explained that there will be a small pump station on site in addition to a 3-inch forced main sewer system, and they will be expanding and paving the road entrances. Mr. Campbell stated that he is not aware of any other design standards that have not been met.

Chairman Hinton asked if tent camping would be allowed on site?

Troy Fackler, of 1389 Shot Hunt Road, Flaherty, KY provided testimony and answered questions from the commission members and staff. Mr. Fackler stated that they currently do not have anything in the rental agreement about tents, but that they were agreeable to adding that restriction. Commissioner Nall asked about a boundary fence, and Mr. Fackler explained that they have a proposed fence in addition to the existing fence on the south side.

Hardin County Planning and Development Commission

Minutes: 17 January 2023

Page 3 of 5

Kevin Conder, of 6455 South Dixie Highway, Glendale, KY asked if the tree line could be extended? Mr. Conder noted that he lives right next to the proposed RV Park, and is glad that the mobile homes are gone.

Mr. Campbell stated that would be up to the owners, but that they could likely add fencing or trees along the property line.

Mr. Conder asked if there would be a restriction on the age of the RV's allowed on site?

Mr. Fackler stated that the target audience is for long term leases and contractors at the BlueOvalSK site, and that he has not run into that issue yet. Mr. Fackler explained that given the clientele he does not see that becoming an issue, but that he would address it if it becomes one.

John Grey, of 6384 South Dixie Highway, Glendale, KY asked about leases after the BlueOvalSK construction has been completed?

Mr. Fackler stated that he foresees this site being an RV Park for 8-10 years and then it may become a different type of commercial development.

Chairman Hinton stated that he still had concerns over the tent issue and the screening. Director King suggested for the applicants to agree to uphold the lease agreement on the Development Plan, which could state "no primitive or tent camping for human occupancy shall be allowed". Director King also suggested a complete new row of fencing along the south property line, and Mr. Fackler agreed to both items.

Brad Preston, of 6229 South Dixie Highway, Glendale, KY asked if the zoning change would increase or decrease his property value? Director King responded that he is not a real estate appraiser, but that this area is greatly changing because of the BlueOvalSK site, and due to the potential availability of sewer. Mr. Preston asked how the sewer would affect his residential property on septic? Mr. King stated that connection to the sewer will not be required, but that it greatly improves his future development potential.

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

At 5:50 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck made a motion to conditionally approve the Development Plan for Royal Oaks RV Park. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park/Campground) on site and presented **Resolution Number 2023-002** for consideration.

Hardin County Planning and Development Commission

Minutes: 17 January 2023

Page 4 of 5

Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1), and to adopt Resolution Number 2023-002, based on the staff report, the exhibits entered into the record, the testimony provided by the applicants and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, & 12; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: South Dixie Corridor Planning Area (#17) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 5: To encourage the location and development of different land uses in the most appropriate manner.
- Objective: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.
- 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 use.
5. To use all resources available to attract new commercial, service, and industrial development.

Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:58 p.m. Chairman Hinton called for consideration and action on the third and fourth item on the agenda, the **Financial Report FY 2023 #5 November 2022** and **Financial Report FY 2023 #6 December 2022**. Vice Chairman Lowe made a motion to approve the Financial Reports as presented. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:02 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Budget Amendments for FY 2023**. Commissioner Nall made a motion to approve the Budget Amendments as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:04 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on 3 January 2023**. Vice Chairman Lowe made a motion to approve the Minutes as presented. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Hardin County Planning and Development Commission

Minutes: 17 January 2023

Page 5 of 5

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

Comprehensive Plan Meetings On 11 January 2023, the Planning Commission staff met with Fort Knox to discuss the Comprehensive Plan update. On 13 January 2023, the staff held the first subcommittee meetings on Agriculture and on Housing.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 21 February 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:09 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF FEBRUARY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 3 January 2023

Page 1 of 5

Chairman Mark Hinton called the seven hundred fiftieth meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 3 January 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Philip Moore and the individuals listed on the attached sign in sheet.

At 5:02 p.m. Vice Chairman Lowe made a motion to re-open an item from the 6 December 2022 meeting, a Preliminary Plat and Development Plan of **MARTIN HILLS SUBDIVISION**. JAMES & GRETA MARTIN are the owners of the property and the applicant is SHANNON HUFFER which is identified by PVA Map Number 225-00-00-049. Director King explained the proposed development is a 34.67 acre site located at 5100 Sportsman Lake Road, Elizabethtown, KY. The developer, Shannon Huffer is proposing the creation of 42 multi-family residential lots connected to Hardin County Water District #2's sewer system with three new streets proposed. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, engineer for the project, explained that he has not yet heard back from the Road Department about an entrance for Lot 4 because of the holidays. He indicated that he tried to address some of the neighbors concerns with this latest draft of the plans.

Frances Carter, of 5028 Sportsman Lake Road, Elizabethtown, KY stated that she is still concerned about the shared gravel drive, and residents of the proposed subdivision having access to it. Mrs. Carter stated she would prefer to see some fencing, or another type of barrier along the rear property lines of the subdivision all the way up to the utility pole in her backyard.

Mr. Billings asked if the trees to the south of the site could be cut in half, and Director King suggested that they stop at the electrical easement.

Commissioner Nall made a motion to conditionally approve the Preliminary Plat of Martin Hills Subdivision with the 39 conditions within the staff review comments and the following restrictions:

1. An access restriction note prohibiting use of the gravel driveway along the north side of the property.
2. Preserve the existing trees around the boundary/perimeter of the site.
3. Adjacent to the Carter property to the North, plant a double row of evergreen trees (5' tall at planting and 10' on center) on Lots 4 & 5. Along the rear of Lot 6 a single row of evergreen trees is required (5' tall, 10' on center).

Hardin County Planning and Development Commission

Minutes: 3 January 2023

Page 2 of 5

4. Adjacent to the Davidson property to the south, plant a double row of evergreen trees (5' tall at planting and 10' on center) from the Sportsman Lake Road right-of-way back to the overhead electric easement on Lot 2.

Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:26 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Waiver from the Zoning Ordinance – Multifamily Standards 17-9(3) for **MARTIN HILLS SUBDIVISION**. JAMES & GRETA MARTIN are the owners of the property and the applicant is SHANNON HUFFER who is requesting a waiver from the multifamily parking standards to allow for parking within the front yard setback. Director King presented a powerpoint presentation on the request.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, engineer for the project, explained that with the attached garage in the front of the duplexes that parking in the rear was unnecessary. Mr. Billings also added that it will make the site look more like a single family dwelling, and with driveways accommodating two vehicles for each unit that the 3 parking spaces per unit exceeds the necessary parking per the ordinance.

Commissioner Nelson made a motion to approve the Waiver from the multifamily parking standards. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:37 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Moore conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:39 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a Map Amendment submitted by **JCC CONSTRUCTION INC.**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park). The property is an 8.233 acre site located on the south side of Gilead Church Road in Glendale, KY known as Lot 20A of G. Children's Home Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Rachel Harman, of 1621 Windsor Place, Louisville, KY, architect for the project, provided testimony and answered questions from the commission members and staff. Ms. Harman explained that the proposed RV Park is really just Phase 1 of a much larger project to preserve and revitalize the existing buildings on site. Ms. Harman explained that the ultimate goal would be to enhance the site to provide a service for the community. Ms. Harman stated that the proposed RV Park would be a temporary use to facilitate the

Hardin County Planning and Development Commission

Minutes: 3 January 2023

Page 3 of 5

means to a much bigger project in the future. Ms. Harman explained that there are 30 RV sites as illustrated on the plans, and a lot of landscaping/fencing to buffer the perimeter of the property from the surrounding neighbors.

Chairman Hinton asked if the campground/RV Park would allow primitive/tent camping, and asked if the applicants have any regulations in place to prevent that?

Ms. Harman stated that they have a list of regulations they are agreeable with being written into the development plan, and presented **Exhibit W**. Potential Rules and Regulations. Ms. Harman explained that they will have a 7' solid wood fence in place to screen the proposed duplexes from the properties to the west, including the Bland property. Ms. Harman explained that while the long-term use has not been established, they have spoke with many people who are interested in the site, and intend for it to be a campus of some sort that provides a service. Ms. Harman stated that they see the property becoming an oasis in the industrial area.

Thomas Green, of 1324 Star Mills Road, Glendale, KY asked if there was going to be a fence around the entire perimeter of the property? Ms. Harman explained that there would be a combination of fencing and trees along the front, east, and west boundaries of the property.

Caleb Bland, of 2391 Gilead Church Road, Glendale, KY asked how the applicants would transition from Phase 1 to Phase 2? Ms. Harman explained that they plan to start the transition in at least 3 years, with a maximum of 5 years for the RV park on site. Mr. Bland asked how they determined a max of 5 years, and Ms. Harman explained they put together a proposed income analysis. Ms. Harman explained that the end goal is to have RV's off the site and for the existing buildings to be rehabilitated. Ms. Harman stated their goals for Phase 2 include establishing improved parking, better vegetation and landscaping including a memorial garden and walking paths.

David Drane, of 2125 Gilead Church Road, Glendale, KY spoke in favor of the proposal. Mr. Drane explained that he and his wife live in between the old children's home and the train tracks. Mr. Drane stated that it would be amazing for the site to be revived, and that the applicant has already made several improvements to the site. Mr. Drane explained that he intends to hold Mr. Jones accountable to his word and not let the site go downhill. Mr. Drane reiterated that he is in support of the project and is excited to see what it becomes.

Caleb Bland, of 2391 Gilead Church Road, Glendale, KY spoke in opposition of the proposal. Mr. Bland stated that he was in favor of improving the state of the buildings and their aesthetics. Mr. Bland explained that he wants to be a good neighbor, but he is worried about the RV Park being so close to his house. Mr. Bland stated that he has already experienced theft due to the nearby construction site, is concerned about how aesthetically pleasing the property will be, and that there is nothing to hold the applicants

Hardin County Planning and Development Commission

Minutes: 3 January 2023

Page 4 of 5

to the 3-5 year time frame on the RV park. Mr. Bland explained that the applicants could completely demolish the property and not even turn it into an RV Park. Mr. Bland stated that he doesn't know many people jumping at the opportunity to live next to an RV Park.

Chairman Hinton asked about the road on site and entrance requirements. Director King explained that the site will be required to put in a commercial entrance and that the applicants are also proposing to widen the entrance road to accommodate two way traffic. Director King stated that the applicant intends to use crushed stone for the RV sites, and place the dumpster and shower trailer on the existing concrete pads. Director King also explained that the Commission must look beyond the proposed project and only consider the Zone Change. Director King stated that the Commission does not have the ability to put a time limit on the project, but instead can regulate items such as screening, lighting, and landscaping on the Development Plan.

Ms. Harman explained that they also intend to get historic tax credits, which would further regulate what they could do on the property.

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

At 6:25 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park/Campground) on site and presented **Resolution Number 2023-001** for consideration.

Commissioner Nall asked if the buffer shown on the Development Plan would suffice, and Director King stated that the applicant has gone above and beyond with trees, shrubs, and a solid wood fence which exceeds the necessary requirements.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1), to conditionally approve the Development Plan with the 53 comments, and 20 additional items in **Exhibit W**, and to adopt Resolution Number 2023-001, based on the staff report, the exhibits entered into the record, the testimony provided by the applicants and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, & 10; Step 2 – Property Characteristics 1-10; Step 3 – Land Use Plan Group: Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Hardin County Planning and Development Commission

Minutes: 3 January 2023

Page 5 of 5

5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

Vice Chairman Lowe provided the second. The motion 4-0 with Chairman Hinton abstaining.

At 6:43 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 6 December 2022**. Commissioner Nall made a motion to approve the Minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

Administrative Assistant Hired Miranda Garrison has been hired as our new Administrative Assistant. Miranda's first day was 30 December 2022. She is graduate of Elizabethtown High School and has completed coursework in Electronics Engineering at ECTC.

BlueOvalSK Meeting On 20 December 2022, Director King and Chairman Hinton attended a meeting with Judge Executive Taul at the Elizabethtown - Hardin County Industrial Foundation to meet with leaders from the City of Elizabethtown to discuss planning efforts and cooperation regarding Glendale & the BlueOvalSK project.

KYTC Meeting on US 62 On 13 December 2022, Director King attended the Local Officials meeting regarding KYTC's corridor planning study on a Mulberry Street / Exit 94 at the Elizabethtown Tourism Building.

Comprehensive Plan Open Houses On 12 & 14 December 2022, the Planning & Development staff held two open houses to gain additional public input on the Comprehensive Plan update at Rineyville Elementary & Cecilia Valley Elementary.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 17 January 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:46 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF JANUARY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY