

Hardin County Planning and Development Commission

Minutes: 17 February 2026

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Vice Chairman Greg Lowe called the seven hundred ninety eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 February 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Steve Steck (Secretary), and Charles Nall (Commissioner) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, and Financial & Operations Coordinator Susan Bowen. Chairman Mark Hinton, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper were not in attendance.

At 5:02 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, **PRELIMINARY PLAT OF EDEN GROVE SUBDIVISION**. This proposed single family residential development is a 30.075 acre site located off Thompson Road in Rineyville, KY. The developers, VJP Properties and Tim Driver, are proposing the creation of 20 residential lots with 3 new streets proposed. Director King presented the staff review comments. The Commission members and those in attendance had no concerns with the proposal. Secretary Steck made a motion to conditionally approve the Preliminary Plat as presented pending correction of the 49 review comments. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:12 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, the **First Reading of the FY 2027 Budget**. Director King presented the draft budget to the Commission. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed unanimously.

At 5:37 p.m. Vice Chairman Lowe called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 20, 2026**. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:40 p.m. Vice Chairman Lowe called for consideration and action on the fourth item on the agenda, **Financial Report FY 2026 #7 (January 2026)**. Commissioner Nelson made a motion to accept the financial report as presented. Commissioner Nall provided the second. The motion passed unanimously.

Vice Chairman Lowe announced that the next scheduled meeting will be held on Tuesday, March 3, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:50 p.m.

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

18 years of Service On February 15, 2026 Director King celebrated his 18th year of service with the Planning Commission!

1 year of Service On January 24, 2026 Administrative Assistant, Hunter Geoghegan celebrated his 1st year of service with the Planning Commission!

ADOPTED AND APPROVED THIS 3rd DAY OF MARCH 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred ninety seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 January 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, and Planner I, Haley Goodman. Mark Nelson (Commissioner) and Planning Commission Attorney Josh Cooper were not in attendance.

At 5:02 p.m. Chairman Hinton conducted the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment & Conditional Use Permit request submitted by **C & L PG, LLC** requesting a Zone Change from Heavy Industrial (I-2) to Convenience Commercial (C-1) to allow for “automotive sales” on site. The property is a proposed 10.414 acre site located at 100 Noble Ridge Court in Elizabethtown, KY known as Lot 32 of Waco Subdivision, Section 3. The PVA Map Number is 243-00-07-032. Director King presented and entered the new exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment and Conditional Use Permit request.

Corey Ballard (owner), of 100 Noble Ridge Court, Elizabethtown, KY, provided testimony and answered questions from the Commission members and staff. Mr. Ballard explained that he is just wanting to move his dealership license to allow for wholesale sales of atv, utv and motorcycles. Nothing will be stored and displayed outside. There are no employees and business will be by appointment only.

No one else spoke in favor or opposition.

At 5:20 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from Heavy Industrial (I-2) to Convenience Commercial (C-1) and presented **Resolution No. 2026-001** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Heavy Industrial Zone (I-2) to Convenience Commercial Zone (C-1) and to adopt Resolution Number 2026-001, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.

Objective 5.10: Support small business development and entrepreneurship within Hardin County.

Objective 5.13: Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:22 p.m. Chairman Hinton reopened the hearing to consider and discuss the Conditional Use Permit for Auto Sales.

Director King reviewed the proposed conditions with the Planning Commission.

No one else spoke in favor or opposition to the request.

Secretary Steck stated the request for the Conditional Use Permit is in compliance and does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of Issuance of a Conditional Use Permit as follows:

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Planning Commission (the staff presentation and the testimony presented in the Public Hearing); Secretary Steck made a motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 7am-7pm Monday – Sunday.
2. There shall be no more than 5 vehicles parked outdoors on site for sale.
3. This Conditional Use Permit shall allow for “Automotive Sales” to allow for the wholesale sales of utv, atv and motorcycles.
4. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.
5. A Development Plan in compliance with Section 6 of the Zoning Ordinance is on file with the Planning Office.
6. This Conditional Use Permit shall be issued to the current property owners, C & L PG, LLC and is transferable after an additional hearing before the Board of Adjustment.
7. All building activities shall conform to provisions of the Kentucky Building Code.
8. This Conditional Use Permit shall be for a period of ten (10) years and expire on 20 January 2036.
9. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
10. There shall be no wrecked or inoperable vehicles, parts, etc. stored outside at any times.
11. The existing landscaping and screening is sufficient as shown on the approved development plan.

Commissioner Nall provided the second. The motion passed unanimously.

At 5:25 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **2025 Annual Report**. Planner I, Haley Goodman presented a powerpoint

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presentation on the Annual Report. Secretary Steck made a motion to accept the report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:38 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 6, 2026**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:40 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **Financial Report FY 2026 #6 (December 2025)**. Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 17, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF FEBRUARY 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred ninety sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 6 January 2026, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I, Haley Goodman, and Planning Commission Attorney Josh Cooper.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the **Minutes for the meeting held on December 16, 2025**. Commissioner Nall made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:03 p.m. Chairman Hinton called for discussion on the second item on the agenda, **Creating Vibrant Communities Small Area Plan for Glendale**. Director King presented a powerpoint presentation outlining the three unique character areas in addition to the fourteen strategies. He announced that a public hearing would be scheduled for February 3, 2026 to adopt the plan as part of the County's Comprehensive Plan.

At 5:50 p.m. Vice Chairman Lowe made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Secretary Steck provided the second. The motion passed unanimously.

At 6:02 p.m. Commissioner Nall made a motion to **come out of closed session**. Commissioner Nelson provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, January 20, 2026, at 5:00 p.m., and called for the meeting to be adjourned at 6:06 p.m.

ADOPTED AND APPROVED THIS 20th DAY OF JANUARY 2026 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY