



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Ninety Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
December 2, 2025 5:00 p.m.**

1. Call to order

2. Unfinished Business

3. New Business

- A. **MAP AMENDMENT:** JOHN BEAMER is requesting a Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) to allow for a contracting business on site; All About Dirt & Remodeling. The property is a proposed 3.102 acre site located at 43 Botto Avenue in Elizabethtown, KY. (Resolution #2025-008)
- B. Consideration and action on the Development Plan for All About Dirt & Remodeling LLC. (Review Comments Attached pgs. 4-7).
- C. Consideration and action on the Minutes for the meeting held on October 14, 2025. (*Attached pgs.8-12*).
- D. Consideration and action on the 2026 Meeting Schedule (*Attached pg. 13*).
- E. Consideration and action on the Financial Report FY 2026 # 4 October 2025 (*Attached pg. 14*).
- F. Consideration and action on Merit Increases as outlined in the FY 2026 Budget.
- G. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- H. Informational Items
- I. Adjourn

The next Commission meeting is scheduled for Tuesday, December 16, 2025 at 5:00 p.m.

CAAK Conference Building Inspector, Edwin Alicea attended the Code Administrator's Association of KY Conference in Lexington, KY on October 6-7, 2025.

APA-KY Regional Conference Director, Adam King & Board of Adjustment Chairman, Bob Krausman attended a one day continuing education event at the Green River Area Development District in Owensboro, KY on October 24, 2025.



Hardin County
Planning and Development Commission

Commission Agenda
December 2, 2025
Page 2 of 3

5 Years of Service Building Inspector, Edwin Alicea celebrated 5 years of service with the Planning Commission on 14 October 2025.

12 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 12 years of service with the Planning Commission on 1 November 2025.

33 Years of Service KBC Coordinator, Madeline Hornback celebrated 33 years of service with the Planning Commission on 2 November 2025.

2 Years of Service Planning & Permit Tech, Rachel Derting, JD celebrated 2 years of service with the Planning Commission on 3 November 2025.

Glendale Merchants Association Planner I, Haley Goodman presented to the Glendale Merchants Association regarding the upcoming Open House for the Glendale CVC Plan on November 5, 2025.

3 Years of Service Electrical Inspector, Greg Carwile celebrated 3 years of service with the Planning Commission on 7 November 2025.

LTADD Housing Study Director, Adam King attended a half day stakeholder meeting for the Lincoln Trail Area Development Districts Housing & Homelessness Study on 17 November 2025.

Ring Road (KY 3005) Extension Public Hearing Director, Adam King attended the public hearing / open house hosted by KYTC at the Hardin County Cooperative Extension Office on 18 November 2025.

Creating Vibrant Communities Open House - Glendale Director, Adam King and Planner I, Haley Goodman hosted an open house hosted at Glendale Christian Church to present the draft small area plan for Glendale on 24 November 2025.



Hardin County
Planning and Development Commission

Commission Agenda

December 2, 2025

Page 3 of 3

OCTOBER 2025 REPORT

| | |
|--|---|
| Plats Recorded: <ul style="list-style-type: none">• 11 Subdivision plats were approved for the month• 82 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 74 New lots approved for the month• 165 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 84 SFD Permits for the year• 149 Total Building Inspections for the month• 1,132 Total Building Inspections for the year• 436 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 76 Total Permits for the month• 764 Total Permits for the year• 156 Total Electrical Inspections for the month• 1,475 Total Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN OCTOBER 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|--|----------------------|------------------------|---------------------|----------------|------------|
| MICHAEL MILLER SUBDIVISION | 475 MILLERSTOWN | 2 | 15.0000 | 9/26/2025 | 10/6/2025 |
| TONY SANDFER SUBDIVISION | 2000 CANN SCHOOL LN | 2 | 15.0000 | 10/2/2025 | 10/14/2025 |
| ARNOLD VIEW | 555 CUNDIFF LN | 3 | 25.0000 | 9/23/2025 | 10/14/2025 |
| RECORD PLAT OF HILARY'S ADDITION SUBDIVISION | THOMAS RD | 8 | 21.0620 | 9/2/2025 | 10/16/2025 |
| HILARY'S ADDITION SUBDIVISION, LOT 1A | 2192 THOMAS ROAD | 0 | 0.0280 | 8/28/2025 | 10/16/2025 |
| HIDDEN RIDGE SUBDIVISION | S WILSON RD | 35 | 14.6900 | 9/11/2025 | 10/21/2025 |
| PEYTON ESTATES, LOTS 28-30 | BOONE RD | 3 | 0.0000 | 9/11/2025 | 10/21/2025 |
| OLIVER'S ACRES SUBDIVISION | 8205 SALT RIVER ROAD | 15 | 137.5820 | 9/29/2025 | 10/23/2025 |
| WINGATE WEST SUBDIVISION LOTS 23 & 24 | 108 SANTA FE TRAIL | -1 | 0.0000 | 10/15/2025 | 10/23/2025 |
| STARK SUBDIVISION, SECTION 1, LOT 2 | 681 JEFFRIES ROAD | 5 | 22.2400 | 10/20/2025 | 10/28/2025 |
| NORMANS ACRES | WILMOTH LANE | 1 | 6.0300 | 10/10/2025 | 10/29/2025 |
| | | 73 | 256.6320 | | |

Total Records: 11

11/4/2025



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Ninety Third Meeting
Hardin County Government Center
Second Floor Meeting Room
October 14, 2025 5:00 p.m.**

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

- J. **Continued from September 16, 2025 - MAP AMENDMENT:** CRISP HOLDINGS LLC are requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a proposed 9 lot subdivision. The property is a 10.020 acre site located on the west side of Crisp Road, in Elizabethtown, KY, known as Lot 4 of Crisp Road Acres Subdivision. (Resolution #2025-008)
- K. Consideration and action on the Minutes for the meeting held on September 16, 2025. (*Attached pgs.3-7*).
- L. Consideration and action on the Financial Report FY 2026 # 3 September 2025. (*Attached pg.8*)
- M. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- N. Informational Items
- O. Adjourn

The next Commission meeting is scheduled for Tuesday, December 2, 2025 at 5:00 p.m.

Glendale Lions Club Meeting – On September 18, 2025 Adam & Haley attended the Glendale Lions Club Meeting to present the Creating Vibrant Communities – Glendale Small Area Plan study to review the draft plans proposed 13 strategies.

18 Years on the Job – On September 28, 2025 Building Inspector, Jimmy Morgan celebrated his 18th year with Hardin County Planning & Development.

ICC Plan Review Training – On September 22-26, 2025 Building Inspector, Edwin Alicea attended a ICC Commercial Plan Review Training in Myrtle Beach, South Carolina.



Hardin County
Planning and Development Commission

Commission Agenda
October 14, 2025
Page 2 of 2

SUBDIVISION PLATS RECORDED IN SEPTEMBER 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|---|------------------------|---------------------|----------------|------------|
| COUNTRY MEADOWS ESTATES, LOT 10 & RECORD PLAT OF COUNTRY MEADOW ESTATES, SECTION 2 & BOUNDARY SURVEY OF LOUIS AND SHIRLEY BASHAM TRACTS | KNOX AVE | 12 | 89.0400 | 8/11/2025 | 9/2/2025 |
| MAURICES ACRES SUBDIVISION LOT 2A AND RECORD PLAT OF MAURICE'S ACRES SUBDIVISION, SECTION 2 | 2304 HODGENVILLE RD | 1 | 0.8880 | 8/26/2025 | 9/3/2025 |
| HIGH SCHOOL COURT SUBDIVISION LOT 7A & BOUNDARY SURVEY OF JOSHUA SEAGRAVES PROPERTY | HARDINSBURG RD | 0 | 0.0000 | 8/24/2025 | 9/9/2025 |
| LEWIS PROPERTY LOT 1B & 2 | 4424 RINEYVILLE ROAD, ELIZABETHTOWN, KY | 0 | 0.0000 | 8/19/2025 | 9/15/2025 |
| CECILIA METHODIST ESTATES | 361 METHODIST ST | 1 | 1.0720 | 7/21/2025 | 9/18/2025 |
| PITZ HALL SUBDIVISION, LOT 1 | 4484 RINEYVILLE RD | 1 | 0.0000 | 9/4/2025 | 9/18/2025 |
| STILL HAY SUBDIVISION, SECTION 2 | 835 SOLWAY MEETING CREEK RD | 1 | 2.0650 | 9/4/2025 | 9/22/2025 |
| WILLIAM D MARTIN SUBDIVISION LOTS 2A, 2B, 2C | BLUE BALL CHURCH RD | -2 | 0.0000 | 9/12/2025 | 9/24/2025 |
| I65 BATTERY PARK | 5504 SPORTSMAN LAKE RD | 3 | 12.0830 | 5/12/2025 | 9/25/2025 |
| | | 17 | 105.1480 | | |

Total Records: 9

10/2/2025

SEPTEMBER 2025 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none">9 Subdivision plats were approved for the month71 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">19 New lots approved for the month92 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">9 SFD Permits for the month72 SFD Permits for the year119 Total Building Inspections for the month982 Total Building Inspections for the year385 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">92 Total Permits for the month688 Total Permits for the year170 Total Electrical Inspections for the month1,319 Total Electrical Inspections for the year |



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Ninety Second Meeting
Hardin County Government Center
Second Floor Meeting Room
September 16, 2025 5:00 p.m.**

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

- A. MAP AMENDMENT:** CRISP HOLDINGS LLC are requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a proposed 9 lot subdivision. The property is a 10.020 acre site located on the west side of Crisp Road, in Elizabethtown, KY, known as Lot 4 of Crisp Road Acres Subdivision. (Resolution #2025-008)
- B.** Consideration and action on the Minutes for the meeting held on September 2, 2025. (*Attached pgs.3-4*).
- C.** Consideration and action on the Financial Report FY 2026 # 2 August 2025. (*Attached pg.5*)
- D.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- E.** Informational Items
- F.** Adjourn

The next Commission meeting is scheduled for Tuesday, October 14, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

Commission Agenda
September 16, 2025
Page 2 of 2

AUGUST 2025 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 62 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 14 New lots approved for the month• 75 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 7 SFD Permits for the month• 63 SFD Permits for the year• 108 Total Building Inspections for the month• 859 Total Building Inspections for the year• 332 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 71 Total Permits for the month• 596 Total Permits for the year• 131 Total Electrical Inspections for the month• 1,148 Total Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN AUGUST 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|--|-----------------------------------|------------------------|---------------------|----------------|------------|
| THE SHIRE LOT 2 | SHANNON RUN LN | 1 | 0.3550 | 6/7/2025 | 8/1/2025 |
| AUSTIN HUDSON ACRES | LAUREL RIDGE RD | 1 | 2.3100 | 7/8/2025 | 8/4/2025 |
| MARINE ESTATES | 259 STAR MILLS ROAD, GLENDALE, KY | 2 | 9.3340 | 7/28/2025 | 8/5/2025 |
| WOODED HILLS ESTATES SECTION 2, LOTS 33 & 35 | 250 VILLA RAY DRIVE | -1 | 0.0000 | 8/1/2025 | 8/18/2025 |
| HUSH PUPPY ESTATES LOTS 3A & 3B | CRUME ROAD | -1 | 0.0000 | 7/28/2025 | 8/19/2025 |
| MICHELLES SUBDIVISION | 1836 MILLER RD | 1 | 2.0780 | 8/1/2025 | 8/25/2025 |
| PINNACLE POINT, SECTION 1, LOT 2 | 529 PINNACLE LN | 0 | 7.6310 | 8/15/2025 | 8/25/2025 |
| HAZELIP ESTATES, SECTION 2 | CECIL AVENUE, CECILIA, KY | 9 | 29.2080 | 8/18/2025 | 8/28/2025 |
| AMANDAS ACRES SUBDIVISION, LOT 1 | 61 LAMBERT LANE | 0 | 4.9730 | 8/26/2025 | 8/28/2025 |
| | | 12 | 55.8890 | | |

Total Records: 9

9/2/2025



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Ninety First Meeting
Hardin County Government Center
Second Floor Meeting Room
September 2, 2025 5:00 p.m.**

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

- A. Consideration and action on a one year extension of the financial security for Foxwood Subdivision.
- B. Review of Glendale – Creating Vibrant Communities Project
- C. Consideration and action on the Financial Report FY 2026 # 1 July 2025. (*Attached pg.2*)
- D. Consideration and action on the Minutes for the meeting held on August 5, 2025. (*Attached pgs.3-5*).
- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F. Informational Items
- G. Adjourn

Glendale CVC Meeting – On August 18, 2025 we hosted the second meeting of the Creating Vibrant Communities – Glendale Small Area Plan study to review the proposed 13 strategies with our Steering Committee as prepared by the consultants on the project.

APA-KY 2025 Conference – On August 20-22, 2025 Adam and Haley attended the APA-KY conference in Lexington, KY and got 11 hours of continuing education credit hours.

Outstanding Young Planner Award – Planner I, Haley Goodman received the Outstanding Young Planner Award for 2025 at the APA-KY conference for outstanding achievement by a Kentucky planner in the first five years of their career.

The next Commission meeting is scheduled for Tuesday, September 16, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Ninetieth Meeting
Hardin County Government Center
Second Floor Meeting Room
August 5, 2025 5:00 p.m.**

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

- A. MAP AMENDMENT:** IDELL & JAMES SEGO are requesting a Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) with no project proposed. The property is a 15.34 acre site located at New Glendale Road (KY 1136) and East Railroad Avenue in Glendale, KY known as Lot 2 of Segomoore Subdivision. (Resolution #2025-007)
- B.** Consideration and action on the Minutes for the meeting held on July 15, 2025. (*Attached pgs.3-5*).
- C.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- D.** Informational Items
- E.** Adjourn

Knox Regional Development Alliance On July 22, 2025 Adam attended a meeting at the Knox Regional Development Alliance with Fort Knox and state elected officials to discuss KRS 100.

The next Commission meeting is scheduled for Tuesday, September 2, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

Commission Agenda

August 5, 2025

Page 2 of 2

JULY 2025 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none">• 10 Subdivision plats were approved for the month• 53 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 10 New lots approved for the month• 63 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 8 SFD Permits for the month• 56 SFD Permits for the year• 126 Total Building Inspections for the month• 751 Total Building Inspections for the year• 290 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 68 Total Permits for the month• 525 Total Permits for the year• 149 Total Electrical Inspections for the month• 1,017 Total Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN JULY 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|--|--|---------------------------|---------------------|----------------|------------|
| MAXIE PLAZA SUBDIVISION, LOT 1A | MUD SPLASH ROAD & KY 222, GLENDALE, KY | 1 | 0.0000 | 3/25/2025 | 7/7/2025 |
| DEES ACRES SUBDIVISION LOT 2 & SECTION 2 | 904 YATES CHAPEL RD | 1 | 6.0210 | 6/17/2025 | 7/7/2025 |
| RINEYVILLE POINT LOTS 2 & 3 | RINEYVILLE ROAD | 0 | 0.0000 | 5/22/2025 | 7/10/2025 |
| TRUBY ACRES SUBDIVISION LOT 1C & REVISED BOUNDARY SURVEY OF THE DOUBLE L PROPERTIES LLC, TRACT B | 6532 HARDINSBURG RD | 0 | -0.0370 | 5/16/2025 | 7/14/2025 |
| PUCKETTS ACRES SUBDIVISION LOT 1 | 1254 CENTER POINT ROAD | 0 | 2.0640 | 7/10/2025 | 7/16/2025 |
| DEBORAH DENNIS SUBIDIVISION, LOT 1 | BACON CREEK RD | 1 | 0.0000 | 7/8/2025 | 7/21/2025 |
| AULBACH ESTATES LOT 3 | 1122 STOVALL RD | 2 | 0.0000 | 6/17/2025 | 7/23/2025 |
| ADVANCE SUBDIVISION, SEC 2 | ST JOHN RD | 1 | 5.4910 | 7/7/2025 | 7/24/2025 |
| CARMENS PLACE SUBDIVISION | 14661 LEITCHFIELD RD | 2 | 22.3670 | 7/11/2025 | 7/28/2025 |
| AMOS SUBDIVISION | 2534 BERRYTOWN RD | 2 | 22.0500 | 7/7/2025 | 7/28/2025 |
| | | 10 | 57.9560 | | |

Total Records: 10

8/5/2025



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Eighty Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
July 15, 2025 5:00 p.m.**

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

- A. MAP AMENDMENT:** MELISSA & JIMMY JENKINS are requesting a Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) to allow for a proposed sign. The property is two tracts totaling 41.98 acres located on the northeast side of Patriot Parkway, Elizabethtown, KY. (Resolution #2025-006)
- B.** Consideration and action on the Minutes for the meeting held on June 17, 2025. (*Attached pgs.3-5*).
- C.** Consideration and action on Budget Amendment for FY 2025. (*Attached pg.6*).
- D.** Consideration and action on the Financial Report FY 2025 # 12 June 2025. (*Attached pg.7*)
- E.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F.** Informational Items
- G.** Adjourn

Creating Vibrant Communities Community Conversation On June 16, 2025 Adam, Haley & Susan hosted a meeting at Glendale Christian Church to obtain input on visual preference boards regarding the small area plan for Glendale. There were approximately 30 people who attended the meeting throughout the afternoon.

The next Commission meeting is scheduled for Tuesday, August 5, 2025 at 5:00 p.m.



Commission Agenda

July 15, 2025

Page 2 of

JUNE 2025 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 43 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 5 New lots approved for the month• 53 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 8 SFD Permits for the month• 43 SFD Permits for the year• 115 Total Building Inspections for the month• 625 Total Building Inspections for the year• 234 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 69 Total Permits for the month• 457 Total Permits for the year• 145 Total Electrical Inspections for the month• 868 Total Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN JUNE 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|--------------------------------|------------------------|---------------------|----------------|------------|
| ADVANCE SUBDIVISION | 11367 ST JOHN RD | 1 | 10.0000 | 5/28/2025 | 6/10/2025 |
| SAGEBRUSH CORNERS, LOTS 4B, 5A, 9 & 10 | 106 BERRYTOWN ROAD, RINEYVILLE | 0 | 0.0000 | 1/6/2025 | 6/24/2025 |
| WANDERING MEADOWS SUBDIVISION, SECTION 2, LOTS 15 & 16 | 11324 RINEYVILLE RD | 0 | 0.0000 | 6/12/2025 | 6/25/2025 |
| AMENDED BOUNDARY SURVEY OF SIMPSON PROPERTY TRACTS 1 & B AND RECORD PLAT OF SHAY BROOKE SUBDIVISION | | 2 | 25.4800 | 6/24/2025 | 6/27/2025 |
| BUTLERS CORNER SUBDIVISION LOTS 2 & 3 | N LONG GROVE RD | -1 | 0.0000 | 6/11/2025 | 6/27/2025 |
| SWISS MEADOWS, SECTION 3 | 210 VERTREES LN | 2 | 16.9210 | 4/7/2025 | 6/30/2025 |
| | | 4 | 52.4010 | | |

Total Records: 6

7/1/2025



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Eighty Eighth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 17, 2025 5:00 p.m.**

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

- A. Consideration and action on the Minutes for the meeting held on May 6, 2025. *(Attached pgs.4-5).*
- B. Consideration and action on the Financial Report FY 2025 # 10 April 2025. *(Attached pg.6)*
- C. Consideration and action on the Financial Report FY 2025 # 11 May 2025. *(Attached pg.7)*
- D. Consideration and action on the Second Reading of the FY 2026 Budget. *(Copy Provided)*
- E. Annual Nomination and Election of Officers *(Current positions)*
 - Chairman – Mark Hinton
 - Vice Chairman – Greg Lowe
 - Secretary – Steve Steck
- F. Review of potential Zoning Ordinance Text Amendments regarding public hearing notification.
- G. Review of amendments to KRS 100.147 regarding Continuing Education requirements.
- H. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- I. Informational Items
- J. Adjourn



Commission Agenda
June 17, 2025
Page 2 of 3

Lincoln Trail Homebuilders Meeting On May 21, 2025 Adam gave a presentation to the Lincoln Trail Home Builders Association at EC3 regarding 2024 and a summary of land use, building and electrical permits for 2025.

Elizabethtown Hardin County Industrial Foundation Meeting On May 28, 2025 Adam attended his first meeting as a member of the Board of Directors for the Elizabethtown Hardin County Industrial Foundation. He was nominated by the Board to serve a 3-year term.

Radcliff-Elizabethtown Metropolitan Planning Organization Meeting On June 4, 2025 Haley attended the MPO Meeting at Lincoln Trail Area Development District. They discussed the Public Involvement Process Plan, Transportation Improvement Programs and Safe Street for All grants.

4 Years of Service Planner I, Haley Goodman celebrated 4 years of service with the Planning Commission on June 4, 2025.

MAY 2025 REPORT

| | |
|--|---|
| Plats Recorded: <ul style="list-style-type: none">• 8 Subdivision plats were approved for the month• 37 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 8 New lots approved for the month• 49 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 10 SFD Permits for the month• 36 SFD Permits for the year• 104 Total Building Inspections for the month• 510 Total Building Inspections for the year• 195 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 78 Total Permits for the month• 388 Total Permits for the year• 140 Total Electrical Inspections for the month• 722 Total Electrical Inspections for the year |



Hardin County
Planning and Development Commission

Commission Agenda

June 17, 2025

Page 3 of 3

SUBDIVISION PLATS RECORDED IN MAY 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|--|---------------------------------------|------------------------------------|---------------------------|-----------------------|
| CEDAR LANE ACRES | 1931 FULLER ROAD | 1 | 3.0600 | 1/8/2025 | 5/1/2025 |
| CHAPMANS ACRES SECTION 2 | 3102 CASH RD | 2 | 3.6520 | 4/8/2025 | 5/9/2025 |
| PRIMROSE ESTATES, SECTION 1, LOT 1A | 521 NACKE PIKE ROAD, CECILIA, KY | 1 | 4.4490 | 5/6/2025 | 5/9/2025 |
| CRANDALL'S SUBDIVISION, SECTION 3 | 19894 SALT RIVER ROAD | 1 | 16.4240 | 5/7/2025 | 5/16/2025 |
| CURRY ESTATES SUBDIVISION, LOT 1 | 5019 S WILSON RD | 1 | 9.7920 | 4/25/2025 | 5/16/2025 |
| METHODIST STREET | 377 METHODIST ST | 1 | 4.7660 | 4/4/2025 | 5/19/2025 |
| HENDERSON GLENN SUBDIVISION LOTS 6 & 12 | 34 OWSLEY ROAD | -1 | 0.0000 | 5/19/2025 | 5/23/2025 |
| WATCH HILL ESTATES, LOT 1 | 243 RINEYVILLE BIG SPRINGS, RADCLIFF, KY | 1 | 0.0000 | 5/20/2025 | 5/23/2025 |
| | | 7 | 42.1430 | | |

Total Records: 8

6/3/2025

The next Commission meeting is scheduled for Tuesday, July 15, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Eighty Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
May 6, 2025 5:00 p.m.**

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

- A. **MAP AMENDMENT:** PCH PROPERTIES INC is requesting a Zone Change from the Convenience and Neighborhood Commercial Zone (C-0) to the Urban Residential Zone (R-1) to allow for the existing home to be used as a residence. The property is a 1.725 acre site located at 3563 Hodgenville Road, Elizabethtown, KY, known as Lot 5A of H P Route Subdivision. (Resolution #2025-005)
- B. Consideration and action on the Minutes for the meeting held on April 15, 2025. (*Attached pgs.3-7*).
- C. Consideration and action on the FY 2024 Audit. (*Copy Provided*)
- D. Informational Items
- E. Adjourn

Lincoln Trail Homebuilders Meeting On April 24, 2025 Adam attended a meeting with the Lincoln Trail Home Builders, Lincoln Trail Area Development District, the City of Elizabethtown and Hardin County Emergency Management. Jonathan Falk with the National Homebuilders Association came to speak to the group regarding post disaster and hazard mitigation planning and rebuilding.

The next Commission meeting is scheduled for Tuesday, June 17, 2025 at 5:00 p.m.



Hardin County
Planning and Development Commission

Commission Agenda

May 6, 2025

Page 2 of 2

APRIL 2025 REPORT

| | |
|--|--|
| Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 29 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 11 New lots approved for the month• 42 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 10 SFD Permits for the month• 30 SFD Permits for the year• 115 Building Inspections for the month• 403 Building Inspections for the year• 147 Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 140 Permits for the month• 310 Permits for the year• 220 Electrical Inspections for the month• 581 Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN APRIL 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|--|------------------------|------------------------|---------------------|----------------|------------|
| HART FARM SUBDIVISION | 693 SPRINGFIELD RD | 1 | 11.6580 | 3/14/2025 | 4/4/2025 |
| ARDIS K ESTATES | 7311 BARDSTOWN RD | 3 | 24.0160 | 4/15/2025 | 4/17/2025 |
| WILLIAM D MARTIN SUBDIVISION LOT 2 | 933 BLUEBALL CHURCH RD | 3 | 0.9750 | 1/1/1900 | 4/21/2025 |
| BUD & CONNIE'S PLACE | 4047 DECKARD SCHOOL RD | 2 | 9.2820 | 4/4/2025 | 4/21/2025 |
| JOHNNY HORNBACK HOMESTEAD | 1897 MELROSE RD | 1 | 10.5710 | 3/26/2025 | 4/24/2025 |
| AMENDED RECORD PLAT OF KNOTHOLE LODGE AND RECORD PLAT OF KNOTHOLE LODGE, SECTION 2 | 1680 OPTIMIST RD | 1 | 10.304 | 4/15/2025 | 4/30/2025 |
| | | 11 | 66.806 | | |

Total Records: 6

5/1/2025



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Eighty Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
April 15, 2025 5:00 p.m.**

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

- A. MAP AMENDMENT:** TRIPLE STAR LLC is requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the construction of a commercial building on site. The property is a 0.48 acre site located at 6834 South Dixie Highway, in Glendale, KY, known as Lot 2 of Clearview Subdivision. (Resolution #2025-003)
- B.** Consideration and action on the Development Plan for Clearview Center. (Review Comments Attached pgs. 3-10).
- C. MAP AMENDMENT:** BRENTWOOD FARMS INC is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for a proposed 20 lot subdivision. The property is two tracts totaling 39.59 acres located at 182 Towhee Lane in Elizabethtown, KY, to be known as Brentwood Estates, Section 3. (Resolution #2025-004)
- D.** Consideration and action on the Preliminary Plat for Brentwood Estates, Section 3. (Review Comments Attached pgs. 11-14).
- E.** Consideration and action on the Financial Report FY 2025 # 9 March 2025. (*Attached pg.15.*)
- F.** Consideration and action on the Minutes for the meeting held on March 18, 2025. (*Attached pgs.16-18.*)
- G.** Adjourn

The next Commission meeting is scheduled for Tuesday, May 6, 2025 at 5:00 p.m.



Commission Agenda

April 15, 2025

Page 2 of 2

MARCH 2025 REPORT

| | |
|--|---|
| Plats Recorded: <ul style="list-style-type: none">• 7 Subdivision plats were approved for the month• 23 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 20 New lots approved for the month• 31 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 6 SFD Permits for the month• 20 SFD Permits for the year• 125 Building Inspections for the month• 288 Building Inspections for the year• 99 Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 66 Permits for the month• 170 Permits for the year• 135 Electrical Inspections for the month• 361 Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN MARCH 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|--|---------------------------|---------------------|----------------|------------|
| LINCOLN HIGHWAY SUBDIVISION, LOTS 1-2 | 1954 HODGENVILLE RD | -1 | 0.0000 | 2/26/2025 | 3/7/2025 |
| DIVINE WOODS | LINCOLN PARKWAY, ELIZABETHTOWN, KY 42701 | 14 | 26.0000 | 1/13/2025 | 3/10/2025 |
| HUDSON ESTATES SECTION 2 | 1308 CRISP ROAD | 1 | 1.8000 | 12/19/2024 | 3/14/2025 |
| OUR WHEELING HILL LOT 1 | 3190 WOOLDRIDGE FERRY RD | 0 | 0.0000 | 3/10/2025 | 3/14/2025 |
| GUTHRIE ESTATES SUBDIVISION LOT 1, & RECORD PLAT OF SANDRAS SUBDIVISION | 229 S BEECH ST | 1 | 1.3200 | 1/24/2025 | 3/18/2025 |
| KOLLEY SUBDIVISION | 686 SUMMIT ROAD, EASTVIEW, KY | 2 | 14.0000 | 3/24/2025 | 3/26/2025 |
| BENNIES ACRES | 10705 SALT RIVER ROAD | 2 | 4.3640 | 3/17/2025 | 3/28/2025 |
| | | 19 | 47.4840 | | |

Total Records: 7

4/3/2025



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Eighty Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 18, 2025 5:00 p.m.**

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

- A. PUBLIC HEARING on AMENDMENTS TO THE SUBDIVISION REGULATIONS** titled, *Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky, 2015*. (Resolution Number 2025-002).
- B.** Consideration and action on the residential multiplier used to estimate construction cost per square foot.
- C.** Consideration and action on the Minutes for the meeting held on February 18, 2025. (*Attached pgs.3-4*).
- D.** Consideration and action on the Financial Report FY 2025 # 8 February 2025. (*Attached pg.5*)
- E.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F.** Informational Items
- G.** Adjourn

The next Commission meeting is scheduled for Tuesday, April 15, 2025 at 5:00 p.m.

Elizabethtown Bicycle & Pedestrian Master Plan On February 27, 2025 Adam and Haley attended the Envision Active Elizabethtown Stakeholder Workshop to review maps regarding existing and potential infrastructure improvements inside of city limits.

Subdivision Regulation Meeting On March 5, 2025 Adam and Haley met with a group of local surveyors and engineers to discuss the proposed amendments to the subdivision regulations.



Hardin County
Planning and Development Commission

Commission Agenda

March 18, 2025

Page 2 of 2

SUBDIVISION PLATS RECORDED IN FEBRUARY 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|-----------------------------|------------------------------|------------------------|-------------------|------------|
| VERNIE ACRES SUBDIVISION, LOTS 1 AND 2A | 110 JAMES DUVALL LANE | 0 | 0.0000 | 12/27/2024 | 2/7/2025 |
| | | 0 | 0.0000 | | |

Total Records: 1

3/3/2025

FEBRUARY 2025 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none">• 1 Subdivision plats were approved for the month• 16 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 0 New lots approved for the month• 12 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 7 SFD Permits for the month• 14 SFD Permits for the year• 78 Building Inspections for the month• 165 Building Inspections for the year• 49 Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 44 Permits for the month• 105 Permits for the year• 103 Electrical Inspections for the month• 226 Electrical Inspections for the year |



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Eighty Forth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 18, 2025 5:00 p.m.**

1. Call to order

2. Unfinished Business

3. New Business

- A. Consideration and action on the following proposed Public Facility to determine compliance with the Comprehensive Plan (KRS 100.324):

Hardin County Water District #2 is proposing to construct a Water Storage Tank and Pump Station at a 1.01 acre site off Overall Phillips Road, Elizabethtown, KY known as Lot 1 of Hydration Farm, Section 1. (Resolution # 2025-001)

- B. Consideration and action on the Minutes for the meeting held on February 4, 2025.
(Attached pgs.3-4).

- C. Consideration and action on the Financial Report FY 2025 # 7 January 2025.
(Attached pg.5)

- D. Consideration and action on the First Reading of the FY 2026 Budget. (Copy Provided)

- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

The next Commission meeting is scheduled for Tuesday, March 18, 2025 at 5:00 p.m.

17 years of Service On February 15, 2025 Director King celebrated his 17th year of service to the Planning Commission!

JANUARY 2025 REPORT

| | |
|---|--|
| Plats Recorded: <ul style="list-style-type: none">• 15 Subdivision plats were approved for the month• 15 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 14 New lots approved for the month• 12 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 7 SFD Permits for the month• 7 SFD Permits for the year• 87 Building Inspections for the month• 87 Building Inspections for the year• 25 Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 61 Permits for the month• 61 Permits for the year• 123 Electrical Inspections for the month• 123 Electrical Inspections for the year |



Hardin County
Planning and Development Commission

Commission Agenda

February 18, 2025

Page 2 of 2

SUBDIVISION PLATS RECORDED IN JANUARY 2025

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|---|---------------------------|------------------------|-------------------|------------|
| AMENDED PLAT OF EXTENDED HANDS SUBDIVISION, LOTS 1-3 | 97 E RHUDES CREEK RD | 0 | 0.0000 | 12/26/2024 | 1/10/2025 |
| GOSSELIN ACRES SUBDIVISION | 324 WILLYARD LANE | 1 | 34.2280 | 10/18/2024 | 1/13/2025 |
| GROEPE SUBDIVISION, SEC 2, LOT 15 | 6879 RINEYVILLE BIG SPRINGS ROAD | 1 | 0.0000 | 12/27/2024 | 1/14/2025 |
| MANOR RIDGE ESTATES LOT 1C & MANOR RIDGE ESTATES SECTION 2 | 588 MUD SPLASH ROAD | 1 | 1.1190 | 1/6/2025 | 1/15/2025 |
| JEN-LYN ESTATES SUBDIVISION, SECTION 2 | 279 LAMBERT LANE | 1 | 2.7500 | 12/23/2024 | 1/15/2025 |
| SPORTSMAN LAKE LOTS 21-23 | 314 LAKESHORE DRIVE | -2 | 0.0000 | 1/15/2025 | 1/16/2025 |
| KERR SUBDIVISION, SECTION 3, LOT 4 | 2730 FORD HWY | 1 | 0.0000 | 1/15/2025 | 1/17/2025 |
| REYNOLDS ACRES, SECTION 5 & BOUNDARY SURVEY | 2615 NEEDHAM ROAD | 1 | 15.6200 | 1/6/2025 | 1/21/2025 |
| BETTYS MEADOWS LOT 1 & SECTION 2 | 6235 ST JOHN RD | 1 | 0.0000 | 11/6/2024 | 1/22/2025 |
| BYRD ACRES SUBDIVISION | 458 RED HILL RD | 4 | 51.0150 | 12/18/2024 | 1/23/2025 |
| WHIPPOORWILL ESTATES, LOTS 5C & 5D | 737 & 753 W BRYAN ROAD | 0 | 0.0000 | 1/22/2025 | 1/24/2025 |
| CABIN RIDGE ESTATES, LOTS 6, 7 AND 8 AND BOUNDARY SURVEY OF THE WINKLE PROPERTY | CONSTANTINE ROAD | 1 | 0.0000 | 11/19/2024 | 1/24/2025 |
| PENNY LANE, LOT 1 | ARBOR LANE | 1 | 8.6500 | 1/13/2025 | 1/31/2025 |
| WEBB MILL SUBDIVISION & BOUNDARY SURVEY OF THOMAS E. CUNNINGHAM, TRACT A | WEBB MILL ROAD | 1 | 4.5190 | 6/28/2023 | 1/31/2025 |
| BURKHEAD ESTATES, LOT 1B & SECTION 3, LOT 5B | 330 BURKHEAD LN | 0 | 0.0000 | 1/21/2025 | 1/31/2025 |
| | | 12 | 117.9010 | | |

Total Records: 15

2/3/2025

Hardin County Planning Commission



Hardin County
Planning and Development Commission

Seven Hundred Eighty Third Meeting
Hardin County Government Center
Second Floor Meeting Room
February 4, 2025 5:00 p.m.

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

- A. Presentation of the 2024 Annual Report.
- B. Discussion of proposed amendments to the Subdivision Regulations.
- C. Consideration and action on the Minutes for the meeting held on January 7, 2025.
(Attached pgs.3-4).
- D. Consideration and action on the Financial Report FY 2025 # 6 December 2024.
(Attached pg.5)

The next Commission meeting is scheduled for Tuesday, February 18, 2025 at 5:00 p.m.

Administrative Assistant Hired On January 24, 2025 Hunter Geoghegan started as our new Administrative Assistant. Hunter has a Bachelor of Science degree in Business Data Analytics from Western Kentucky University. He previously worked as the Office Manager for Robinson's Insulation & Drywall in Nelson County, KY.

DECEMBER 2024 REPORT

| | |
|--|---|
| Plats Recorded: <ul style="list-style-type: none">• 7 Subdivision plats were approved for the month• 125 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 9 New lots approved for the month• 126 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 8 SFD Permits for the month• 137 SFD Permits for the year• 101 Total Building Inspections for the month• 1,384 Total Building Inspections for the year• 536 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 85 Total Permits for the month• 994 Total Permits for the year• 147 Total Electrical Inspections for the month• 1,876 Total Electrical Inspections for the year |



February 4, 2025

Page 2 of 2

SUBDIVISION PLATS RECORDED IN DECEMBER 2024

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|--|---------------------|-------------------------------|----------------------------|-----------------------|-------------------|
| UNDERWOOD ESTATES SEC 2 | 8451 BARDSTOWN ROAD | 2 | 4.7230 | 11/12/2024 | 12/2/2024 |
| TURNER SUBDIVISION LOT 1 | PATRIOT PARKWAY | 3 | 0.0000 | 11/18/2024 | 12/3/2024 |
| MONTICELLO LOTS 1 AND 2 | PEAR ORCHARD ROAD | 1 | 0.0000 | 10/21/2024 | 12/5/2024 |
| COX RUN SUBDIVISION | 10725 S DIXIE HWY | 2 | 15.6790 | 10/23/2024 | 12/5/2024 |
| V & R STITH'S ESTATES | 480 SALT RIVER ROAD | 1 | 12.3100 | 10/29/2024 | 12/9/2024 |
| AMENDED RECORD PLAT OF SPORTSMAN LAKE SUBDIVISION, LOTS 9 AND 10 | 319 WOODS ROAD | -1 | 0.0000 | 10/10/2024 | 12/12/2024 |
| TREVA'S FARM LOTS 3A. 3D & 3E | 829 SLAUGHTER LANE | 0 | 0.0000 | 12/2/2024 | 12/18/2024 |
| | | 8 | 32.7120 | | |

Total Records: 7

1/3/2025



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Eighty Second Meeting
Hardin County Government Center
Second Floor Meeting Room
January 7, 2025 5:00 p.m.**

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

- A. Consideration and action on a Waiver from Subdivision Regulations (4-1(F)5):

The Olde Farm

Developers Harris Wilkins LLC are requesting a waiver from the maximum block length standard within their development. (Subdivision Regulations – Improvement and Design Standards 4-1(F)5)

- B. Consideration and action on the following Preliminary Plat:

The Olde Farm

This proposed single family residential development is a 100.528 acre site open space design subdivision located off Ford Highway in Elizabethtown, KY. The developer, Harris Wilkins, LLC is proposing the creation of 55 residential lots with 3 new streets proposed. (*Review comments attached pgs.2-6*)

- C. Consideration and action on the Minutes for the meeting held on December 17, 2024.
(*Attached pgs.7-9*).

The next Commission meeting is scheduled for Tuesday, February 4, 2025 at 5:00 p.m.