



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
November 21, 2023

5:00 p.m.

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

A. **MAP AMENDMENT:** ROCKY TOP ESTATES, LLC (Owners) are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for a proposed RV Park / Recreational Enterprise (Outdoor) on site. The property is a 5 acre site located at 6229 South Dixie Highway in Glendale, KY. (Resolution #2023-020). *Consideration & Action on Development Plan.*

B. **MAP AMENDMENT & VARIANCE:** IMPROV PROPERTIES LLC (Owners) are requesting a Zone Change from the Urban Residential Zone (R-1) to the Tourist & Convenience Commercial Zone (B-2) to allow for a restaurant on site. Additionally, the applicants are requesting a Variance from the side and rear building setbacks to allow for the construction of a restaurant on site. The property is a 0.49 acre site located at 121 East Main Street in Glendale, KY. (Resolution #2023-021). *Consideration & Action on Development Plan.*

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

The Hardin County Solid Waste Department is proposing to construct a 20'x50' garage bay addition onto an existing garage at the Old Landfill Site located at 3870 Rucker Lane, Elizabethtown, KY. (Resolution # 2023-022)

D. Consideration and action on the Minutes for the meeting held on 17 October 2023. *(Attached pgs.4-16).*

E. Consideration and action on the Financial Report FY 2024 # 4 October 2023. *(Attached pg.17).*

F. Consideration and action on the 2024 Meeting Schedule *(Attached pg.18).*

G. Consideration and action on Merit Increases as outlined in the FY 2024 Budget.



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H. Informational Items

I. Adjourn

MPO Meeting The Radcliff / Elizabethtown Metropolitan Planning Organization met on 20 October 2023 to discuss the Public Transportation Study.

BOSK Meeting Adam attended a Zoom Meeting on 24 October 2023 with BlueOval SK representatives and economic development officials from Tennessee to discuss the planning efforts for BlueOval City in Stanton, TN.

Electrician Training Electrical Inspector, Greg Carwile hosted a training on inground pools on 27 October 2023 with over 25 electricians in attendance.

Administrative Assistant Hired On 3 November 2023, Rachel Derting, JD started as an Administrative Assistant. Rachel is a native of Bardstown, KY with a Bachelors Degree in International Studies and a Juris Doctorate from the University of Kentucky.

10 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 10 years of service with the Planning Commission on 1 November 2023.

31 Years of Service KBC Coordinator, Madeline Hornback celebrated 31 years of service with the Planning Commission on 2 November 2023.

3 Years of Service Planner I, Nikki McCamish celebrated 3 years of service with the Planning Commission on 6 November 2023.

1 Year of Service Electrical Inspector, Greg Carwile celebrated 1 year of service with the Planning Commission on 7 November 2023.

Professional Practice Class On 7 November 2023, Adam attended a Professional Practice class as the University of Louisville's Masters of Urban Planning Program with City of Elizabethtown Planning Director, Joe Reverman to talk about BlueOval SK and its impacts to our area.

The next Commission meeting is scheduled for Tuesday, January 2, 2024 at 5:00 p.m.



Commission Agenda

November 21, 2023

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OCTOBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 11 Subdivision plats were approved for the month • 73 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 36 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 95 SFD Permits for the year • 140 Total Building Inspections for the month • 1,116 Total Building Inspections for the year • 466 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 81 Total Permits for the month • 974 Total Permits for the year • 162 Total Electrical Inspections for the month • 1936 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FRANCES CARTER SUBDIVISION	5028 SPORTSMAN LAKE RD	2	13.1490	9/12/2023	10/5/2023
MUSE ESTATES	852 UPPER COLESBURG ROAD, ETOWN, KY	2	2.4670	9/19/2023	10/5/2023
LONE STAR SUBDIVISION, LOT 1	395 SONORA NOLIN ROAD, SONORA, KY	1	0.0000	8/10/2023	10/5/2023
COCKRIEL SUBDIVISION	RINEYVILLE SCHOOL ROAD, RINEYVILLE, KY	2	22.5880	9/28/2023	10/10/2023
BUTLER'S CORNER SUBDIVISION	9752 N LONG GROVE ROAD, RINEYVILLE, KY	5	16.1840	10/2/2023	10/10/2023
WHITE MILLS FARM DIVISION, LOTS 9A & 10A	3050 & 3016 WEBB MILL ROAD, EASTVIEW, KY	0	0.0000	8/29/2023	10/11/2023
WINDING BROOK SUBDIVISION, LOT 1C & WINDING BROOK SUBDIVISION, SECTION 2, LOT 13	1459 BEWLEY HOLLOW ROAD, ELIZABETHTOWN, KY 42701	-1	0.0000	10/11/2023	10/17/2023
BRI-CAR ACRES LOTS 1 & 2	1501 EAST WHITE MILLS GLENDALE RD	0	0.0000	8/29/2023	10/18/2023
MYRTLEWOOD SUBDIVISION, LOTS 1 & 2 AND AMENDED BOUNDARY SURVEY OF THE HARRY FRANKLIN FARM, TRACT 1	3544 NEW GLENDALE ROAD, GLENDALE, KY 42740	0	8.3210	10/10/2023	10/19/2023
CLARITY SUBDIVISION, LOT 2A & RECORD PLAT OF CLARITY SUBDIVISION, SECTION 2	2834 LOCUST GROVE ROAD, ELIZABETHTOWN, KY	1	5.5000	10/12/2023	10/19/2023
NICHOLAS MEADOWS SUBDIVISION, LOT 3A	3085 MEETING CREEK ROAD, EASTVIEW, KY 42732	1	0.0000	10/10/2023	10/20/2023
		13	68.2090		

Total Records: 11

11/1/2023



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
October 17, 2023

5:00 p.m.

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

A. **MAP AMENDMENT & CONDITIONAL USE PERMIT:** TOBIAS & IVA MAST (Owners) are requesting a Zone Change from the Rural Residential Zone (R-2) to the Agriculture Zone (A-1) to allow for a sawmill to operate on site. Additionally, the applicants are requesting a Conditional Use Permit for the proposed sawmill operation. The property is a 98.2 acre site located at 101 Amish Road in Sonora, KY. (Resolution #2023-018).

B. **MAP AMENDMENT, CONDITIONAL USE PERMIT & VARIANCE:** ALBERT & SARAH MILLER (Owners) are requesting a Zone Change from the Rural Residential Zone (R-2) to the Agriculture Zone (A-1) to allow for a sawmill to operate on site. Additionally, the applicants are requesting a Conditional Use Permit for the proposed sawmill operation, and a Variance from the front building setback along Amish Road for the proposed sawmill structure. The property is a 74.9 acre site located at 1250 Amish Road in Sonora, KY. (Resolution #2023-019).

C. Consideration and action on the Minutes for the meeting held on 19 September 2023. (*Attached pgs.4-6*).

D. Consideration and action on the Financial Report FY 2024 # 3 September 2023. (*Attached pg. 7*).

E. Informational Items

F. Adjourn

Chamber of Commerce Meeting – Adam attended the Hardin County Chamber of Commerce’s BlueOvalSK Economic Transformation Project – Steering Committee Meeting on September 19, 2023 for the public unveiling and press conference on the completed study.



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CAAK Fall Conference – Edwin attended the Code Administrators of KY’s Fall Conference in Owensboro from September 17-21, 2023 to obtain his necessary continuing education hours.

16 Years of Service – Building Inspector, Jimmy Morgan celebrated 16 years of service with the Planning Commission on September 27, 2023.

3 Years of Service – Building Inspector, Edwin Alicea celebrated 3 years of service with the Planning Commission on October 14, 2023.

KY League of Cities Meeting – Adam attended the KY League of Cities on September 28, 2023 – BlueOvalSK Leaders Meeting at the Lincoln Trail Area Development District office to discuss regional infrastructure needs.

APA-KY Meeting – Adam attended the KY Chapter of the American Planning Association Meeting on September 29, 2023 at the Urban Design Studio in Downtown Louisville to discuss the University of Louisville’s Master of Urban Planning Program.

The next Commission meeting is scheduled for Tuesday, November 21, 2023 at 5:00 p.m.

SEPTEMBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 62 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 8 New lots approved for the month • 23 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 12 SFD Permits for the month • 89 SFD Permits for the year • 110 Total Building Inspections for the month • 975 Total Building Inspections for the year • 413 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 105 Total Permits for the month • 893 Total Permits for the year • 238 Total Electrical Inspections for the month • 1775 Total Electrical Inspections for the year



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October 17, 2023
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SUBDIVISION PLATS RECORDED IN SEPTEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BLUFORD SUBDIVISION	675 DRY RIDGE RD	1	12.0010	8/24/2023	9/5/2023
STARLANE ESTATES SUBDIVISION	139 STAR LN	2	30.6950	9/5/2023	9/7/2023
HEAVENLY HILLS, SECTION 2 , LOT 5B AND SECTION 3, LOT 6B	500 HARCOURT ROAD, GLENDALE, KY	0	0.0000	9/5/2023	9/13/2023
MYNA ACRES, LOTS 2 & 3	2514 BACON CREEK ROAD, ELIZABETHTOWN, KY 42701	0	0.0000	8/16/2023	9/13/2023
EULAGENE ESTATES	SAINT JOHN ROAD & SALT RIVER ROAD, RINEYVILLE, KY 40162	2	32.7360	8/24/2023	9/13/2023
DEVER ACRES & SYLVIA ACRES LOT 1	988 LOCUST GROVE ROAD	2	40.0570	9/18/2023	9/22/2023
LYNN MEADOWS SUBDIVISION	WONDERLAND CAVERN RD	1	2.9860	8/1/2023	9/27/2023
WACO SUBDIVISION, LOT 3 & WACO SUBDIVISION, SECTION 3, LOT 23	BARDSTOWN ROAD, ELIZABETHTOWN, KY 42701	-1	0.0000	8/1/2023	9/27/2023
		7	118.4750		

Total Records: 8

10/4/2023



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Third Meeting
Hardin County Government Center
Second Floor Meeting Room
September 19, 2023

5:00 p.m.

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

A. **MAP AMENDMENT:** MICHAEL PAUL (Owner) is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided into a 10 lot subdivision. The property is a 13.130 acre site located on the south side of Bardstown Road in Elizabethtown, KY (Resolution #2023-017).

B. Consideration and action on the following Preliminary Plat:

Maddie Glen Subdivision

This proposed development is a 13.130 acre site located on the south side of Bardstown Road, Elizabethtown, KY. The developer, Michael Paul is proposing the creation of 10 single family residential lots with one new street proposed. (*Staff Review Comments Attached pgs.3-7*)

C. Consideration and action on the Minutes for the meeting held on 5 September 2023. (*Attached pg.8-12*).

D. Consideration and action on the Financial Report FY 2024 # 2 August 2023. (*Attached pg. 13*).

E. Adjourn

The next Commission meeting is scheduled for Tuesday, October 17, 2023 at 5:00 p.m.



Commission Agenda
 September 19, 2023
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AUGUST 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 54 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 7 New lots approved for the month • 16 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 15 SFD Permits for the month • 77 SFD Permits for the year • 136 Total Building Inspections for the month • 865 Total Building Inspections for the year • 360 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 98 Total Permits for the month • 789 Total Permits for the year • 184 Total Electrical Inspections for the month • 1538 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN AUGUST 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MAYFIELD SUBDIVISION	281 BACON CREEK RD	1	2.4180	7/12/2023	8/1/2023
SPRIGG LANE SUBDIVISION, SECTION 2	WHITE MILLS GLENDALE RD W	3	36.9970	7/24/2023	8/1/2023
PFIEFFER ESTATES, SECTION 2, LOTS 12 AND 13	TERESA ROAD, ELIZABETHTOWN, KY 42701	-1	0.0000	7/19/2023	8/1/2023
MARTIN HILLS SUBDIVISION, SECTION 1	5100 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	3.0240	4/24/2023	8/14/2023
DAVID'S WAY ESTATES ANGIES & MALCOMS VIEW LOTS 2 & 6	192 VERSAILLES DR/2778 RINEYVILLE BIG SPRINGS RD	0	0.0000	8/10/2023	8/15/2023
UP ON THE HILL ACRES	ST JOHN RD	0	0.0000	7/31/2023	8/18/2023
THE ORCHARD, LOTS 29 & 30	90 W. ANJOU COURT, ELIZABETHTOWN, KY	0	0.0860	11/3/2022	8/22/2023
RUSTLAND SUBDIVISION, LOT 2 & RECORD PLAT OF RUSTLAND SUBDIVISION, SECTION 2, LOT 3	3199 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	1.3110	7/28/2023	8/23/2023
ELI YODER SUBDIVISION	3757 SONORA HARDIN SPRINGS RD	1	20.0040	8/24/2023	8/31/2023
		6	63.8400		

Total Records: 9

9/5/2023



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Second Meeting
Hardin County Government Center
Second Floor Meeting Room
September 5, 2023

5:00 p.m.

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

A. **MAP AMENDMENT:** ASTIN MUSE (Owner) is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided. The property is a 2.29 acre site located at 852 Upper Colesburg Road in Elizabethtown, KY (Resolution #2023-015).

B. **MAP AMENDMENT & VARIANCE:** DUKE & COOPER INVESTMENTS LLC (Owner) is requesting a Zone Change from the Heavy Industrial Zone (I-2) to the Convenience Commercial Zone (C-1) to allow for mini storage units to be constructed on site. Additionally, the applicants are requesting a Variance from the side & rear building setbacks to allow for the mini storage units to be no closer than 10' from the side property lines and 15' from the rear property line. The property is a 2.121 acre site located on the north side of Bardstown Road and the south side of West Quarry Ridge Court in Elizabethtown, KY, known as Lot 3 of Waco Subdivision and Lot 23 of Waco Subdivision, Section 3 with tonight's proposal to combine the lots to be known as Lot 3A of Waco Subdivision (Resolution #2023-016).

C. Consideration and action on the Minutes for the meeting held on 15 August 2023. (*Attached pgs.2-7*).

D. Informational Items

E. Adjourn

Administrative Assistant Hired On August 25, 2023 Jackie Mather started as our new Administrative Assistant. Jackie is a Hardin County native with an Associates Degree in Science from ECTC and 25 years of banking experience at South Central and Kentucky Neighborhood Banks.

Regional Housing Roundtable #2 On August 24, 2023 Adam attended the second Regional Housing Roundtable hosted by the Lincoln Trail Area Development District's Workforce Development Board in Lebanon, KY to discussing housing needs related to BlueOvalSK.

The next Commission meeting is scheduled for Tuesday, September 19, 2023 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty First Meeting
Hardin County Government Center
Second Floor Meeting Room
August 15, 2023

5:00 p.m.

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

- A. **MAP AMENDMENT & CONDITIONAL USE PERMIT:** SARA & AMOS GINGERICH (Owner) & MOSE GINGERICH (Applicant) are requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) to allow for a proposed Sawmill to operate on site. Additionally, the applicants are requesting a Conditional Use Permit to allow for the proposed sawmill operation. The property is a 41.4 acre site located at 1221 Amish Road in Sonora, KY (Resolution #2023-013).
- B. Consideration and action to remove the 2004 Industrial Element from the Planning Commission website. (Resolution #2023-014)
- C. Consideration and action on the Minutes for the meeting held on 18 July 2023. (*Attached pgs.3-5*).
- D. Consideration and action on the Financial Report FY 2024 # 1 July 2023. (*Attached pg. 6*).

The next Commission meeting is scheduled for Tuesday, September 5, 2023 at 5:00 p.m.

Hardin County Government Picnic On July 28, 2023 the staff attended the County Picnic at Freeman Lake Park.

Radcliff-Elizabethtown Metropolitan Planning Organization On August 2, 2023 Adam, Nikki and Haley hosted the MPO at the County Government Building. The 2024 SHIFT process was the topic of discussion.

KY League of Cities – BOSK Local Leaders Summit On August 8, 2023 Adam attended the KY League of Cities event at the State Theater in Elizabethtown to plan regionally for growth due to BlueOvalSK and brainstorm funding strategies.

Hardin County Chamber of Commerce Luncheon On August 9, 2023 Adam, Nikki and Haley attended the Chamber Lunch at Phillips Grove in Radcliff to hear the results from the Elizabethtown – Fort Knox Transformation Project Study.



Commission Agenda
 August 15, 2023
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JULY 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 45 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lots approved for the month • 10 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 9 SFD Permits for the month • 62 SFD Permits for the year • 94 Total Building Inspections for the month • 728 Total Building Inspections for the year • 294 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 81 Total Permits for the month • 691 Total Permits for the year • 186 Total Electrical Inspections for the month • 1353 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PEYTON ESTATES, LOTS 20-22	223 BOONE ROAD, RINEYVILLE, KY 40162	-1	9.6500	4/25/2023	7/6/2023
SAFARI TRAIL SUBDIVISION, LOT 1B	350 SOLDIER COURT, VINE GROVE, KY 40175	1	0.0000	5/16/2023	7/10/2023
LONESOME PINE SUBDIVISION, LOT 1B & RECORD PLAT OF LONESOME PINE SUBDIVISION, SECTION 2	101 & 215 MEREDITH ROAD, RINEYVILLE, KY 40162	2	0.9000	6/20/2023	7/10/2023
MARVIN GARDENS, LOT 2	711 TABB RD	1	0.0000	6/26/2023	7/10/2023
HELENS ACRES	VALLEY CREEK RD	4	46.1180	6/27/2023	7/10/2023
HEAVENLY HILLS SUBDIVISION SECTION 2, LOT 4A, & SECTION 3, LOT 6A	500 HARCOURT ROAD	0	0.0000	7/11/2023	7/11/2023
CARRIEWOOD ESTATES, SECTION 3, LOTS 11F & 12C AND BOUNDARY SURVEY OF THE CASTEEL PROPERTY	455 CARRIEWOOD DRIVE, CECILIA, KY 42724	0	0.0000	6/14/2023	7/18/2023
SERENE OAKS SUBDIVISION, SECTION 2, LOTS 69 & 70	346 & 364 BEASLEY BLVD	0	0.0000	7/18/2023	7/20/2023
THE ORCHARD, LOT 34C AND RUTH ESTATES, LOT 12	24 E ANJOU COURT	0	0.0000	3/30/2023	7/25/2023
WILLIAMS CORNER SUBDIVISION LOTS 1 AND 2	122 E RAILROAD AVENUE	0	0.0000	7/19/2023	7/25/2023
		7	56.6680		

Total Records: 10

8/1/2023



Hardin County Planning Commission
Seven Hundred Sixtieth Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 July 18, 2023

5:00 p.m.

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

A. Consideration and action on the following Amended Preliminary Plat:

Martin Hills Subdivision

This proposed development is a 31.6 acre site located adjacent to 5100 Sportsman Lake Road, Elizabethtown, KY. The developer, Manumission LLLP is now proposing the creation of 67 single family residential lots, 1 multifamily lot and 1 non-buildable lot connected to Hardin County Water District #2’s sewer system with three new streets proposed. The Plat was previously approved as 42 multifamily residential lots (*Staff Review Comments Attached pgs.4-8*)

- B. Consideration and action on the Minutes for the meeting held on 20 June 2023. (*Attached pgs.9-12*).
- C. Consideration and action on Budget Amendments for FY 2023. (*Attached pg.13*).
- D. Consideration and action on the Financial Report # 12 June 2023. (*Attached pg.14*).
- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

JUNE 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 35 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 3 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 16 SFD Permits for the month • 53 SFD Permits for the year • 99 Total Building Inspections for the month • 634 Total Building Inspections for the year • 249 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 79 Total Permits for the month • 610 Total Permits for the year • 156 Total Electrical Inspections for the month • 1166 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, August 15, 2023 at 5:00 p.m. The meeting previously scheduled for August 1 is canceled due to no agenda items.



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July 18, 2023
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Meeting with Semonin Realtors On June 20, 2023 Adam, Nikki and Haley met with a group of realtors with Semonin to discuss updates to the county's Comprehensive Plan.

BlueOvalSK Meeting in Glendale On June 27, 2023 Adam attended a meeting at Glendale Christian Church facilitated by State Representative Samara Heavrin with BlueOvalSK and the residents of Glendale to receive updates on the project.

Fiscal Court reappoints Bob Krausman Hardin County Fiscal Court has reappointed Bob Krausman to serve an additional term on the Board of Adjustment. His term will end June 30, 2027.

Metropolitan Planning Organization – Technical Advisory Committee Meeting On July 11, 2023 Adam attended the MPO Meeting and topics discussed included an RFP for a Public Transit Study. He was also elected as Chairman of the group after previously serving as Vice Chair.

Sonora City Council Meeting On July 13, 2023 Adam, Madeline, Jimmy and Edwin attended the Sonora City Council Meeting to discuss our KY Building Code program and the potential to implement building inspections within the city limits of Sonora.



Commission Agenda
July 18, 2023
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SUBDIVISION PLATS RECORDED IN JUNE 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SOUTHERN HILLS LOT 1	3140 ST JOHN CHURCH RD	1	0.0000	4/10/2023	6/5/2023
HYDRATION FARM SUBDIVISION, SECTION 1	OVERALL PHILLIPS ROAD, ELIZABETHTOWN, KY 42701	1	1.0100	5/23/2023	6/9/2023
NOLAN FAMILY FARM, & AMENDED BOUNDARY SURVEY OF NOLAN FAMILY FARM, TRACT 1	2596 MIDDLE CREEK ROAD, ELIZABETHTOWN, KY 42701	2	58.8350	5/22/2023	6/16/2023
DUDGEON FARM DIVISION, LOT 12A	1161 RICHARDSON ROAD, EASTVIEW, KY 42732	2	0.0000	3/20/2023	6/20/2023
STONE MEADOWS	3875 N LONG GROVE RD	1	7.6240	5/26/2023	6/20/2023
HARLEY ACRES SUBDIVISION, SECTION 2	UPTON MELROSE RD	0	0.0000	6/15/2023	6/20/2023
CLEARVIEW SUBDIVISION, LOT 3	6804 & 6788 SOUTH DIXIE HIGHWAY, GLENDALE, KY 42740	0	0.4820	4/10/2023	6/21/2023
GILPIN SUBDIVISION, LOTS 1A & 2A	1878 HODGENVILLE ROAD & 95 CHARLES TRACE, ELIZABETHTOWN, KY 42701	0	0.0000	6/23/2023	6/28/2023
		7	67.9510		

Total Records: 8

7/5/2023



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 20, 2023

5:00 p.m.

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

- E. **MAP AMENDMENT:** JONATHAN MYERS is requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park). The property is a 4.87 acre site located at 4911 South Dixie Highway in Glendale, KY (Resolution #2023-011) (*Development Plan Review Comments Attached pgs. 3-9*)
- F. **MAP AMENDMENT:** ESTATE OF GLAY MAGGARD is requesting a Zone Change from the Industrial Holding Zone (IH) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 27.863 acre site located on the west side of South Dixie Highway at Gilead Church Road in Glendale, KY, being known as Tract A of the Maggard Estate Property. (Resolution #2023-012)
- G. Consideration and action on the Minutes for the meeting held on 6 June 2023. (*Attached pgs.10-14*).
- H. Consideration and action on Financial Report FY 2023 # 11 May 2023. (*Attached pg.15*).
- I. Consideration and action on the FY 2022 Audit. (*Copy Provided*)
- J. Consideration and action on an Amendment to the Personnel Policies Sections 2, 3 and 11 regarding overtime exempt employees and compensatory time to align with KRS 337.285 and the Department of Labor's Fair Labor Standards Act. (Resolution # 2023-013) (*Copy Provided*)
- K. Informational Items
- L. Adjourn



Hardin County
Planning and Development Commission

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KLC Meeting on BlueOvalSK On June 7, 2023 Adam attended a meeting at the State Theater in Elizabethtown hosted by the KY League of Cities and Lincoln Trail Area Development District to discuss the regional growth and impacts anticipated due to BlueOvalSK.

Young Professionals Network Meeting On June 9, 2023 Adam, Nikki and Haley attended a meeting with the Young Professionals Network of Hardin County here at the County Government Building to discuss the updates to the Comprehensive Plan.

The next Commission meeting is scheduled for Tuesday, July 18, 2023 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Eighth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 6, 2023 5:00 p.m.

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

A. **MAP AMENDMENT & VARIANCE:** BENNIES BARN LLC (BONNIE & GERALD LUSH) are requesting a Zone Change from the Planned Unit Development Zone (PD-1) to the Tourist and Convenience Commercial Zone (B-2) for Lot 2 of Williams Corner Subdivision. Additionally, the applicants are requesting a Variance from the minimum road frontage, 1:4 lot width-to-length ratio and the pavement width requirements. The properties total 2.265 acres and are located at 434 East Main Street and 122 East Railroad Avenue in Glendale, KY, known as Lots 1 and 2 of Williams Corner Subdivision. (Resolution #2023-010)

B. Consideration and action on the Minutes for the meeting held on 16 May 2023. (*Attached pgs.3-6*).

C. Consideration and action on a request by LaRue County EMS to waive the building fees associated for the proposed two additions to its current facility.

D. Annual Nomination and Election of Officers (*Current positions*)

- Chairman – Mark Hinton
- Vice Chairman – Greg Lowe
- Secretary – Steve Steck

E. Consideration and action on the Second Reading of the FY 2024 Budget. (*Copy Provided*)

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

G. Informational Items

H. Adjourn

APA-KY Spring Conference Adam & Haley attended the APA-KY Spring Conference at Barren River Lake State Park on May 17-19, 2023 and presented a session titled, “Glendale, KY from Railroad Beginnings to an Electric Vehicle Future”.



Commission Agenda
 June 6, 2023
 Page 2 of 2

Housing Roundtable Adam & Haley attended a Housing Roundtable hosted by the Lincoln Trail Area Development District on May 24, 2023 to discuss regional housing needs in relation to BlueOvalSK.

2 Years of Service Planner, Haley Goodman celebrated 2 years of service with the Planning Commission on June 4, 2023.

MAY 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 27 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 0 New lots approved for the month • -4 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 8 SFD Permits for the month • 37 SFD Permits for the year • 108 Total Building Inspections for the month • 527 Total Building Inspections for the year • 198 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 89 Total Permits for the month • 531 Total Permits for the year • 218 Total Electrical Inspections for the month • 1010 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MAY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED SILVER POINTE SUBD	S DIXIE BLVD AT EAST VINE ST	0	0.0000	1/27/2023	5/3/2023
OVERLOOK ESTATES, SECTION 1, LOT 1	365 FARLEY LANE	0	7.2840	4/25/2023	5/3/2023
MACK'S PLACE, LOTS 1A & 1B	2988 & 2950 YATES CHAPEL RD,	0	0.0000	5/1/2023	5/9/2023
LINCOLN HIGHWAY SUBDIVISION LOTS 18, 19, 20, 21, 26, 27, 28, 29, 30 AND 31	2206 HODGENVILLE RD, ELIZABETHTOWN, KY 42701	-8	0.0000	5/12/2023	5/22/2023
SIDNEY ESTATES LOTS 2 AND 3 AND REVISED TRACT A OF MCCOY	SALT RIVER RD	0	0.0000	4/26/2023	5/22/2023
LINCOLN HIGHWAY SUBD LOTS 43 AND 44	1897 HODGENVILLE RD	-1	0.0000	5/22/2023	5/26/2023
		-9	7.2840		

Total Records: 6

6/1/2023

The next Commission meeting is scheduled for Tuesday, June 20, 2023 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
May 16, 2023 5:00 p.m.

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

- A. **MAP AMENDMENT:** KEVIN COTTRELL 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 4,800 sq. ft. commercial retail building on site. The property is a 0.482 acre site located at 6804 South Dixie Highway, Glendale, KY. (Resolution #2023-009)
- B. Consideration and action on the Development Plan for Glendale Properties, LLC. (Review Comments Attached pgs. 3-8).
- C. Consideration and action on Financial Report FY 2023 # 10 April 2023. (*Attached pg.9*).
- D. Consideration and action on the Minutes for the meeting held on 2 May 2023. (*Attached pgs.10-22*).
- E. Informational Items
- F. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- G. Adjourn

MPO Meeting On April 18, 2023, Director King attended the Technical Advisory Committee Meeting of the Radcliff/Elizabethtown Metropolitan Planning Organization.

Comprehensive Plan Meetings On April 21, 2023, the staff held the second subcommittee meetings on Agriculture and on Housing.

Fiscal Court Re-appoints Greg Lowe & Steve Steck (April 25, 2023) Hardin County Fiscal Court has re-appointed Greg Lowe and Steve Steck to serve an additional term on the Planning Commission. Their terms will end April 30, 2027.



Hardin County
Planning and Development Commission

Commission Agenda
May 16, 2023
Page 2 of 2

Promotion to Planner Congratulations to Haley Goodman for her promotion from Planning Technician to Planner on May 1, 2023.

Promotion to Planner I Congratulations to Nikki McCamish for her promotion from Planner to Planner I on May 1, 2023.

The next Commission meeting is scheduled for Tuesday, June 6, 2023 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Sixth Meeting

Hardin County Government Center

Third Floor Fiscal Court Room

May 2, 2023

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 18 April 2023. (*Attached pgs.3-5*).
 - B. **MAP AMENDMENT:** STONEFIELD SOLAR LLC (APPLICANTS) ON BEHALF OF BUCHANAN PROPERTY GROUP, LLC; DEBORAH SUE WARF; JEFFREY A. BUCHANAN; DAVID R. BUCHANAN REVOCABLE LIVING TRUST; DAVID STEVEN BUCHANAN; ANN KRISTEN BUCHANAN FIEPKE; SUSAN AHLER BUCHANAN AUGENSTEIN; JIMMY N. WAUGH, RUTH WAUGH, & JIMMY D. WAUGH; CHRISTOPHER G. KNIGHT & DANE NELL KNIGHT are requesting a Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the Heavy Industrial Zone (I-2) to allow for the proposed Stonefield Solar Project. The property consists of 12 tracts totaling $\pm 1,030$ acres located along Leitchfield Road (US 62) and West Glendale Hodgenville Road (KY 222) in Elizabethtown & Cecilia, KY. (Resolution #2023-008)
 - C. Consideration and action on the Development Plan for Stonefield Solar Project. (*Staff Review Comments and Developer Responses – copies provided*)
 - D. Adjourn

The next Commission meeting is scheduled for Tuesday, May 16, 2023 at 5:00 p.m.



Commission Agenda
 May 2, 2023
 Page 2 of 2

SUBDIVISION PLATS RECORDED IN APRIL 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
OLDHAM ORCHARD	441 AKERS SCHOOL ROAD, UPTON, KY 42784	4	34.9200	2/27/2023	4/10/2023
COYNE ESTATES, LOT 1A	983 DECKARD SCHOOL ROAD, RINEYVILLE, KY 40162	1	0.0000	3/6/2023	4/18/2023
BUCHANAN FARM SUBD SECT 2 & BOUNDARY SURVEY OF DOUGLAS & SHARMIN LUSH PROPERTY	LEITCHFIELD RD	3	6.5810	1/30/2023	4/25/2023
TRUBY ACRES SUBDIVISION, LOT 1B AND BOUNDARY SURVEY OF THE DOUBLE L PROPERTIES, LLC TRACT B	6532 HARDINSBURG ROAD, CECILIA, KY 42724	0	-39.7550	4/10/2023	4/26/2023
		8	1.7460		

Total Records: 4

5/1/2023

APRIL 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 21 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 8 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 • 29 SFD Permits for the year • 102 Total Building Inspections for the month • 417 Total Building Inspections for the year • 154 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 105 Total Permits for the month • 444 Total Permits for the year • 183 Total Electrical Inspections for the month • 792 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Fifth Meeting

Hardin County Government Center
Second Floor Meeting Room

April 18, 2023

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **MAP AMENDMENT:** VIRGINIA COUCH are requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time. The property is 1.005 acre site located at 2010 Gilead Church Road, Glendale, KY. (Resolution #2023-007)
 - B. Consideration and action on a contract with Cooper & Cooper Law Offices, PLLC for legal services.
 - C. Consideration and action on the Financial Report FY 2023 # 9 March 2023. (*Attached pg.3*).
 - D. Consideration and action on the Minutes for the meeting held on 21 March 2023. (*Attached pgs.4-8*).
 - E. Informational Items
 - F. Adjourn

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

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

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



Commission Agenda
 April 18, 2023
 Page 2 of 2

The next Commission meeting is scheduled for Tuesday, May 2, 2023 at 5:00 p.m.

MARCH 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 17 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 1 New lots approved for the month • -3 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 14 SFD Permits for the month • 22 SFD Permits for the year • 109 Total Building Inspections for the month • 311 Total Building Inspections for the year • 112 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 145 Total Permits for the month • 339 Total Permits for the year • 253 Total Electrical Inspections for the month • 609 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
JACK'S ADDITION SUBDIVISION AND BOUNDARY SURVEY OF CRUTCHER PROPERTY	2579 SALT RIVER ROAD	1	19.4140	12/31/2022	3/21/2023
BECCA'S ACRES SUBDIVISION	HENDERSON LANE, WHITE MILLS, KY 42788	0	0.0000	3/16/2023	3/23/2023
MEMORY LANE SUBDIVISION LOT 1A & 2A	SLAUGHTER LANE	-1	0.0000	11/17/2021	3/23/2023
KING ESTATES, LOTS 2-4, AMENDED RECORD PLAT OF VICTORIAN FARMS SUBDIVISION, LOT 6 & RECORD PLAT OF VICTORIAN FARMS SUBDIVISION, SECTION 2, LOT 8	1422 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	-1	21.7460	3/24/2023	3/28/2023
BLOYD SUBDIVISION, SECTION 1 AND 2	40 SALT RIVER ROAD	0	0.0000	3/28/2023	3/31/2023
		-1	41.1600		

Total Records: 5

4/3/2023



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Fourth Meeting

Hardin County Government Center
Second Floor Meeting Room

March 21, 2023

5:00 p.m.

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

- A. **MAP AMENDMENT:** CHARLOTTE CRAWLEY is requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time. The property is a 1.066 acre site located on the north side of Glendale Hodgenville Road West in Glendale, KY known as Lot 1 of Homer's Acres Subdivision. (Resolution #2023-006)
- B. KYTC Presentation of the US 62 Corridor Planning Study.
- C. Consideration and action on the Financial Report FY 2023 # 8 February 2023. (*Attached pg.2*).
- D. Consideration and action on the Minutes for the meeting held on 7 March 2023. (*Attached pgs.3-5*).
- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F. Informational Items
- G. Adjourn

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

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

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

The next Commission meeting is scheduled for Tuesday, April 18, 2023 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Third Meeting
Hardin County Government Center
Second Floor Meeting Room
March 7, 2023 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **MAP AMENDMENT:** LUCY & ROBERT ASH are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 4.78 acre site located at 911 Gilead Church Road in Glendale, KY. (Resolution #2023-005)
 - B. Presentation of the 2022 Hardin County Annual Report.
 - C. Presentation of the 2022 City of Elizabethtown Annual Report by City Planning Director, Joe Reverman.
 - D. Consideration and action on the Minutes for the meeting held on 21 February 2023. (*Attached pgs.3-5*).
 - E. Informational Items
 - F. Adjourn

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

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

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

The next Commission meeting is scheduled for Tuesday, March 21, 2023 at 5:00 p.m.



Commission Agenda

March 7, 2023

Page 2 of 2

SUBDIVISION PLATS RECORDED IN FEBRUARY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
JOSHUA DON ACRES	PIERCE MILL RD	1	3.1410	8/1/2022	2/2/2023
ONEDA SUBDIVISION	SONORA HARDIN SPRINGS ROAD (HWY 84)	1	2.5200	1/19/2023	2/2/2023
DECKER'S FARM SUBDIVISION	1248 SOLWAY MEETING CREEK ROAD, BIG CLIFTY, KY 42712	3	19.4030	2/1/2023	2/9/2023
AMENDED RECORD PLAT OF INDUSTRIAL PARK OF GLENDALE SECTION 1, LOT 2B AND AMENDED RECORD PLAT OF INDUSTRIAL PARK OF GLENDALE SECTION 2, LOT 4	GILEAD CHURCH ROAD, GLENDALE, KY 42740	-1	0.0000	11/21/2022	2/16/2023
NEEDHAM SPRINGS, SECTION 3, LOTS 69 & 70	NEEDHAM RD	-1	0.0000	1/23/2023	2/16/2023
MONARCH MEADOW LOTS 1, 2, 3 & 4	BEAGLE CLUB LANE, CECILIA, KY 42724	-2	0.0000		2/22/2023
HARDIN COUNTY SPORTSMAN LAKE BLOCK 9, LOTS 1, 2, 3, 4, 5, 6 & 7	WOODS RD	-4	0.0000	1/2/2023	2/23/2023
		-3	25.0640		

Total Records: 7

3/2/2023

FEBRUARY 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 12 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 • -2 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 1 SFD Permits for the month • 8 SFD Permits for the year • 98 Total Building Inspections for the month • 197 Total Building Inspections for the year • 63 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 75 Total Permits for the month • 194 Total Permits for the year • 151 Total Electrical Inspections for the month • 356 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty Second Meeting

Hardin County Government Center
Second Floor Meeting Room

February 21, 2023

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **MAP AMENDMENT:** JOHN AND MARY BLOYD are requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be reconfigured and correct the split zoning on site. The property is a 2 acre portion of a 5.953 acre site located at the corner of Rineyville Road and Salt River Road with an address of 40 Salt River Road, Vine Grove, KY, known as Lot 3 of Bloyd Subdivision, Section 2. (Resolution #2023-004)
 - B. **Consideration and action on the following AMENDED DEVELOPMENT PLAN:** CARROLL & BRENDA ALLEN (Owners) and BLAKE DUGGINS (Applicant) have submitted an Amended Development Plan for the Country Club Golf Homes to allow for the construction of two duplexes instead of a single four-plex as previously approved as part of a binding element of their Zoning Change to Planned Unit Development (PD-1) in 2001. The property is a 4.58 acre site located at the intersection of Hodgenville Road and Winning Colors Boulevard in Elizabethtown, KY, known as Lot 45A of Thoroughbred Estates, Section 3.
 - C. Consideration and action on the Minutes for the meeting held on 17 January 2023. (*Attached pgs.3-7*).
 - D. Consideration and action on the Financial Report FY 2023 # 7 January 2023. (*Attached pg.8*).
 - E. Closed Session to discuss personnel appointments. (KRS 61.810(1)f)
 - F. Consideration and action on the First Reading of the FY 2024 Budget. (*Copy Provided*)
 - G. Informational Items
 - H. Adjourn



Commission Agenda
 February 21, 2023
 Page 2 of 2

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

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

SUBDIVISION PLATS RECORDED IN JANUARY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MOORMAN VALLEY	9796 RINEYVILLE BIG SPRINGS RD	1	12.6350	1/2/2023	1/9/2023
BECKLEY WOODS LOTS 63A, 66A & TRACT A	LEIGHBROOK CT	0	0.0000	12/20/2022	1/17/2023
BIG FOREST SUBDIVISION, SECTION 2	HOGAN RD, SONORA, KY 42776	1	9.3260	11/28/2022	1/18/2023
FALLEN OAKS LOT 2	1807 LOCUST GROVE RD	1	0.0000	9/8/2022	1/19/2023
KRISTENS ACRES	9779 HARDINSBURG RD	3	15.8750	1/6/2023	1/20/2023
		6	37.8360		

Total Records: 5

2/2/2023

JANUARY 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 5 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 6 New lots approved for the month • 6 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 • 99 Total Building Inspections for the month • 99 Total Building Inspections for the year • 36 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 119 Total Permits for the month • 119 Total Permits for the year • 204 Total Electrical Inspections for the month • 204 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, March 7, 2023 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fifty First Meeting
Hardin County Government Center
Second Floor Meeting Room
January 17, 2023

5:00 p.m.

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

- A. **MAP AMENDMENT:** BSTF INVESTMENTS, LLC is requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for the pre-existing mobile home park to be converted to a proposed Recreational Enterprise (RV Park) with 72 spaces called Royal Oaks RV Park. The property is a 7.778 acre site located at 6353 South Dixie Highway in Glendale, KY. (Resolution #2023-002) (*Development Plan Review Comments attached pgs. 3-7*)
- B. **ROAD CLOSING REVIEW:** VONCE & LATARSHA ISOM and DEENA & DANIEL LONDON are requesting a favorable recommendation from the Planning Commission to Fiscal Court to close a 50' undeveloped right-of-way for future street at the end of West Anjou Court in Elizabethtown, KY in The Orchard Subdivision to allow for the property to be merged with the adjoining lots. (Staff Report provided and Resolution #2023-003)
- C. Consideration and action on the Financial Report FY 2023 # 5 November 2022. (*Attached pg.8*).
- D. Consideration and action on the Financial Report FY 2023 # 6 December 2022. (*Attached pg.9*).
- E. Consideration and action on Budget Amendments for FY 2023. (*Attached pg.10*).
- F. Consideration and action on the Minutes for the meeting held on 3 January 2023. (*Attached pgs. 11-15*).
- G. Informational Items
- H. Adjourn

The next Commission meeting is scheduled for Tuesday, February 21, 2023 at 5:00 p.m.



Commission Agenda
 January 17, 2023
 Page 2 of 2

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

DECEMBER 2022 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 91 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lots approved for the month • 64 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 4 SFD Permits for the month • 112 SFD Permits for the year • 99 Total Building Inspections for the month • 1,375 Total Building Inspections for the year • 508 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 78 Total Permits for the month • 1,230 Total Permits for the year • 179 Total Electrical Inspections for the month • 2,557 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2022

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ARCHIE ESTATES SUBDIVISION, SECT. 2	SKAGGS LANE, UPTON, KY 42784	1	5.0000	11/28/2022	12/12/2022
B AND S ESTATES	2251 STOVALL RD	2	14.1820	12/1/2022	12/14/2022
WOODBRIIDGE SUBDIVISION	4619 SHEPHERDSVILLE RD	2	5.0460	11/21/2022	12/14/2022
STRADER'S ACRES, SECTION 2, LOTS 2 AND 3	3264 COPELIN ROAD, WHITE MILLS, KY 42788	0	0.0000	12/12/2022	12/16/2022
KIKO FARM SUBDIVISION LOTS 1 & 2	633 GILEAD CHURCH RD	0	0.0000	12/14/2022	12/27/2022
BRADLEY SUBDIVISION, LOT 7A & RECORD PLAT OF MOUSER ESTATES	279 BRADLEY TRAIL, & 294 PIERCE LANE, ELIZABETHTOWN	1	2.2560	10/18/2022	12/27/2022
FISCHEL SUBDIVISION	3280 SPORTSMAN LAKE ROAD, ELIZABETHTOWN	2	17.9420	12/5/2022	12/27/2022
		8	44.4260		

Total Records: 7

1/4/2023



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fiftieth Meeting
Hardin County Government Center
Second Floor Meeting Room
January 3, 2023

5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from 6 December 2022 - consideration and action on the following Preliminary Plat & Development Plan:

Martin Hills Subdivision

This proposed development is a 34.67 acre site located at 5100 Sportsman Lake Road, Elizabethtown, KY. The developer, Shannon Huffer is proposing the creation of 42 multi-family residential lots connected to Hardin County Water District #2's sewer system with three new streets proposed. (*Staff Review Comments Attached pgs.3-7*)

3. New Business

- A. Consideration and action on a Waiver from the Development Guidance System, Zoning Ordinance – Special Provisions [17-18]:

Martin Hills Subdivision

Developer Shannon Huffer is requesting a waiver from the multifamily parking standards to allow for parking within the front yard setback. (Zoning Ordinance – Multifamily Standards 17-9(3)) (*Waiver Request Attached pg. 8*)

- B. **MAP AMENDMENT:** JCC Construction Inc. is requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park). The property is an 8.233 acre site located on the south side of Gilead Church Road in Glendale, KY known as Lot 20A of G. Children's Home Subdivision. (Resolution #2023-001) (*Development Plan Review Comments Attached pgs. 9-15*)

- C. Consideration and action on the Minutes for the meeting held on 6 December 2022. (*Attached pgs. 16-21*).

- D. Informational Items

- E. Adjourn



Commission Agenda
January 3, 2023
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Administrative Assistant Hired Miranda Garrison has been hired as our new Administrative Assistant. Miranda's first day was 30 December 2022. She is graduate of Elizabethtown High School and has completed coursework in Electronics Engineering at ECTC.

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

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

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

The next Commission meeting is scheduled for Tuesday, January 17, 2023 at 5:00 p.m.