



Hardin County Board of Adjustment
Three Hundred Sixty Fifth Meeting

Hardin County Government Center
Second Floor Meeting Room

17 November 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – Side Building Setbacks;** The owners, MARTIN & PEGGY SUE NUNN, are requesting relief from the 10’ side building setback line to accommodate an existing 24’x32’ metal shop. The site is the proposed 5.224 acre, Lot 2 of Nunn Estates with an address of 1128 Sportsman Lake Road. Additionally, they are requesting relief from the 100’ side building setback line where Residential abuts an Industrial Zone for a proposed 1 acre, Lot 1 of Nunn Estates. The address is 1094 Sportsman Lake Road. The properties are within the Valley Creek Urban Area and zoned Urban Residential (R-1).
 - B. **CONDITIONAL USE PERMIT – Bed & Breakfast and Event Venue;** The owners, GOSSETT FAMILY PARTNERSHIP, and applicant, SHONDA LEASOR, are requesting a Conditional Use Permit to allow for a Bed & Breakfast and Event Venue at 66 Osborne Lane. The site is a 142.95 acre farm within the Rineyville Rural Village and is zoned Urban Residential (R-1).
 - C. Consideration and action on the Minutes for the meeting held on 3 November 2016 (*Attached pgs. 2-6*).
 - D. Consideration and action on the 2017 Meeting Schedule (*Attached pg. 7*).
 - E. Informational Items
 - F. Adjourn

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

3 YEARS OF SERVICE Susan Bowen celebrated 3-years of service with the Planning Commission on 1 November 2016.

24 YEARS OF SERVICE Madeline Hornback celebrated 24-years of service with the Planning Commission on 2 November 2016.

LOCAL PLANNING MEETING

On 21 November 2016, Wesley Wright will serve on the Local Planning Committee for Hardin County Schools. The meeting is held at 5:30pm at the Hardin County Central Office (65 W A Jenkins Rd) – Topics include Review of Current District Facility Plan, Building Inventory, District Enrollment and Utility / Maintenance Budgets.

The next Board meeting is scheduled for Thursday, December 8, 2016 at 5:00 PM.



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Sixty Fourth Meeting

Hardin County Government Center

Second Floor Meeting Room

3 November 2016

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – Required Road Frontage and the 1:4 width-to-length ratio;** The owners, GEORGE & SUSAN MCCOMBS, are requesting relief from required road frontage and the 1:4 lot width-to-length ratio to allow for additional acreage to be merged to the existing 1.877 acre tract. The address is 1809 Knox Avenue, within the North Urban Planning Area and zoned Urban Residential (R-1).
 - B. **VARIANCE & CONDITIONAL USE PERMIT – Front Building Setback & Accessory Structure exceeds the size of the dwelling;** The owner, WENDELL BLAIN, is requesting a Conditional Use Permit to allow for an accessory structure (30'x50' pole barn) to exceed the size of the dwelling (14'x72' manufactured home) on the 3 acre site. He is also requesting a Variance from the front building setback line. The address is 1044 Horn Road, within the Natural Resource Planning Area and zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 20 October 2016 (*Attached pgs. 3-6*).
 - D. Informational Items
 - E. Adjourn

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

INSURANCE SERVICES OFFICE (ISO) The commission staff has been preparing reports and completing the 2015 ISO questionnaire to determine the Building Code Effectiveness of jurisdiction. On 1 November 2016, Wesley Wright and Ed Bryan met with an ISO representative to discuss our building program. Insurers may use the evaluations in underwriting for property insurance in our community to increase the discounts on insurance premiums.

WATER AND WASTEWATER PRIORITIZATION The Lincoln Trail Region is preparing the 2017 Water and Wastewater project prioritization for the Kentucky Infrastructure Authority. A meeting will be held on 3 November with the different utilities to examine local needs, insure we have infrastructure projects to those needs and to review eligibility for state and federal assistance.

OCTOBER 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 70 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 7 New lots approved for the month • 46 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 12 SFD Permits for the month • 108 SFD Permits for the year • 85 Total Building Inspections for the month • 878 Total Building Inspections for the year • 476 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 91 Total Permits for the month • 719 Total Permits for the year • 154 Total Electrical Inspections for the month • 1291 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CARLA'S ACRES, LOTS 3 & 4	HARDINSBURG ROAD (HWY 86)	-1	0.0000	9/29/2016	10/4/2016
VALLEY FIELDS SUBDIVISION, LOT 1A	3634 RINEYVILLE RD	0	0.1394	10/3/2016	10/6/2016
BLOOMING HILLS, SECTION 1 LOTS 3A & 15A	SUNFLOWER DRIVE; VIOLET LOOP	-1	0.0000	7/7/2016	10/7/2016
KINGLESMITH, SECTION 3, LOTS 4 & 5	HILLCREEK DRIVE	-1	0.0000	9/27/2016	10/7/2016
ESTATE OF CHANMAAL	SPORTSMAN LAKE RD	4	5.3740	9/21/2016	10/18/2016
MARTHA'S ACRES SUBDIVISION	ST JOHN ROAD	3	2.9550	10/17/2016	10/21/2016
		4	8.4684		

Total Records: 6

11/1/2016

The next Board meeting is scheduled for Thursday, November 17, 2016 at 5:00 PM:

- **VARIANCE – Side Building Setback;** To accommodate an existing 24'x32' metal shop
- **CONDITIONAL USE PERMIT – Bed & Breakfast and Event Venue;** Osborne Lane



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Sixty Third Meeting

Hardin County Government Center

Second Floor Meeting Room

20 October 2016

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT-Accessory Structure;** The owner, STEVEN BIGLER is requesting a Conditional Use Permit to provide electricity to an accessory structure (24'x32' garage) for residential storage. The property does not contain a dwelling on site. The property is a 0.823 acre site located at 3750 Rineyville Road within the KY 1600 Corridor Planning Area. The property is zoned Urban Residential (R-1).
 - B. **CONSIDERATION & ACTION** – On the interpretation of the zoning boundaries for 3 tracts totaling 7.443 acres in the 11000 block of Leitchfield Road (US 62) in the vicinity of the former Cox Quarry as per KRS 100.257. (Resolution 2016-010)
 - C. Consideration and action on the Minutes for the meeting held on 8 September 2016 (*Attached pgs.3-6*).
 - D. Informational Items
 - E. Adjourn

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

FINANCIAL SECURITIES The Orchard has renewed (9/14/2016) their Financial Security in the amount of \$38,830. The 10% warranty will be in effect for one year after initial acceptance. The Commission is holding 13 Letters or Cash amounts totaling \$928,766.85.

LEGAL UPDATE Staff had their monthly meeting on 14 September with Steve Wheatly. Discussions were held on two properties where sell-offs occurred without a plat. Four letters will be sent for KBC Compliance on properties needing Final Building Inspections.

WESBANCO BANK WesBanco Inc. has completed its \$221 million acquisition of New Albany-based Your Community Bank shares. As a result of the deal, more than 30 Your Community Bank branches will be rebranded under the WesBanco Bank name. Wesley and Susan met with bank representatives on 27 September to discuss the 7 November changes.

OHIO-KENTUCKY-INDIANA Regional Planning Conference 2016 was attended by Adam King on 6 October in Indianapolis, IN.

Board Agenda

20 October 2016

Page 2 of 2

NELSON COUNTY PLANNING COMMISSION The Joint-City Planning Commission will receive public comment on the re-adoption of the Goals and Objectives and all elements of the current 2035 Nelson County Comprehensive Plan. The meeting is scheduled for 25 October at 6:00 p.m..

SEPTEMBER 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 15 Subdivision plats were approved for the month • 64 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 21 New lots approved for the month • 42 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 11 SFD Permits for the month • 96 SFD Permits for the year • 113 Total Building Inspections for the month • 792 Total Building Inspections for the year • 416 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 92 Total Permits for the month • 628 Total Permits for the year • 169 Total Electrical Inspections for the month • 1138 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN SEPTEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MOTHER'S PLACE	BURNS ROAD	5	20.2010	6/22/2016	9/1/2016
WIT'S END LOT C	BRATCHER LANE	-1	1.7700	8/25/2016	9/1/2016
HAUNTED ACRE FARM	HAUNTED ACRE FARM	1	1.4860	6/30/2016	9/2/2016
AMENDED RECORD PLAT OF ANSEL'S ACRES, IOT 1B AND AMENDED RECORD PLAT OF ECHO VALLEY FARM, TRACT A, SECTION 3 AND RECORD PLAT OF ECHO VALLEY FARM, SECTION 4	VALLEY CREEK RD & LOCUST GROVE RD	3	41.2610	8/31/2016	9/6/2016
HOT ROD ESTATES	1770 E MILLERSTOWN RD	1	1.9680	7/5/2016	9/7/2016
AMENDED RECORD PLAT OF MONROE SUBDIVISION, LOT 7B	BOONE RD	1	0.0000	8/17/2016	9/9/2016
WYATT FARM, SECTION 3	LEITCHFIELD RD (US 62)	1	10.1200	8/29/2016	9/9/2016
AMENDED RECORD PLAT OF WEISBROD SUBDIVISION, SECTION 2, LOTS 3A & 3B	SILVER MINE ROAD	1	0.0000	1/2/1900	9/15/2016
POSING SUBDIVISION	2930 RED MILL ROAD	3	17.9770	9/12/2016	9/16/2016
LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y2; RECORD PLAT OF BUCK'S WAY SUBDIVISION; BOUNDARY SURVEY OF THE REMAINDER OF THE GORDON BOARD PROPERTY	4335 S WILSON RD	-1	-25.0130	9/9/2016	9/21/2016
MAGNOLIA FOREST, LOTS 34 & 35	EAGLE PASS RD	-1	1.4210	9/9/2016	9/23/2016
TWIN OAKS SUBDIVISION, SECTION 2, LOTS 68, 69, & 70	2197 S BOUNDARY RD	-2	0.0000	6/30/2016	9/26/2016
BOXELDER HILL, SECTION 2	2749 W RHODES CREEK ROAD	4	16.0000	9/22/2016	9/27/2016
AMENDED RECORD PLAT OF GOODLETT SUBDIVISION, LOT 2	6659 BATTLE TRAINING RD	1	0.0000	8/22/2016	9/28/2016
COUNTRY MEADOWS ESTATES	206 HILLVIEW DR	0	0.0000	9/15/2016	9/29/2016
		16	87.1910		

Total Records: 15

10/12/2016

The next Board meeting is scheduled for Thursday, November 3, 2016 at 5:00 PM



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Sixty Second Meeting

Hardin County Government Center

Second Floor Meeting Room

8 September 2016

5:00 p.m.

1. Call to order

2. Unfinished Business

3. New Business

A. CONDITIONAL USE PERMIT-Temporary Accessory Dwelling; The owners, HOMER & JUDY CARTER are requesting a Conditional Use Permit to allow for the existing manufactured home (27' X 66') to remain on site for 5 years. The property is a 12 acre site located at 3282 Sportsman Lake Road within the Valley Creek Urban Planning Area. The property is zoned Rural Residential (R-2).

B. VARIANCE – Minimum Road Frontage; The owners, COLEMAN & JO ANN CRADY are requesting a Variance from the minimum road frontage to allow for Lot 2 of Goodlett Subdivision to be further subdivided. The property is a 5.196 acre site located at 6759 Battle Training Road within the Colesburg Planning Area. The property is zoned Rural Residential (R-2).

C. Informational Items

D. Consideration and action on the Minutes for the meeting held on 18 August 2016
(Attached pgs.3-7).

E. Adjourn

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

KENTUCKY FARM BUREAU Ed Bryan represented the Planning Commission in attending the 53rd Annual Kentucky Farm Bureau Country Ham Breakfast on 25 August. The ham weighed 17.38 pounds and was brought in a \$600,000 charitable bid from Central Bank. The ham was produced by Broadbent B & B Foods of Kuttawa.

2 YEARS OF SERVICE Melissa Wilson celebrated 2-years of service with the Planning Commission on 2 September 2016.

AUGUST 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 49 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 5 New lots approved for the month• 26 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 11 SFD Permits for the month• 88 SFD Permits for the year• 101 Total Building Inspections for the month• 677 Total Building Inspections for the year• 362 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 65 Total Permits for the month• 536 Total Permits for the year• 126 Total Electrical Inspections for the month• 968 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, September 22, 2016 at 5:00 PM



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Sixty First Meeting
Hardin County Government Center
Second Floor Meeting Room
18 August 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
 - A. **Continuation of 4 August 2016 - VARIANCE – Front Building Setback;** The owners, SEAN & TENEIL SEABOLT are requesting a Variance from the 40-foot front building setback line along E Badger Court to allow for a 30' x 40' garage to encroach the building setback line. The property is a \pm 0.71 acre site located at 230 Trappers Ridge Road, Vine Grove KY and being within the Kentucky 1600 Corridor Planning Area. The property is zoned Urban Residential (R-1).
3. New Business
 - A. **AMENDED CONDITIONAL USE PERMIT- MARTIN'S AUTO STORAGE;** The Applicant, EMERY MARTIN is requesting approval to extend the time limit (5-years) on the existing permit and to allow for additional vehicles to be stored & retail sales of used parts. The property is a +/- 3.7 acre site located on the south side of First Street and being east of Magers Drive within the North Urban Area and is zoned Convenience Commercial (C-1).
 - B. **VARIANCE – Front Building Setback;** The applicant, DAVID COLANGELO is requesting a Variance from the 40-foot front building setback line along Larue Lane to allow the construction of a Single Family Dwelling, Storage Shed, and a Detached Garage. The property is a \pm 3.075 acre site located on the west side of Larue Lane, between 591 and 409 Larue Lane and being within the Natural Resource Planning Area. The property is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 4 August 2016 (*Attached pgs.3-7*).
 - D. Informational Items
4. Adjourn

Board Agenda

18 August 2016

Page 2 of 2

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

EMPLOYMENT ANNIVERSARY The Planning Commission announces that Building Inspector, Ed. Bryan has completed fourteen years of employment with the Planning Commission. He was hired on July 31, 2002. Congratulations Ed!!

35 YEARS OF BUILDING The Planning Commission celebrated 35 years of implementation of the Kentucky Building Program on 15 August 1981. It has been a financial goal of the Planning Commission to establish a division of county government that does not require large sums of taxpayer dollars. The KBC Program is a self-supported program paid for by the application fees generated by the various projects.

COMMUNITY ASSISTANCE VISIT Wesley Wright and Vicki Meredith met with FEMA representative Todd Bass on 15 August 2016 to review our floodplain process and to discuss the Community Rating System (CRS) program.

CONTINUING EDUCATION TRAINING Greg Youngblood will be attending the Kentucky League of Cities HB 55 seminars in Berea, Kentucky on 1 September 2016 to include: User-Friendly Planning & Zoning, Sign Regulation, Ethics and Conducting Effective Meetings and the Importance of Floodplain Mapping for Planning & Zoning.

PUBLIC WORKS COMMITTEE UPDATE The Public Works committee will continue discussions on 6 September 2016 regarding the maintenance on county roads in the wake of Kentucky's falling gas tax and the loss of revenue as a result to the Kentucky Road Fund. The committee is reviewing a list of roads that could be removed from county maintenance.

The next Board meeting is scheduled for Thursday, September 8, 2016 at 5:00 PM



Hardin County Board of Adjustment
Three Hundred Sixtieth Meeting
Hardin County Government Center
Second Floor Meeting Room
4 August 2016 5:00 p.m.

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

F. AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling
RUBY GOODMAN is requesting to extend the time limit for the Temporary Accessory Dwelling (Manufactured Home) to remain on the property. The property is a ± 6.52 acre site located at 1232 Yates Chapel Road, Cecilia, KY within the Natural Resource Planning Area. The property is zoned Rural Residential (R-2).

G. VARIANCE – Front Building Setback; The owners, SEAN & TENEIL SEABOLT are requesting a Variance from the 40-foot front building setback line along E Badger Court to allow for a 30’ x 40’ garage to encroach the building setback line. The property is a ± 0.71 acre site located at 230 Trappers Ridge Road, Vine Grove KY and being within the Kentucky 1600 Corridor Planning Area. The property is zoned Urban Residential (R-1).

H. Consideration and action on the Minutes for the meeting held on 21 July 2016 (*Attached 3-4 pgs.*)

I. Informational Items

4. Adjourn

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

Bicycle Facilities Study The Radcliff/Elizabethtown MPO Technical Advisory Committee is drafting a Bicycle Study based on a stakeholder survey completed in 2015. Goals & objectives are being developed along with recommendations on proposed routes around Elizabethtown, Radcliff and Brandenburg.

JULY 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 42 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 5 New lots approved for the month • 23 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 4 SFD Permits for the month • 74 SFD Permits for the year • 93 Total Building Inspections for the month • 572 Total Building Inspections for the year • 244 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 74 Total Permits for the month • 471 Total Permits for the year • 139 Total Electrical Inspections for the month • 841 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY 2016

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NUSBAUMER ESTATES, SECTION 2	1534 MELROSE ROAD	0	0.0000	6/20/2016	7/1/2016
CHARMING MEADOWS	1082 BRATCHER LANE	2	9.9570	6/27/2016	7/1/2016
DONNA ACRES AMENDED LOTS 7A and 9A	GILBERT LN	0	0.0000	4/25/2016	7/5/2016
EDDINGTON ESTATES, SECTION 1 LOT 1	484 BETHLEHEM ACADEMY RD	0	7.1090	6/1/2016	7/5/2016
P.V.U.M.C. & CEMETERY RINEYVILLE BIG SPRINGS ROAD	RINEYVILLE BIG SPRINGS ROAD	1	1.4720	6/13/2016	7/7/2016
HABERSHAM	WELLESLY CT	0	0.0000	6/27/2016	7/8/2016
MAYME ESTATES	LAY LANE & SONORA HARDIN SPRINGS RD	2	5.1340	7/6/2016	7/14/2016
LAKWOOD LOT 11B, SECTION 1	43 GREENCREST DR	0	0.2520	4/15/2016	7/15/2016
		5	23.9240		

Total Records: 8

8/1/2016

YEARLY TOTALS		23	161.84
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The next Board meeting is scheduled for Thursday, August 18, 2016 at 5:00 PM



Hardin County Board of Adjustment
Three Hundred Fifty Ninth Meeting

Hardin County Government Center
Second Floor Meeting Room

21 July 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – Front Building Setback;** The owner, DAVID UNDERDONK is requesting a Variance from the front building setback line along Dogwood Drive to allow for a 24' x 32' garage to encroach the front building setback line. The property is a ± 1.110 acre site located at 2197 S Boundary Rd to be known as Lot 68A of Twin Oaks Subdivision and being within the Urban Planning Area and is zoned Urban Residential (R-1).
 - B. Annual Nomination and Election of Officers (*Current positions*)
 - Chairman – Bob Krausman
 - Vice Chairman – Greg Youngblood
 - Secretary – Steve Steck
 - C. Consideration and action on the Minutes for the meeting held on 7 July 2016 (*Attached pgs.2-4*).
 - D. Informational Items
4. Adjourn

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

KY251/Shepherdsville Rd Project KYTC is in the early design phase between Ring Rd and KY434/Battle Training Rd. As part of this project, the intersection of KY251 and Wooldridge Ferry is being discussed between KYTC and the County. Several options are available that would have various effects on Wooldridge Ferry, Tunnel Hill Church Rd and E Bryan Rd.

Airview Wastewater Treatment Plant The County is in receipt of a Notice from the Airview Wastewater Treatment Plant of their plans to file an application with the PSC to abandon utility property and surrender its interests of the Wastewater Treatment Plant. City/County officials will meet with utility groups to discuss the options for Airview.

The next Board meeting is scheduled for Thursday, August 4, 2016 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Fifty Eighth Meeting**

Hardin County Government Center

Second Floor Meeting Room

7 July 2016

5:00 p.m.

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

A. VARIANCE – Front Building Setback; The owner, BELINDA & CHARLES DAVIS are requesting a Variance from the front building setback line along WOOLDRIDGE FERRY ROAD to allow for the construction of a 28’x28’ addition with a walk out basement. The property is a ± 5.3 acre site located at 3485 Wooldridge Ferry Rd and being within the Kentucky 313 Corridor Planning Area and is zoned Residential Estate (R-3).

B. Consideration and action on the Minutes for the meeting held on 23 June 2016 (*Attached 3-5 pgs.*).

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

JUNE 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 10 Subdivision plats were approved for the month• 34 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 3 New lots approved for the month• 18 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 13 SFD Permits for the month• 70 SFD Permits for the year• 130 Total Building Inspections for the month• 483 Total Building Inspections for the year• 212 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 86 Total Permits for the month• 397 Total Permits for the year• 142 Total Electrical Inspections for the month• 700 Total Electrical Inspections for the year



SUBDIVISION PLATS RECORDED IN JUNE 2016

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
WIMP ESTATES, LOTS 1A & 2	WIMP LANE	1	0.9189	4/11/2016	6/3/2016
JAY'S LIVING THE DREAM	1067 ADKINS ROAD	1	5.0720	5/24/2016	6/8/2016
BOHANNON SUBDIVISION, LOTS 5B & 8B	2961 LOWER COLESBURG RD	0	0.0000	5/27/2016	6/10/2016
BROOKSIDE ESTATES, SECTION 1, LOT 1B & SECTION 2, LOTS 31A AND 33A	OAKBROOK LANE	-3	0.0000	5/10/2016	6/10/2016
AMBROOK ESTATES, LOTS 66 & 67	52 HERA ROAD	-1	0.0000	6/14/2016	6/21/2016
BLACKBURN ESTATES, SECTION 2, LOTS 129 & 130	440 CARROLL AVENUE	-1	0.0000	6/2/2016	6/22/2016
COLESBURG FARMS SUBDIVISION LOT 1	BATTLE TRAINING ROAD	0	8.9600	5/9/2016	6/23/2016
AMANDA'S ACRES SUBDIVISION	279 LAMBERT LANE	1	3.0060	6/15/2016	6/24/2016
MARK'S ACRES SUBDIVISION	1245 W BRYAN RD	0	0.0000	6/9/2016	6/27/2016
COSTIN ACRES	947 LARUE LANE	0	0.0000	12/1/2015	6/29/2016
		-2	17.9569		

Total Records: 10

7/5/2016

YEARLY TOTALS		18	137.916
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The next Board meeting is scheduled for Thursday, July 21, 2016 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Fifty Seventh Meeting**

Hardin County Government Center

Second Floor Meeting Room

23 June 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – Front Building Setback;** The owner, DOCVO ENTERPRISES, LLC c/o Jeff Vo, MD is requesting a Variance from the front building setback line along a 50' right-of-way for future street to accommodate a house under construction. The property is a \pm 0.90 acre site located at 114 Wellesly Court and being Lot 11 of Habersham Subdivision, Section 3, within the West Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **CONDITIONAL USE PERMIT – Accessory Structure;** The owners, DAVID & PATRICIA BORDERS are requesting a Conditional Use Permit to construct an Accessory Structure that exceeds the square footage of the Single Family Dwelling. The property is a \pm 3.49 acre site located at 596 LaRue Lane, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 9 June 2016 (*Attached pgs 2-5.*).

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

COUNTY EMPLOYEE PICNIC Staff attended the picnic held on Thursday, June 2nd. A drawing was held to which 1 of our staff was recipient of the numerous prizes. We provided a gift card to Chick-fil-A Restaurant in the amount of \$25 for the drawing. Adam King was the big winner from the office.

SAFETY COMMITTEE MEETING Susan Bowen attended the Safety Meeting held at the Hardin County Road Department June 22nd. Preventing work related injuries for the county was discussed. The Road Department has recently purchased laser-vehicle counters. These keep the employees off roads and out of the line of traffic.

ON-LINE PERMITTING The Planning Commission has launched an online permitting portal. Citizens and Contractors can use the system to track the status of applications and apply for Building and Electrical Permits.

The next Board meeting is scheduled for Thursday, July 7, 2016 at 5:00 PM

Hardin County Board of Adjustment



Hardin County
Board of Adjustment

Three Hundred Fifty Sixth Meeting

Hardin County Government Center

Second Floor Meeting Room

9 June 2016

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **VARIANCE – Side Building Setback;** The owners, BRANDON & SARA COLLINS are requesting relief from the 10-foot side building setback line to allow for a 12'x28' shed to remain on the property. The shed was constructed without a permit earlier this year. The property is a \pm .46 acre site located at 6832 Bardstown Rd, within the East Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **VARIANCE – Required Road Frontage and the 1:4 width-to-length ratio;** The owners, MARK & PAMELA HINTON, are requesting relief from the 1:4 lot width-to-length ratio to allow for the 14.5 acres to be further subdivided. The address is 1245 W. Bryan Road, within the North Urban Planning Area and zoned Urban Residential (R-1).
 - C. Consideration and action on the Minutes for the meeting held on 5 May 2016 (*Attached 3-8 pgs.*).

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

FISCAL COURT REAPPOINTMENT (12 April 2016) Hardin County Fiscal Court has reappointed Bob Krausman to the Board of Adjustment. Bob Krausman is the longest tenured member of the Board and celebrates his 21st year on 24 July 2016. His term will end 30 June 2020.

EXECUTIVE COMMITTEE Assistant Director Adam King, AICP was elected by his professional colleagues to a 2nd term as the Secretary of the Executive Committee for APA KY. Congratulations Adam!

16 YEARS OF SERVICE Director Wesley Wright celebrated 16-years of service with the Planning Commission on 18 May 2016. Wesley was hired fresh out of Western Kentucky University by Chris Hunsinger on 18 May 2000.

CECILIA VALLEY ELEMENTARY SCHOOL The groundbreaking for the new Cecilia Valley Elementary School took place on Tuesday, May 24 at 3 pm. Issac Tatum Construction of Lebanon, KY won the bid to construct the school. Staff has been in contact with Tim Tatum, Project Manager, on the local permit and will continue to follow the project improvements.

MAY 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 24 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 • 20 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 57 SFD Permits for the year • 97 Total Building Inspections for the month • 352 Total Building Inspections for the year • 170 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 74 Total Permits for the month • 311 Total Permits for the year • 110 Total Electrical Inspections for the month • 558 Total Electrical Inspections for the year

SUBDIVISION PLATS APPROVED SINCE LAST MEETING:

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SCROGERS SUBDIVISION	4676 GLENDALE HODGENVILLE RD	0	0.0000	2/29/2016	5/11/2016
KENDRICKS ACRES SUBDIVISION	995 RED MILL ROAD	1	17.7040	1/4/2016	5/16/2016
PRAIRIE VIEW ESTATES, LOT 48, SECTION 2 & LOT 54A, SECTION 3	BULLION BLVD & PRAIRIE VIEW DRIVE	1	0.0000	1/2/1900	5/18/2016
AKERS VALLEY OF DREAMS	AKERS SCHOOL ROAD	0	0.0000	5/4/2016	5/24/2016
NORMALINE SKEES - TRACT "A"	780 NOLIN RD	2	18.4110	5/17/2016	5/26/2016
MARIGOLD MEADOWS, SECTION 1, LOTS 5 & 6	NACKE PIKE ROAD	-1	0.0000	1/2/1900	5/27/2016
WIMP ESTATES, LOTS 1A & 2	WIMP LANE	1	0.9189	4/11/2016	6/3/2016
		4	37.0339		

Total Records: 7

6/7/2016

YEARLY TOTALS		21	119.959
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The next Board meeting is scheduled for Thursday, June 23 2016 at 5:00 PM



Hardin County
Board of Adjustment

Hardin County Board of Adjustment
Three Hundred Fifty Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
5 May 2016 5:00 p.m.

1. Call to order

2. Unfinished Business

A. **AMENDED CONDITIONAL USE PERMIT – Automotive Repair;** The owner, FRANK ANGLIN JR. is requesting an extension of a 2013 Conditional Use Permit to allow for an automotive repair business to continue on the property within an accessory structure. The property is a \pm 3 acre site located at 1600 Harris School Road, Rineyville, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

B. **WITHDRAWN; CONDITIONAL USE PERMIT – Sign Regulations; Continuation from 7 January 2016 – CORNERSTONE CHURCH OF GOD,** is requesting to construct a 15-foot tall and 94SF sign that exceeds the maximum requirements of 8-foot tall and 48SF sign within a residential zone. Additionally, 30SF of the sign is proposed to be electronic. The property is a 3.61 acre site with an address of 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban Area and zoned Urban Residential (R-1).

3. New Business

C. **CONDITIONAL USE PERMIT– Residential Improvements to Commercial Property** JACOB & TRACY GEER are requesting a Conditional Use Permit to allow for the construction of a 50'x56' Pole Barn for Agricultural use on a \pm 1.2 acre site known as Lot 11 of Sagebrush Corners. The site is located between Rineyville Rd (KY 1600) and Sage Court within the Rineyville Rural Village and is zoned Convenience Commercial (C-1).

D. Consideration and action on the Minutes for the meeting held on 21 April 2016
(Attached pgs4-9).

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

APRIL 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 18 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 9 New lots approved for the month • 17 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 15 SFD Permits for the month • 43 SFD Permits for the year • 76 Total Building Inspections for the month • 255 Total Building Inspections for the year • 123 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 65 Total Permits for the month • 237 Total Permits for the year • 128 Total Electrical Inspections for the month • 447 Total Electrical Inspections for the year

SUBDIVISION PLATS APPROVED SINCE LAST MEETING:

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PADGETT VIEW ESTATES, SECTION 2, LOTS 24, 25, 36, 39, & 40	EVENING STAR COURT & MAYFIELD COURT	0	0.0000	3/31/2016	4/26/2016
STANLEY'S BLACK ANGUS FARM, LOT 3, SECTION 3 & BOUNDARY SURVEY OF ANTHONY BROWN PROPERTY	1085 TOM BROWN RD	0	-16.3450	4/15/2016	4/26/2016
BACON CREEK MEADOWS SECTION 3 LOTS 59 & 60	165 FIELDSTONE WAY	0	0.0000	4/20/2016	4/28/2016
KIKO FARM SUBDIVISION	597 GILEAD CHURCH RD	2	18.9600	1/2/1900	4/29/2016
		2	2.6150		

Total Records: 4

5/5/2016

YEARLY TOTALS		17	91.616
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PLANNING AND DEVELOPMENT COMMISSION MEETING (3 May 2016)

- ***APPROVED, MAP AMENDMENT PUBLIC HEARING***– DOUG LEASOR is requesting a zone change from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) for the remaining ± 2.75 acres of Leaser Electric in Rineyville. The site is located at the intersection of Rineyville Rd (KY 1600) and Oakbrook Lane. (Resolution 2016-003).
- ***APPROVED, MAP AMENDMENT PUBLIC HEARING***– ROD & ELIZABETH GRUSY are requesting a Zone Change from Rural Residential (R-2) to Convenience Commercial Zone (C-1) for a 13.39 acre portion of a 20.69 acre tract.

Additionally, a Variance from the required road frontage (200-feet) and the 1:3 lot width-to-length ratio is being requested for the remaining 7 acre balance around the existing house. The site is located at 6105 Bardstown Rd. (Resolution 2016-004).

The next Board meeting is scheduled for Thursday, June 9 2016 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Fifty Fourth Meeting**

Hardin County Government Center

Second Floor Meeting Room

21 April 2016 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. AMENDED CONDITIONAL USE PERMIT – Automotive Repair;** The owner, FRANK ANGLIN JR. is requesting an extension of a 2013 Conditional Use Permit to allow for an automotive repair business to continue on the property within an accessory structure. The property is a \pm 3 acre site located at 1600 Harris School Road, Rineyville, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - B. VARIANCE – Required Road Frontage;** The owner, CARLOS MEREDITH, is requesting relief from the minimum road frontage requirement in order to combine acreage from an adjoining farm to a 1.43-acre house lot along a private lane that is not county maintained. The address is 1770 E MILLERSTOWN RD, within the South Hardin Planning Area and zoned Rural Residential (R-2).
 - C. VARIANCE – Front Building Setback;** The owners, DAVID & KIM PEPPER are requesting relief from the 40-foot front building setback line along Sportsman Lake Road to allow for the construction of two hoop barns (40'x100') for the storage of farm equipment and hay on an existing concrete pad. The property is a \pm 69.5 acre site located between Dixie Highway (US 31W) and Sportsman Lake Road, Glendale, KY within the South Dixie Corridor and is zoned Rural Residential (R-2).
 - D. VARIANCE – Front Building Setback;** The owner, DAVID YATES is requesting relief from the 40-foot front building setback line along Carroll Avenue to allow for a manufacture home to be located onsite. The property is a \pm 0.574 acre site with an address of 440 Carroll Avenue, Rineyville, KY within the Rineyville Rural Village and zoned Urban Residential (R-1).
 - E.** Consideration and action on the Minutes for the meeting held on 17 March 2016 (*Attached pgs4-7*).

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

FISCAL COURT REAPPOINTMENT (22 March 2016) Hardin County Fiscal Court has reappointed Greg Lowe to the Planning Commission. His term will end 30 April 2019.

CONTINUING EDUCATION (4 April 2016) Susan Bowen attended an Open Meetings and Open Records Management Training at the Lincoln Trail Area Development District.



FISCAL COURT REAPPOINTMENT (12 April 2016) Hardin County Fiscal Court has reappointed Robert Krausman to the Board of Adjustment. His term will end 30 June 2020.

CONTINUING EDUCATION (18-19 April 2016) Ed Bryan will attend the CAAK Spring Training Conference in Louisville, Kentucky.

CONTINUING EDUCATION (May 2015) Adam King and Wesley Wright will attend the KY Chapter of the American Planning Association at the Holiday Inn University Plaza in Bowling Green, Kentucky from 18-20 May. A Planning Commissioner Workshop session is offer on 19 May from 8:30 – 5:30 CST. Greg Lowe will attend. Please let staff know if you are interested.

FEBRUARY 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 6 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 • 6 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 7 SFD Permits for the year • 47 Total Building Inspections for the month • 102 Total Building Inspections for the year • 32 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 32 Total Permits for the month • 96 Total Permits for the year • 105 Total Electrical Inspections for the month • 209 Total Electrical Inspections for the year

MARCH 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 2 Subdivision plats were approved for the month • 8 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 2 New lots approved for the month • 8 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 21 SFD Permits for the month • 28 SFD Permits for the year • 77 Total Building Inspections for the month • 179 Total Building Inspections for the year • 80 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 77 Total Permits for the month • 172 Total Permits for the year • 110 Total Electrical Inspections for the month • 319 Total Electrical Inspections for the year

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
THE ORCHARD, LOT 20B	GALA COURT	1	1.1030	3/2/2016	3/8/2016
KEARA'S CORNER SUBDIVISION	FLINT HILL ROAD	1	1.3120	11/4/2015	3/23/2016
CREWZ ACRES	329 GRAYSON	2	29.8620	3/23/2016	4/4/2016
WINGHAVEN SECTION 4	OVERALL PHILLIPS RD	3	12.3000	1/2/1900	4/11/2016
		7	44.5770		

Total Records: 4

4/18/2016

YEARLY TOTALS		13	62.1890		
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PLANNING AND DEVELOPMENT COMMISSION MEETING (19 April 2016)

- **TABLED, MAP AMENDMENT PUBLIC HEARING**– DOUG LEASOR is requesting a zone change from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) for the remaining ±2.75 acres of Leaser Electric in Rineyville. The site is located at the intersection of Rineyville Rd (KY 1600) and Oakbrook Lane. (Resolution 2016-003).
- **APPROVED**, Action on a Resolution to Revoke the Subdivision Plat of Stanley’s Black Angus Farm, Section 3.

The next Board meeting is scheduled for Thursday, 5 May 2016 at 5:00 PM



Hardin County Board of Adjustment
Three Hundred Fifty Third Meeting
Hardin County Government Center
Second Floor Meeting Room
17 March 2016 5:00 p.m.

1. Call to order
 2. Unfinished Business
 3. New Business
- A. **AMENDED CONDITIONAL USE PERMIT – Continuation from 3 March 2016 – Home Occupation;** The owners, BARRY & BOBBIE JONES are requesting approval of an Amended Conditional Use Permit to allow for an existing home occupation (Kitchen Designs) to remain on the property within an accessory structure. The property is a ± 1.67 acre site located at 164 N Sunset Avenue and being Lot 25A of Enchanted Acres Subdivision, Cecilia, KY within the Cecilia Rural Village Planning Area and is zoned Rural Residential (R-2).
- B. **CONDITIONAL USE PERMIT – Sign Regulations; Continuation from 7 January 2016 – CORNERSTONE CHURCH OF GOD,** is requesting to construct a 15-foot tall and 94SF sign that exceeds the maximum requirements of 8-foot tall and 48SF sign within a residential zone. Additionally, 30SF of the sign is proposed to be electronic. The property is a 3.61 acre site with an address of 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban Area and zoned Urban Residential (R-1).
- C. Consideration and action on the Minutes for the meeting held on 3 March 2016 (*Attached pgs.2-7*).

SUBDIVISION PLATS APPROVED SINCE LAST MEETING:

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
THE ORCHARD, LOT 20B	GALA COURT	1	1.130	3/2/2016	3/8/2016
		1	1.130		

Total Records: 1

3/16/2016

PLANNING AND DEVELOPMENT COMMISSION: The meeting scheduled for Tuesday, 15 March was cancelled due to lack of action items. *The next Commission meeting is scheduled for Tuesday, 19 April, 2016 at 5:00 p.m.*

The next Board meeting is scheduled for Thursday, April 21 2016 at 5:00 PM

**Hardin County Board of Adjustment
Three Hundred Fifty Second Meeting**

Hardin County Government Center

Second Floor Meeting Room

3 March 2016 5:00 p.m.

1. Call to order

2. Unfinished Business

3. New Business

- A. **AMENDED CONDITIONAL USE PERMIT – Home Occupation;** The owners, BARRY & BOBBIE JONES are requesting approval of an Amended Conditional Use Permit to allow for an existing home occupation (Kitchen Designs) to remain on the property within an accessory structure. The property is a \pm 1.67 acre site located at 164 N Sunset Avenue and being Lot 25A of Enchanted Acres Subdivision, Cecilia, KY within the Cecilia Rural Village Planning Area and is zoned Rural Residential (R-2).
- B. **AMENDED CONDITIONAL USE PERMIT – Automotive Sales;** The owners, STONE MARK ENTERPRISES, LLC is requesting approval of an Amended Conditional Use Permit to allow for the expansion of Hardin County Honda onto adjoining property. The property is a \pm .90 acre portion of a 16.38 site located on the east side of Dixie Hwy (US 31W) at 5608 N Dixie Hwy, Elizabethtown, KY within the North Dixie Corridor Planning Area and is zoned General Commercial (C-2).
- C. **CONDITIONAL USE PERMIT – Mobile Home;** The owners, Jeffrey & Teresa Bromley are requesting approval of a Conditional Use Permit to allow for a mobile home (1975 model) on site. The home is being relocated from 263 Defew Avenue. The property is a \pm 0.574 acre site with an address of 227 Defew Avenue, Rineyville, KY within the Rineyville Rural Village and zoned Urban Residential (R-1).
- D. **Continuation from 4 February 2016, 21 January 2016 and 7 January 2016; CONDITIONAL USE PERMIT – Sign Regulations;** CORNERSTONE CHURCH OF GOD, is requesting to construct a 15-foot tall and 94SF sign that exceeds the maximum requirements of 8-foot tall and 48SF sign within a residential zone. Additionally, 30SF of the sign is proposed to be electronic. The property is a 3.61 acre site with an address of 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban Area and zoned Urban Residential (R-1).
- E. Consideration and action on the Minutes for the meeting held on 4 February 2016 (*Attached pgs.4-10*).
- F. Presentation : A Review of the 2015 Annual Report



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

PATRIOT PARKWAY (KY 361) AT DECKARD SCHOOL ROAD The KYTC and County Officials met on 17 February to discuss the intersection and review crash data. Design change options were reviewed for the intersection that would alter the traffic pattern. A “J-turn” option was chosen as the preferred option.

CERTIFICATE OF RECOGNITION David Veirs was recently presented a Certificate of Recognition for 40 years (actually 43 years) of membership with the International Association of Electrical Inspectors. David has been a contractor of the Commission since August of 1981.

FEBRUARY 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 6 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 3 New lots approved for the month • 5 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 7 SFD Permits for the year • 43 Total Building Inspections for the month • 91 Total Building Inspections for the year • 32 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 42 Total Permits for the month • 96 Total Permits for the year • 101 Total Electrical Inspections for the month • 205 Total Electrical Inspections for the year

Subdivision Plats Approved

Subdivision Name	Site Address	Lots	Acres (All Permits)	Completed Date	Final Date
MINIARD ACRES SECTION 1, LOTS 4-9	KRAFT ROAD	2	0.0000	1/26/2016	2/2/2016
JARRET'S ACRES	3063 COPELAND ROAD	1	3.0930	1/29/2016	2/5/2016
LISA'S APOLLO	HARDINBURG RD	0	0.0000	1/12/2016	2/19/2016
		3	3.0930		

Total Records: 3

3/2/2016

Board Agenda

3 March 2016

Page 3 of 3

PLANNING AND DEVELOPMENT COMMISSION – A Meeting was held on Tuesday, 1 March 2016 at 5:00 pm and following actions were taken by the Commission:

MAP AMENDMENT PUBLIC HEARING - APPROVED BILLY & CHRISTINE ANN BAILEY was granted a zone change from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) for ± 2.46 acres to allow for the indoor storage of construction equipment within a proposed 50'x60' pole barn (Bailey's Masonry). The site is located on the south side of Battle Training Road adjacent to 1331 Battle Training Road.

- Audit prepared by Stiles, Carter & Associates for Fiscal Year 2015 ending 30 June 2015 was *approved*
- FY 2017 Budget was *approved*

The next Board meeting is scheduled for Thursday, 17 March 2016 at 5:00 PM



Hardin County Board of Adjustment
Three Hundred Fifty Second Meeting
Hardin County Government Center
Second Floor Meeting Room
18 February 2016 5:00 p.m.

1. ~~Call to order~~

2. ~~Unfinished Business~~

3. ~~New Business~~

- A. ~~AMENDED CONDITIONAL USE PERMIT – Automotive Sales; The owners, STONE MARK ENTERPRISES, LLC is requesting approval of an Amended Conditional Use Permit to allow for the expansion of Hardin County Honda onto adjoining property. The property is a 9 acre site located on the east side of N Dixie Hwy at 5608 N Dixie Hwy, Hazard, KY within the North Dixie Corridor Planning Area and is zoned Rural Residential (R-2).~~

POSTPONED

**Hardin County Board of Adjustment
Three Hundred Fifty First Meeting**

Hardin County Government Center

Second Floor Meeting Room

4 February 2016 5:00 p.m.

1. Call to order

2. Unfinished Business

3. New Business

- A. **Continuation from 21 January 2016; CONDITIONAL USE PERMIT – Addition to Accessory Structure;** The owner, DAVID HOWEY is requesting approval of a Conditional Use Permit to allow for 40'X46' addition to an existing garage with the total square footage exceeding the square footage of the single family dwelling on site. The property is a \pm .95 acre site located at 665 Rineyville Big Springs Rd, Rineyville, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
- B. **Continuation from 21 January 2016; CONDITIONAL USE PERMIT – Sign Regulations;** CORNERSTONE CHURCH OF GOD, is requesting to construct a 15-foot tall and 94SF sign that exceeds the maximum requirements of 8-foot tall and 48SF within a residential zone. Additionally, 30SF of the sign is proposed to be electronic. The property is a 3.61 acre site with an address of 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban Area and zoned Urban Residential (R-1).
- C. **CONDITIONAL USE PERMIT – Permanent Accessory Dwelling;** The owners, MARK & TIPHANIE CHITWOOD are requesting approval of a Conditional Use Permit to allow for a 1200 square foot apartment within a proposed accessory structure. The property is a \pm 25.844 acre site located on the east side of Wooldridge Ferry Road at 2312 Wooldridge Ferry Rd, Elizabethtown, KY within the Colesburg Planning Area and is zoned Rural Residential (R-2).
- D. **AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling;** The owners, ROGER & SHIRLEY STILLWELL are requesting approval of an Amended Conditional Use Permit to continue to allow for a temporary accessory dwelling (20'x30' manufactured home) to remain on the property. The property is a \pm 9 acre site located on the south side of Summit Eastview Road at 408 Summit Eastview Rd, Eastview, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).
- E. Consideration and action on the Minutes for the meeting held on 21 January 2016 (*Attached pgs.3-5*).
- F. Presentation : A Review of the 2015 Annual Report



The following item is for informational purposes only and does not require Commission action:

WELLHEAD PROTECTION PLAN (WHPP)

Wesley Wright participated in a Public Hearing at the Colvin Community Center in Radcliff on Tuesday, 26 January 2016. The hearing highlighted ongoing management strategies of the Hardin WHPP in order to protect the District’s water sources from contamination. The Planning Team consists of individuals from HCWD#1, HCWD#2, Fort Knox, West Point and the Planning Commission.

JANUARY 2016 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"> • 2 New lots approved for the month • 2 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 0 SFD Permits for the month • 0 SFD Permits for the year • 48 Total Building Inspections for the month • 48 Total Building Inspections for the year • 14 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 54 Total Permits for the month • 54 Total Permits for the year • 104 Total Electrical Inspections for the month • 104 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, 18 February 2016 at 5:00 PM

Hardin County Board of Adjustment
Three Hundred Fifty Meeting
Meeting Room, Hardin County Government Center
21 January 2016 5:00 p.m.

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

- A. **Continuation from 17 December 2015; CONDITIONAL USE PERMIT – Addition to Accessory Structure;** The owner, DAVID HOWEY is requesting approval of a Conditional Use Permit to allow for 40'X46' addition to an existing garage with the total square footage exceeding the square footage of the single family dwelling on site. The property is a \pm .95 acre site located at 665 Rineyville Big Springs Rd, Rineyville, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
- B. **Continuation from 7 January 2016; CONDITIONAL USE PERMIT – Sign Regulations;** CORNERSTONE CHURCH OF GOD, is requesting to construct a 15-foot tall and 94SF sign that exceeds the maximum requirements of 8-foot tall and 48SF within a residential zone. Additionally, 30SF of the sign is proposed to be electronic. The property is a 3.61 acre site with an address of 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban Area and zoned Urban Residential (R-1).
- C. **VARIANCE – Front Building Setback;** The owners, DONALD & BETTY OVERSTREET, are requesting relief from the 70-foot front building setback along New Glendale Rd. to allow for the construction of a covered deck to encroach 20-feet into the setback line. The property is a \pm .69 acre site, with an address of 11225 New Glendale Rd, Sonora, KY within the Natural Resource Area and zoned Rural Residential (R-2).
- D. Consideration and action on the Minutes for the meeting held on 7 January 2016 (*Attached pgs.3-7*).



Hardin County
Board of Adjustment

Board Agenda

21 January 2016

Page 2 of 2

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	BILLS ACRES SUBDIVISION	S DIXIE HWY	1	6.7470	12/22/2015	1/11/2016
1 FINAL PLAT	LINCOLN ACRES SUBDIVISION, LOT 8A	481 LINCOLN ROAD	0	0.0000	11/12/2015	1/13/2016
1 FINAL PLAT	GEORGE'S ACRES SUBDIVISION	786 NATHANS LANE	1	0.0000	1/6/2016	1/15/2016
			2	6.7470		

Total Records: 3

1/20/2016

The next Board meeting is scheduled for Thursday, 4 February 2016 at 5:00 PM.

Hardin County Board of Adjustment
Three Hundred Forty Ninth Meeting
Meeting Room, Hardin County Government Center
7 January 2016 5:00 p.m.

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

- A. VARIANCE – VARIANCE – 1:4 width-to-length ratio;** WIRTH CREW PROPERTIES, LLC, is requesting relief from the 1:4 lot width-to-length ratio. The proposed lot would contain 13.5 acres with 146 feet of frontage. The property is zoned Urban Residential (R-1).and located on Kraft Rd. in Rineyville, south of Bridle Rd in West Urban Planning Area.
- B. CONDITIONAL USE PERMIT – Sign Regulations;** CORNERSTONE CHURCH OF GOD, is requesting to construct a 15-foot tall and 94SF sign that exceeds the maximum requirements of 8-foot tall and 48SF within a residential zone. Additionally, 30SF of the sign is proposed to be electronic. The property is a 3.61 acre site with an address of 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban Area and zoned Urban Residential (R-1).
- C. VARIANCE – Front Building Setback;** The owners, PHILIP & LISA CORNEILSON, are requesting relief from the 40-foot front building setback along First Street to allow for a proposed 14'x67' Manufactured home to encroach 14-feet into the setback line. The property is a \pm 0.43 acre site, with an address of 204 First Street, Elizabethtown, KY within the North Urban Area and zoned Urban Residential (R-1).
- D. VARIANCE – Front Building Setback;** The owners, MELVIN DOWELL & DOROTHY LANCASTER, requesting relief from the 70-foot front building setback along Rineyville Big Springs Rd to allow for the construction of a 4-car detached Garage to encroach 10-feet into the setback line. The property is a \pm 17 acre site, with an address of 7945 Rineyville Big Springs Rd, Rineyville, KY within the Natural Resource Area and zoned Rural Residential (R-2).
- E. VARIANCE – Front Building Setback;** The owner, ADA CASWELL, is requesting relief from the 70-foot front building setback along W. Glendale Hodgenville Rd. to allow for a proposed carport to encroach 55-feet into the setback line. The property is a \pm 11 acre site, with an address of 2735 Glendale Hodgenville Rd W, Glendale, KY within the Natural Resource Area and zoned Rural Residential (R-2).
- F. Consideration and action on the Minutes for the meeting held on 17 December 2015** (*Attached pgs.3-5*).



DECEMBER 2015 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 90 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 22 New lots approved for the month • 130 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 99 SFD Permits for the year • 79 Total Building Inspections for the month • 882 Total Building Inspections for the year • 395 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 61 Total Permits for the month • 834 Total Permits for the year • 144 Total Electrical Inspections for the month • 1641 Total Electrical Inspections for the year

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	EDGE DELL ESTATES	LEITCHFIELD RD	2	10.9860	11/2/2015	12/18/2015
1 FINAL PLAT	BACK TO MY ROOTS SUBDIVISION	2068 THOMAS ROAD	1	18.7970	12/2/2015	12/22/2015
			3	29.7830		

Total Records: 2

1/6/2016

The next Board meeting is scheduled for Thursday, 21 January 2016 at 5:00 PM.