

Hardin County Planning and Development Commission

Minutes: 6 December 2022

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Chairman Mark Hinton called the seven hundred forty ninth meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 6 December 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Don Jones and the individuals listed on the attached sign in sheet.

At 5:04 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Jones conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **JAMES & GRETA MARTIN (Owners) & SHANNON HUFFER (Applicant)**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Multi-Family Residential Zone (R-4) to allow for a proposed multi-family residential development on site. The property is a 34.6 acre site located at 5100 Sportsman Lake Road in Elizabethtown, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY provided testimony as the engineer for the project, and answered questions from the commission members and staff. Mr. Billings explained that the property is located in a 'transitional' area of the county. Mr. Billings stated that the applicant has proposed to have multiple duplexes on the site. Mr. Billings explained that there will be an open space lot for the residents of the community, they are restricting entrances off of Sportsman Lake Road, and that they will be connecting to sewer. Mr. Billings explained that the specifics of the sewer connectivity have not been finalized yet.

Shannon Huffer, of 211 East Nalls Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Ms. Huffer explained that Hardin County is thousands of houses away from where it needs to be in order to accommodate for the expected growth from BlueOvalSK. Ms. Huffer stated that these duplexes will be an affordable housing option for the incoming factory workers that also have upscale amenities such as hiking/biking trails, and sidewalks. Ms. Huffer expressed empathy for the community of Glendale, and stated that she also hates to see the changes but is facing the reality that is coming.

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Frances Carter, of 5028 Sportsman Lake Road, Elizabethtown, KY spoke in opposition of the proposal. Mrs. Carter explained that she is located just north of the subject property, and explained that her view would be greatly disrupted by the proposed duplexes. Mrs. Carter is concerned about the shared gravel drive that Lot 4 of the proposed subdivision would have access off of. Mrs. Carter stated that she and the other property owners have taken care of it for years and would hate for their maintenance arrangement to be impacted. Mrs. Carter also stated that screening in the form of a fence or vegetation would do nothing for her.

Greg Davidson, of 5232 Sportsman Lake Road, Elizabethtown, KY spoke in opposition of the proposal. Mr. Davidson stated that he is concerned about the occupants of the proposed duplexes crossing his property line and his privacy. Mr. Davidson also expressed concerns over a sewer line running across his property, and Director King explained that his property is platted so there is already a 20' utility easement that runs across his front property line.

Chris Bowles, of 2786 Sportsman Lake Road, Elizabethtown, KY asked about the number of lots, number of duplexes, and proposed residents of the development. Director King stated that there are 42 proposed lots, with 40 proposed duplexes, (80 total units) because one lot has an existing house and one lot is nonbuildable.

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

At 5:52 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Multi-Family Residential Zone (R-4) to allow for a proposed multi-family residential development on site and presented **Resolution No. 2022-031** for consideration.

Commissioner Nelson made a motion to approve the Zone from the Rural Residential Zone (R-2) to the Multi-Family Residential Zone (R-4), and to adopt Resolution Number 2022-031, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, 10 & 12; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Natural Resource Area; Step 4 – Planning Area: Natural Resource Planning Area (#21) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objectives: 3. Promote a wide variety of new housing types as required within the community.

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

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

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

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

At 6:03 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Preliminary Plat of **MARTIN HILLS SUBDIVISION**. James & Greta Martin are the owners of the property and the applicant is Shannon Huffer which is identified by PVA Map Number 225-00-00-049. Director King explained the proposed development is a 34.67 acre site located at 5100 Sportsman Lake Road, Elizabethtown, KY. The developer, Shannon Huffer is proposing the creation of 42 multi-family residential lots connected to Hardin County Water District #2's sewer system with three new streets proposed.

Commissioner Nelson stated that he feels that a larger rear setback and screening should be required along the perimeter of the development with multifamily development adjoining single family residential development.

Shannon Huffer, of 211 East Nalls Road, Elizabethtown, KY explained the proposal and stated she intends to develop all of the lots/duplex units before selling them off, and intends to include a rear privacy fence along all of the lots.

Director King asked about increasing the rear setback, and Mike Billings, the engineer for the project stated that it should not be an issue.

Chairman Hinton asked if there were going to be a sidewalk installed, and Mr. Billings responded yes they intended for a sidewalk on the interior of the street.

Greg Davidson, of 5232 Sportsman Lake Road, Elizabethtown, KY spoke in opposition of the proposal. Mr. Davidson stated that the privacy fence made no difference to him because this is already changing the character of the area.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY explained that Lots 5-13 will have no direct access to the private gravel drive, and that only Lots 4 and 5 should require screening.

Mr. Billings stated that under the current Zoning Ordinance no screening is required in the R-4 (Multifamily Residential Zone) where it adjoins a single-family residential zone.

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Chairman Hinton stated that the request needed to be tabled so that the staff could work through some screening options with the applicant and engineer.

Secretary Steck made a motion to table the request until the next regularly scheduled meeting on January 3, 2023. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:30 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the North Urban Planning Area, the Kentucky 1600 Corridor Planning Area and the West Urban Planning Area and is zoned Urban Residential (R-1) and Rural Residential (R-2). The 846.811 acres consists of 22 parcels located on the southwest side of Rineyville Road, the southeast side of Crume Road, east side of Browns Lane, the south side of McIntyre Road, the south side of Milimish Lane, the west side of Burns Road, and the northeast side of Ranch Road in Vine Grove, KY. The following owners have petitioned the Board of Supervisors to consider the request: **JAMES & GLENDA BERRY, JULIE DOWNS, FLIPPIN CREEK FARM LLC, DEBORAH & CHARLES GOODLET, JOSEPH & DONNA HUGHES, CHARLES & BETTY JONES, CASEY LANHAM, CONRAD LANHAM, ADAM MATTINGLY, PAMELA & SCOTT MATTINGLY, SARAH MATTINGLY, LAURA STRATE, RICHARD & JUDYTH SKEETERS, STEVEN & KAREN AULBACH, WARDEN THOMAS, JEFFREY & REBECCA SMITH.**

Planner McCamish presented a powerpoint slide presentation regarding the request.

Secretary Steck made a motion to approve the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-02) for the Conservation District Program and to adopt **Resolution No. 2022-032** stating that the proposed Agricultural District is in compliance with the County's Comprehensive Plan. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:35 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the KY 361 Corridor Area and is zoned Urban Residential (R-1). The 44.374 acres consists of 1 parcel with an address of 118 Knox Avenue Spur, Vine Grove, KY. The following owner has petitioned the Board of Supervisors to consider the request: **LEVERN & BERNICE MCCOMBS.**

Planning Technician Goodman presented a powerpoint slide presentation regarding the request.

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Commissioner Nelson made a motion to deny the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-03) for the Conservation District Program and to adopt **Resolution No. 2022-033** stating that the proposed Agricultural District is not in compliance with the County's Comprehensive Plan. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:40 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2023 # 4 October 2022**. Vice Chairman Lowe made a motion to approve the Financial Report as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:42 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on 15 November 2022**. Secretary Steck made a motion to approve the Minutes as presented. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

Electrical Inspector Hired Greg Carwile has been hired as our new contract electrical inspector. Greg's first day was 7 November 2022. He had previously served as the electrical inspector in Breckenridge, Grayson and Hancock counties of Kentucky.

Cecilia Ruritan Presentation Director King attended the Cecilia Ruritan Club Meeting to present information regarding the updated Comprehensive Plan on 21 November 2022.

Fort Knox Compatible Use Plan Meeting Director King attended a meeting at the Lincoln Trail Area Development District to discuss implementation strategies for the Fort Knox Compatible Use Plan on 29 November 2022.

KBC Assistant Resigns Julia McBeth's last day of employment with the Commission was 1 December 2022. Julia accepted a position with Schuler Bauer to start a career in Real Estate.

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Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 3 January 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:48 p.m.

ADOPTED AND APPROVED THIS 3rd DAY OF JANUARY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred forty eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 November 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), and Steve Steck (Secretary). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, and Assistant County Attorney, Don Jones. Commissioner Mark Nelson and Commissioner Charles Nall were absent from this meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **CENN LLC**, requesting a Zone Change from the Industrial Holding Zone (IH) to the Heavy Industrial Zone (I-2) with no project proposed at this time. The property is an 82.518 acre site located at 8839 South Dixie Highway in Elizabethtown, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Frank Hobbs, with CENN, LLC, of 406 Walnut Creek Road, Elizabethtown, KY provided testimony and answered questions from the board members and staff. Mr. Hobbs explained that he is originally from Meade County and bought this farm to be an investment for his family. Mr. Hobbs explained that he wants the zone change to be able to get the most out of their land.

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

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

Director King restated the application, and gave the recommendation for approval of the Zone Change from the Industrial Holding Zone (IH) to the Heavy Industrial Zone (I-2) with no project proposed at this time and presented **Resolution No. 2022-028** for consideration.

Vice Chairman Lowe made a motion to approve the Zone Change from the Industrial Holding Zone (IH) to the Heavy Industrial Zone (I-2), and to adopt Resolution Number 2022-028, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7 & 8; Step 2 – Property Characteristics 1-5, 7, 8, & 10; Step 3 – Land Use Plan Group: Natural Resource Area; Step 4 –

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Planning Area: Natural Resource Planning Area (#21) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

Objectives: 1. To provide adequate space for the proper location of commercial and industrial land use.
5. To use all resources available to attract new commercial, service and industrial development.

Secretary Steck provided the second. The motion passed unanimously.

At 5:20 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). The 264.085 acres consists of 1 parcel located on the south side of Meredith Road in Rineyville, KY. The following owner has petitioned the Board of Supervisors to consider the request: **HAGER BROTHERS LLC.**

Planner McCamish presented a powerpoint slide presentation regarding the request.

Secretary Steck made a motion to approve the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-05) for the Conservation District Program and to adopt **Resolution No. 2022-029**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:22 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Industrial Park Planning Area and is zoned Industrial Holding (IH). The 349.566 acres consists of 7 parcels located on the east side of Bacon Creek Road in Elizabethtown, KY. The following owners have petitioned the Board of Supervisors to consider the request: **LINDSEY THOMAS MILLER, CHARLES & BRENDA STUECKER, JAMES STUECKER, JAMES &**

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CHARLES STUECKER – ETAL, JAMES & MARIA STUECKER, JOSEPH & REBECCA THOMAS.

Planner McCamish presented a powerpoint slide presentation regarding the request.

Secretary Steck made a motion to deny the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-06) for the Conservation District Program and to adopt **Resolution No. 2022-030** stating that the proposed Agricultural District is not in compliance with the County's Comprehensive Plan. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:30 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 1 November 2022**. Vice Chairman Lowe made a motion to approve the Minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

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

30 Years of Service KBC Coordinator, Madeline Hornback celebrated 30 years of service with the Planning Commission on 2 November 2022.

AM Rotary Presentation Director King attended the AM Rotary Club Meeting at Memorial Methodist Church to present information regarding the updated Comprehensive Plan on 4 November 2022.

2 Years of Service Planner, Nikki McCamish celebrated 2 years of service with the Planning Commission on 6 November 2022.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 6 December 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:34 p.m.

ADOPTED AND APPROVED THIS 6th DAY OF DECEMBER 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred forty seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 1 November 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, and Planning Technician Haley Goodman. Assistant County Attorney, Don Jones was absent from this meeting.

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

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **1100 PROPERTIES LLC**, requesting a Zone Change from the Interstate Commercial Zone (B-1) to the General Commercial Zone (C-2) to allow for a proposed Recreational Enterprise - RV Park (Campground) and self-storage mini-warehouses on site. The property is a 6.76 acre site known as Lot 9A of Glendale Junction Farms located at 6625 South Dixie Highway in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Commissioner Nelson stated that he had concerns over the shared driveway and if the development would be required to connect to the sewer. Director King addressed his concerns and stated that the property to the north of this site shares a common access point off of South Dixie Highway, but that the property has its own driveway, and that the property to the south does share a driveway with the subject property. Also, Director King stated that the proposal is not required to connect to the sewer because the closest manhole is over 300' away, and that the development must include screening along any adjacent residential property lines.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY provided testimony and answered questions from the commission members and staff as the engineer for the project. Mr. Billings stated that the request meets several goals and objectives from the county's Comprehensive Plan. Mr. Billings explained that the property is already in a commercial zone. Mr. Billings stated that they will be improving the driveway entrance and widening the driveway to be 20 ft. Mr. Billings explained that the developer wants to preserve the existing pond and that there will be large setbacks around it shown on the development plan. Additionally, Mr. Billings stated that they are proposing 21 campsites, utilizing a septic system approved by the Hardin County Health Department.

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John Orten, of 6517 South Dixie Highway, Glendale, KY spoke in opposition of the proposal. Mr. Orten stated that he would like for the property to stay in the B-1 Zone and explained that there are already several campgrounds in the area.

Sharon Witten of 6779 South Dixie Highway, Glendale, KY spoke in opposition of the proposal. Ms. Witten expressed concerns over the increased traffic in the area, and dust from the construction site. Ms. Witten also stated that several other activities can be put in the B-1 Zone and that the C-2 Zone is inappropriate.

Gary Alderman, of 6793 South Dixie Highway, Glendale, KY spoke in opposition of the proposal. Mr. Alderman stated that he is concerned about his shared driveway with the subject property. Mr. Alderman stated that he was also concerned about growth from the proposed project and would prefer to see it stay as a farm.

Secretary Steck asked Director King for a list of permitted uses in the B-1 Zone, and Director King presented the land use table and explained that several businesses could be placed on the site now without any zone change request such as a truck stop or a hotel.

Chairman Hinton asked if there was an avenue to require an ingress/egress easement for Mr. Alderman to access his property using the drive? Director King responded that they could ask for it to be shown on the development plan, but that a deed would be necessary for a recorded easement.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY provided testimony and answered questions from the commission members. Mr. Billings stated that the development plan is not the place to add an ingress/egress easement, and that the land owners would need to have a deed drafted up using the development plan as an exhibit.

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

At 5:55 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zone Change from the Interstate Commercial Zone (B-1) to the General Commercial Zone (C-2) to allow for a proposed Recreational Enterprise - RV Park (Campground) and self-storage mini-warehouses on site and presented **Resolution No. 2022-024** for consideration.

Secretary Steck asked if the commission could require that an easement for Mr. Alderman be established? Director King responded that it could be asked for on the development plan, as well as, the screening and widening of the existing driveway.

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Chairman Hinton stated that he was also concerned with the shared driveway, the screening, and the width of the driveway.

Secretary Steck responded that the development plan already shows a 20' wide gravel driveway.

Director King suggested that we ask the applicants what they are willing to do as far as the screening.

At 6:04 p.m. Secretary Steck made a motion to reopen the hearing to public discussion. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY stated that the applicant has proposed 120 ft. of 6 ft. tall solid privacy fence next to the Witten property, and a concrete commercial entrance with a 20 ft. wide gravel driveway.

Director King stated that the ingress/egress easement would need to be labeled on the development plan.

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

At 6:10 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck made a motion to approve the Zone Change from the Interstate Commercial Zone (B-1) to the General Commercial Zone (C-2), and to adopt Resolution Number 2022-024, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 12; Step 2 – Property Characteristics 1-5, 7, & 10; Step 3 – Land Use Plan Group: Interstate Commercial Area; Step 4 – Planning Area: Glendale Junction (I-65) Planning Area (#27) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

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- Objective:
1. To provide adequate space for the proper location of commercial and industrial land use.
 5. To use all resources available to attract new commercial, service and industrial development.

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

At 6:16 p.m. Chairman Hinton called for consideration and action on a continuation from the October 18, 2022 meeting, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-011) for the Conservation District Program. The District is located in the Industrial Planning Area and is zoned General Commercial (C-2), Heavy Industrial (I-2) & Rural Residential (R-2). The 650.78 acres consists of 8 parcels on both sides of Gilead Church Road in Glendale, KY. The following owners have petitioned the Board of Supervisors to consider the request: **PAUL & ELIZABETH HOWLETT, JAYSON & LESLIE MEREDITH, RICHARD & MARJORIE PRESTON, NORMA HOWLETT, JOHN & CATHY BROWN.**

Vincent Thompson, of 2000 Berrytown Road, Rineyville, KY spoke on behalf of the Hardin County Conservation District in regards to the previous and upcoming Agricultural District Requests. Mr. Thompson explained that any landowners can come together and ask to form an agricultural district, and that it is to protect their land. Mr. Thompson explained that if the Planning Commission were to deny one, then it would be sent to the state level (Kentucky Soil and Water Commission) for the ultimate determination.

At 6:29 p.m. Secretary Steck announced that he was going to recuse himself from this proceeding due to one of the applicants being a family member.

Planner McCamish presented a powerpoint slide presentation regarding the request.

Vice Chairman Lowe made a motion to deny the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-011) for the Conservation District Program and to adopt **Resolution No. 2022-025**. Commissioner Nelson provided the second. The motion passed 3-0 with Secretary Steck having recused himself from the proceedings, and Chairman Hinton abstaining.

At 6:33 p.m. Secretary Steck rejoined the meeting.

At 6:33 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a request from the Hardin County Conservation District Board of

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Supervisors to review the recertification of an Agricultural District (047-07) for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Agricultural (A-1). The 306 acres consists of 1 parcel with an address of 240 Farley Lane, Glendale, KY. The following owner has petitioned the Board of Supervisors to consider the request: **HUGH & KIMBERLY BLAND.**

Planner McCamish presented a powerpoint slide presentation regarding the request.

Secretary Steck made a motion to approve the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-07) for the Conservation District Program and to adopt **Resolution No. 2022-026.** Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:36 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-08) for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Agricultural (A-1). The 222.618 acres consists of 4 parcels located on the west side of New Glendale Road (KY 1868) and the north side of Shady Bower Lane in Glendale, KY. The following owners have petitioned the Board of Supervisors to consider the request: **HEIBERT HOLDINGS LLC, ZACHERY & ANDREA HEIBERT, BERT & BONNIE JOLLY.**

Planner McCamish presented a powerpoint slide presentation regarding the request.

Secretary Steck made a motion to approve the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-08) for the Conservation District Program and to adopt **Resolution No. 2022-027.** Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:39 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, a 5% cost of living increase as approved by Hardin County Fiscal Court with Resolution No.2022-216 on 25 October 2022. Commissioner Nelson made a motion to accept the 5% cost of living increase as presented. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:42 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on 18 October 2022.** Secretary Steck made a motion to approve the Minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

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

Meeting with City of Elizabethtown Planning On 19 October 2022, Director King & Chairman Hinton met with Elizabethtown City Manager, Ed Poppe and Planning Commission Chairman, Steve Rice to discuss coordination between the two Planning Commissions and an annual joint meeting.

5 Years of Service K.B.C. Assistant, Julia McBeth celebrated 5 years of service with the Planning Commission on 31 October 2022.

9 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 9 years of service with the Planning Commission on 1 November 2022.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 15 November 2022 at 5:00 p.m. and called for the meeting to be adjourned at 6:46 p.m.

ADOPTED AND APPROVED THIS 15th DAY OF NOVEMBER 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred forty sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 October 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), and Steve Steck (Secretary). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, and Assistant County Attorney, Don Jones. Commissioner Mark Nelson and Commissioner Charles Nall were absent from this meeting.

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

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **AULBACH PENCE LLC**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) with no project proposed at this time. The property is a 19 acre site located at 8026 South Dixie Highway in Elizabethtown, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Tim Aulbach, of 2409 Ring Road, Suite 100, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Aulbach explained that the request aligns with the comp plan, and that there is a growing need for industrial sites in the area. Mr. Aulbach stated that the property has sewer and all utilities but gas, has good interstate access, and plenty of road frontage. Mr. Aulbach explained that they are potentially going to be putting a warehouse at this site.

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

At 5:16 p.m. Hearing Officer Steck closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) and presented **Resolution No. 2022-022** for consideration

Secretary Steck stated that he had no issues with the request. Chairman Hinton stated that Mr. Aulbach was correct in that the request is in compliance with the comp plan.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2), and to adopt Resolution Number 2022-022, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan

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as follows: Step 1 – Development Policies 1-8 & 12; Step 2 – Property Characteristics 1-5, 7, 8, & 10; Step 3 – Land Use Plan Group: Interstate Commercial Area; Step 4 – Planning Area: Glendale Junction (I-65) Planning Area (#27) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 5: To encourage the location and development of different land uses in the most appropriate manner.
- Objective: 7. Conceive the definitive areas within the county for the highest and best use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.
- Goal 6: To improve and promote Hardin County as a place for commerce and industry.
- Objective: 1. To provide adequate space for the proper location of commercial and industrial land use.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

Vice Chairman Lowe provided the second. The motion unanimously.

At 5:21 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-09) for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). The 254 acres consists of 1 parcel with an address of 3048 Nolin Road, Sonora, KY. The following owner has petitioned the Board of Supervisors to consider the request: **WENDELL JOLLY LIFETIME ESTATE & MARK WYNN JOLLY - ETAL.**

Director King gave an introduction to the request, and explained KRS 262.850 which outlines that the Commission reviews the development patterns and needs of the area and reviews the proposal for agreement with the *Comprehensive Development Guide* (Comp Plan) and *Development Guidance System* (Zoning Ordinance).

Chairman Hinton asked how approval or denial of this request would affect the comp plan update, and Director King stated that this request will not affect the comprehensive plan at all.

Planner McCamish presented a powerpoint slide presentation regarding the request.

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No one spoke in favor or in opposition of the request.

At 5:31 Hearing Officer Steck closed the hearing to public discussion.

Secretary Steck made a motion to approve the request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District (047-09) for the Conservation District Program and to adopt **Resolution No. 2022-023.**

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

At 5:32 p.m. Hearing Officer Steck called for consideration and action on the third item on the agenda, a request from the Hardin County Conservation District Board of Supervisors to review the recertification of Agricultural District (047-011) for the Conservation District Program. The District is located in the Industrial Planning Area and is zoned General Commercial (C-2), Heavy Industrial (I-2) & Rural Residential (R-2). The 650.78 acres consists of 8 parcels on both sides of Gilead Church Road in Glendale, KY. The following owners have petitioned the Board of Supervisors to consider the request: **PAUL & ELIZABETH HOWLETT, JAYSON & LESLIE MEREDITH, RICHARD & MARJORIE PRESTON, NORMA HOWLETT, JOHN & CATHY BROWN.**

Planner McCamish presented a powerpoint slide presentation regarding the request.

No one spoke in favor or in opposition of the request.

Chairman Hinton asked what the ramifications were of the Planning Commission finding this District not in agreement with the Comprehensive Plan regarding their status with the Conservation District. Director King explained that the planning commission just needs to decide if the request is in agreement with the comprehensive plan or not, and that we have found several not in agreement with the Comprehensive Plan in the past that were still recertified. Director King stated that the planning staff could reword the resolution so that we include our support for Agriculture.

Chairman Hinton made a motion to table the request so that the resolution could be modified. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:41 p.m. Chairman Hinton called for consideration and action on the fourth and fifth items on the agenda, **Financial Report FY 2023 # 2 August 2022** and **Financial Report FY 2023 # 3 September 2022**. Vice Chairman Lowe made a motion to accept the Financial Reports as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:44 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on 6 September 2022**. Secretary Steck

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made a motion to approve the Minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

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

Lincoln Trail Homebuilders and Heart of KY Association of Realtors Meeting – On September 12, 2022 Adam & Edwin attended this joint meeting of the Homebuilders Association and the Association of Realtors at Freeman Lake. The guest speaker was Steven Freed with Barton Malow to give an update on the BlueOvalSK project in Glendale.

KYTC Meeting on Ring Road - On September 15, 2022 Adam attended the KY Transportation Cabinet's Meeting at New Hope Community Church to discuss the extension of Ring Road (KY 3005) from the Western KY Parkway over to I-65 and South Dixie Highway (US 31W).

Comprehensive Plan Open House – On September 20, 2022 the Planning Commission held an Open House for the general public on the Comprehensive Plan update at the State Theater in Elizabethtown with our consultants from TSW Design.

15 Years of Service – Building Inspector, Jimmy Morgan celebrated 15 years of service with the Planning Commission on 27 September 2022.

OKI Regional Planning Conference - Adam, Nikki and Haley attended the Ohio-Kentucky-Indiana Regional Planning Conference in Louisville hosted by APA-KY on September 28-30, 2022.

KYTC: Glendale Mobility Study - On October 13, 2022 Adam attended the Local Officials Meeting hosted by the KY Transportation Cabinet at Glendale Christian Church. KYTC and their consultants gave updates on the current and proposed road projects near Glendale. See www.GlendaleStudy.com for more info.

2 Years of Service - Building Inspector, Edwin Alicea celebrated 2 years of service with the Planning Commission on 14 October 2022.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 1 November 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:47 p.m.

ADOPTED AND APPROVED THIS 1st DAY OF NOVEMBER 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred forty fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 6 September 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Charles Nall (Commissioner), and Steve Steck (Secretary). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, and Assistant County Attorney, Don Jones. Commissioner Mark Nelson was absent from this meeting.

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

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **RACHEL & JOSH WILSON**, requesting a Zone Change from the Agricultural Zone (A-1) to the Rural Residential Zone (R-2) to allow for the creation of a 3.48 acre lot to build a house on. The property owners are also requesting waivers from the 100' building setbacks adjacent to the Agricultural Zone (A-1) and within a previous Agricultural Zone (see DGS 17-4 & 17-13). The property is a 3.48 acre portion of a +57.38 acre site located on the north side of Pierce Mill Road in Big Clifty, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Josh and Rachel Wilson, of PO Box 135, Cecilia, KY provided testimony and answered questions from the commission members and staff. Mr. Wilson explained that they plan to build a house on the property, at the location illustrated during the presentation, and that the only reason for the request is to resolve financing issues. Mr. Wilson explained that the loan for the entire property is vastly different from the loan for a 3-acre Lot.

Director King stated that the house will still comply with 100' setbacks, but that the setbacks could limit the property owners from building a garage or shed in the future.

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

At 5:19 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Agricultural Zone (A-1) to the Rural Residential Zone (R-2) and presented **Resolution No. 2022-021** for consideration.

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Secretary Steck stated that he has no issues with the request, because this property is already joining a residential zone, and that the remainder of the property will still have the 100' setback.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2), the waiver from the 100' building setbacks adjacent to the Agricultural Zone (A-1) and within a previous Agricultural Zone (see DGS 17-4 & 17-13) and to adopt Resolution Number 2022-021, based on the staff report, the exhibits entered into the record the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1,2,4,5 & 7-9; Step 2 – Property Characteristics 1-6; Step 3 – Land Use Plan Group: Rural Area; Step 4 – Planning Area: West Hardin Planning Area (#23) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 5:23 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Waiver from the Subdivision Regulations (1-4) for **DIVINE WOODS SUBDIVISION**. KAREN & RICKI CRAIN are the owners of the property and are requesting a waiver from the 8% maximum grade for the roadways within their development. (Subdivision Regulations – Street Design Standards 4-1(P)5).

Director King presented a powerpoint presentation on the request that included two emails in favor of the request from the Hardin County Road Department and Pitman Green Engineering.

Warren Clifford, of 315 South Mulberry Street, Elizabethtown, KY, the surveyor and engineer for the project, explained that if they were to comply with the 8% grade requirement, it would make the cut of the road 5ft deeper. Mr. Clifford also stated that this cut would make the Lots of the subdivision less desirable by affecting their natural beauty and durability.

Vice Chairman Lowe made a motion to approve the Waiver from the 8% maximum grade for the roadways within the Divine Woods Subdivision. (Subdivision Regulations – Street Design Standards 4-1(P)5). Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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At 5:31 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a continued Preliminary Plat from 16 August 2022 **DIALA DEER SUBDIVISION**. Luai Hasouneh is the owner of the property which is identified by PVA Map Number 183-00-00-002.13. Director King explained the proposed development is a 22.35 acre site located on the west side of Deckard School Road. The developer, Luai Hasouneh is proposing the creation of 35 single-family residential lots connected to Hardin County Water District #1's sewer system with two new streets proposed.

Director King presented the preliminary plat and stated that Mr. Hasouneh has decided to do curb and gutter roads illustrated on the plans.

Commissioner Nall made a motion to approve the Preliminary Plat of Diala Deer Subdivision as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:39 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **2023 Meeting Schedule**. Secretary Steck made a motion to accept the Meeting Schedule as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:41 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Minutes for the meeting held on 16 August 2022**. Vice Chairman Lowe made a motion to approve the Minutes as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

Administrative Assistant Hired

The newest member of the Planning Commission staff is Michaila Barren. Michaila is a graduate of ECTC & Western Kentucky University with a Bachelor's degree in Elementary Education. She was previously employed with the Swope Family of Dealerships as a Receptionist and as a Third Grade Teacher at Vine Grove Elementary.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 20 September 2022 for the Comprehensive Plan Open House at the State Theater at 5:00 p.m. and called for the meeting to be adjourned at 5:47 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF OCTOBER 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred forty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 August 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Charles Nall (Commissioner), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, and Assistant County Attorney, Don Jones.

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

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **RICHARD & STELLA KERR**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a ±4 acre site located at 801 Glendale Hodgenville Road West in Glendale, KY. Planner McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Larry Hagan, of 400 Aspen Court, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Hagan explained that he is in favor of the Zone Change Request because of its proximity to the Blue Oval SK site, and that this is no longer going to be fit for residential uses.

Barbara Best Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY spoke in opposition of the proposal. Mrs. Bransford explained that she is just across the road from this property, and she feels that if this property is rezoned to commercial it will reduce the value of her property.

Amanda Whipple, of 629 Perry Avenue, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mrs. Whipple explained that her dad and uncle own the property and they have worked very hard on it. Mrs. Whipple explained that they have had a lot of interest in the property from potential buyers already, so they just want to get the most out of the property that they can. Mrs. Whipple stated that Glendale is already changing, and that despite what changes with this property the industrial site is already there right behind it.

Barbara Best Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY asked about another property in the area, and Director King explained that the Commission is only discussing this property tonight.

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At 5:28 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck stated that he feels for Mrs. Bransford, but that everything in this area is already going non-residential. Chairman Hinton agreed and stated that it would not change the character of the area. Commissioner Nelson noted that the property is within the Urban Area on the Future Land Use Map and the North Glendale Urban Planning Area, which supports the request.

Planner McCamish restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2022-020** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2022-020, based on the staff report, the exhibits entered into the record the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1- 8 & 12; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: North Glendale Urban Planning Area (#2) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objectives: 1. To provide adequate space for the proper location of commercial and industrial land use.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

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

At 5:37 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Preliminary Plat of **DIALA DEER SUBDIVISION**. Luah Hasouneh is the owner of the property which is identified by PVA Map Number 183-00-00-002.13. Director King explained the proposed development is a 22.35 acre site located on the west side of Deckard School Road. The developer, Luai Hasouneh is proposing the creation of 35 single-family residential lots connected to Hardin County Water District #1's sewer system with two new streets proposed.

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John Wiseman, of 6880 Rineyville Road, Rineyville, KY, the surveyor and engineer for the project, explained that Mr. Hasouneh has proposed an open ditch drainage system as opposed to the curb and gutter systems shown on the plans.

Chairman Hinton asked if he would be opposed to a curb and gutter requirement? And Mr. Wiseman responded no he probably would not be opposed.

Chairman Hinton stated that he would like to see some subdivisions with smaller lots and open ditch drainage before making the decision, because he wants to set a good precedent for new subdivisions in the county on sewer.

Commissioner Nelson made a motion to table the hearing until the next regularly scheduled meeting to see some examples of the open ditch drainage system. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:50 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, **Financial Report #1 July 2022**. Secretary Steck made a motion to approve the financial report as presented. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:53 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 2 August 2022**. Secretary Steck made a motion to approve the Minutes as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:54 p.m. Commissioner Nelson made a motion to move into a closed session to discuss pending litigation (KRS 61.810(1)(C)). Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:11 p.m. Secretary Steck made a motion to come out of the closed session. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 6 September 2022 at 5:00 p.m. and called for the meeting to be adjourned at 6:12 p.m.

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

MPO Meeting On August 10, 2022 Adam attended the Technical Advisory Committee Meeting of the Radcliff-Elizabethtown Metropolitan Planning Organization. Consultants from QK4 and KYTC gave an update on the Glendale Area Transportation projects.

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ADOPTED AND APPROVED THIS 6th DAY OF SEPTEMBER 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred forty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 2 August 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Charles Nall (Commissioner), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, and Assistant County Attorney, Don Jones. There were no attendees in the audience. Vice Chairman Greg Lowe was absent from this meeting.

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

At 5:00 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **JUSTIN DIEHL**, requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for a proposed 30'x76' manufactured home on site. The property is a +0.68 acre site located at the corner of Bardstown Road (US 62) & Chestnut Grove Road in Elizabethtown, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

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

At 5:12 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) and presented **Resolution No. 2022-019** for consideration.

Commissioner Nall made a motion to approve the Zone Change request from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) and to adopt Resolution Number 2022-019, based on the staff report, the exhibits entered into the record the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 2-5, 7 & 8; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: East Urban Planning Area (#1) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 5:18 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Annual Nomination and Election of Officers**. Chairman Hinton asked if there were new nominations, and there were none. Commissioner Nelson made a motion to keep the current officers in their existing roles. Commissioner Nall provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 5:19 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes from the 19 July 2022 meeting**. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:19 p.m. Commissioner Nelson made a motion to move into a closed session to discuss pending litigation (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:24 p.m. Secretary Steck made a motion to come out of the closed session. Commissioner Nelson provided the second. The motion passed 3-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 16 August 2022 at 5:00 p.m. and called for the meeting to be adjourned at 6:26 p.m.

ADOPTED AND APPROVED THIS 16th DAY OF AUGUST 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred forty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 July 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, Administrative Assistant, Susan Bowen, Assistant County Attorney, Catherine Clemons and the individuals listed on the attached sign-in sheet. Commissioner Charles Nall was absent from this meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a **Road Closing Review of Cherry Hill Drive** submitted by **ROBERT MOORE**, who is requesting a favorable recommendation from the Planning Commission to Fiscal Court to close Cherry Hill Drive (a 40' undeveloped right-of-way) in Elizabethtown, KY off Hutcherson Lane in Cherry Hill Estates to allow for the property to be merged with the adjoining lots. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Road Closing Request.

Robert Moore, of 2146 Hutcherson Lane, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Moore explained that he owns the six lots on the undeveloped right-of-way and he is currently paying 6 different property tax bills on them. Mr. Moore stated that he wants to combine them all into one property, and has no desire to sell the lots individually.

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

At 5:07 p.m. Chairman Hinton closed the hearing to public discussion.

Director King gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court to close the 40' undeveloped right-of-way for Cherry Hill Drive in Elizabethtown, KY in Cherry Hill Estates to allow for the property to be merged with adjoining lots and presented **Resolution # 2022-018** for consideration.

Secretary Steck made a motion to favorably recommend from the Planning Commission to Fiscal Court to close the 40' undeveloped right-of-way for Cherry Hill Drive in Elizabethtown, KY in Cherry Hill Estates to allow for the property to be merged with adjoining lots, and to adopt Resolution # 2022-018 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and

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those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 5:11 p.m. Chairman Hinton called for consideration and action on the second item on the agenda the **Budget Amendments for Fiscal Year 2022**. Vice Chairman Lowe made a motion to approve the amendments as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:13 p.m. Chairman Hinton called for consideration and action on the third and fourth items on the agenda, **Financial Report #12 June 2022**, and the **Minutes for the meeting held on 5 July 2022**. Commissioner Nelson made a motion to approve the Financial Report and the Minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 2 August 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:15 p.m.

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

Lincoln Trail Home Builders Association – On July 18, 2022 Adam, Edwin & Jimmy attended a meeting of the Lincoln Trail Home Builders Association at Heartland Golf Club. Adam presented on the development activity for 2021 and the first half of 2022 in addition to the upcoming update to the Comprehensive Plan.

KYTC: Glendale Mobility Study – On July 14, 2022 Adam attended the Local Officials Meeting hosted by the KY Transportation Cabinet at Glendale Christian Church. KYTC and their consultants gave updates on the current and proposed road projects near Glendale.

Chairman Mark Hinton then called a Working Session with the Hardin County Planning and Development Commission and the Elizabethtown City Planning and Development Commission to order at 5:16 p.m. on Tuesday, 19 July 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members

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in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, Administrative Assistant, Susan Bowen, and Assistant County Attorney, Catherine Clemons. Commissioner Charles Nall was absent from this meeting. Representatives from the City of Elizabethtown Planning and Development Department and Commission and Elizabethtown City Council Members that were in attendance were: Jim Shaw, Aaron Hawkins, Steve Rice, Julia Springsteen, Kendra Scott, Ed Poppe, Matt Hess, Kasey McCrary, Tony Bishop, and Maurice Young.

Jim Shaw, Director of Elizabethtown Planning and Development, gave a presentation regarding the recent update of their Comprehensive Plan, an analysis of the housing market, and plans for accommodating future growth in the city.

Director King gave a presentation about the upcoming Comprehensive Plan update, potential amendments to the Future Land Use and Planning Area maps, an analysis of the housing market, and potential changes to the rural residential lot sizes and multi-family development regulations in the county.

The two bodies discussed growth in the area, and the importance for the county and the city to work together. Key discussion topics were transportation, sewer availability/expansion, and multi-family development.

Chairman Hinton called for the meeting to be adjourned at 6:36 p.m.

ADOPTED AND APPROVED THIS 2ND DAY OF AUGUST 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred forty first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 July 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, Assistant County Attorney, Catherine Clemons and the individuals listed on the attached sign-in sheet.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **T&J PRICE PROPERTIES, INC.** are requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for expansion of the existing RV Park/Campground (Recreational Enterprise). The property is a \pm 14.5 acre site known as Lots 16A and 23A of Longview Subdivision located at 4643 & 4685 South Wilson Road (KY 447) in Elizabethtown, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Chairman Hinton asked if the conditions from the Conditional Use Permit that were previously put in place by the Board of Adjustment would still apply? Director King responded that they would be null and void, but that anything shown on the Development Plan would be enforceable.

Teresa Price, of 60 Karmandy Lane, Brandenburg, KY provided testimony and answered questions from the commission members and staff. Mrs. Price stated that they have been full since the RV Park opened in 2018, and that they have a long waiting list so they feel there is a need for expansion. Mrs. Price stated that they do have a lot of returning customers, and that they try to keep it quiet and be good neighbors.

Chairman Hinton explained that it is difficult for him to remove the conditions that were previously put in place, and asked Mrs. Price if she believes they will continue to be able to meet them, and she responded yes.

Vice Chairman Lowe asked how long the military members typically stay on site, and Mrs. Price responded the longest stay they have allowed is 18 months, and that they do not do permanent residency because they do not want a trailer park.

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Chairman Hinton stated that he was concerned that there is a subdivision behind the property. However, he felt the ±5 acre green space with the lake acted as a good buffer and should be labeled as such on the development plan.

Charlie Clark, of 4747 South Wilson Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Clark explained that he had never lived beside an RV Park, but that it has turned out good. Mr. Clark stated that the tenants here are long term stays, hard working people, and that the park is well maintained. Mr. Clark stated that he has no issues with the proposal.

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

At 5:36 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) and presented ***Resolution No. 2022-017*** for consideration.

Secretary Steck made a motion to approve the Zone Change request from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) and to adopt Resolution Number 2022-017, based on the staff report, the exhibits entered into the record the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, 10, & 12; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: North Urban Planning Area (#3) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objectives 3. Promote a wide variety of new housing types as required within the community.

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

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

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

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

 7. To promote the expansion of existing business and industry.

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8. Promote the development and prosperity of small businesses.

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

At 5:41 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on 21 June 2022**. Vice Chairman Lowe made a motion to approve the Minutes as presented. Commissioner Nelson provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:42 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a **Contract with Taylor Siefker Williams Design Group for preparation of an updated Comprehensive Plan**. Vice Chairman Lowe made a motion to accept the Contract as presented. Commissioner Nall provided the second. The motion passed unanimously.

At 5:43 p.m. Secretary Steck made a motion to move into a closed session to discuss pending litigation (KRS 61.810(1)(C)). Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:11 p.m. Vice Chairman Lowe made a motion to come out of the closed session. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 19 July 2022 at 5:00 p.m. and called for the meeting to be adjourned at 6:14 p.m.

ADOPTED AND APPROVED THIS 19th DAY OF JULY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred fortieth meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 21 June 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, and the individuals listed on the attached sign-in sheet. Secretary Steve Steck and Assistant County Attorney, Catherine Clemons were absent from this meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **TAMMY & MITCHELL DEVORE** who are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a \pm 25.963 acre site known as Lot 1 of Dorsey Run Estates located at 13039 South Dixie Highway (US 31W) in Sonora, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Mitchell Devore, of 13039 South Dixie Highway, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Devore explained that they have no plans for the site, and that they are just trying to prepare for future development with the announcement of the Blue Oval SK project.

Chairman Hinton stated that this would be an easy transition because there is already a commercial equestrian operation on site.

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

At 5:14 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2022-016** for consideration.

Commissioner Nelson made a motion to approve the Zone Change request from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2022-016, based on the staff report, the exhibits entered into the record the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8, & 10; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan

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Group: Rural Area; Step 4 – Planning Area: South Hardin Planning Area (#22) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objectives 1. To provide adequate space for the proper location of commercial and industrial land uses.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

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

At 5:18 p.m. Chairman Hinton called for consideration and action on the second and third items on the agenda, the **Financial Report #11 May 2022**, and the **Minutes for the meeting held on 7 June 2022**. Commissioner Nelson made a motion to approve the Financial Report and the Minutes as presented. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 5 July 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:22 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF JULY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred thirty ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 June 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician, Haley Goodman, Administrative Assistant, Susan Bowen, Assistant County Attorney, Catherine Clemons and the individuals listed on the attached sign-in sheet.

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

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **CATHY & JOHN BROWN** (Owners) who are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a \pm 2.5 acre site located on the north side of Gilead Church Road (KY 1136) in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

John Brown, of 1411 Gilead Church Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Brown stated that he has no plans for commercial development at this time, he is just preparing for the future.

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

At 5:12 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2022-015** for consideration.

Commissioner Nall made a motion to approve the Zone Change request from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2022-015, based on the staff report, the exhibits entered into the record the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8, & 10; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the

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Comprehensive Plan:

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

Objectives 1. To provide adequate space for the proper location of commercial and industrial land uses.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

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

At 5:17 p.m. Chairman Hinton announced the second item on the agenda, a discussion on updating of the Comprehensive Plan. Director King gave a presentation and led a discussion regarding the county's current Comprehensive Plan, the history of the county's comp plans, and the statutory requirements of KRS 100 for Comp Plans. He also announced that the Planning Commission has posted an RFP for assistance from a professional planning consultant to update the Comprehensive Plan.

At 5:30 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 17 May 2022**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:31 p.m. Secretary Steck made a motion to move into a closed session to discuss personnel appointments (KRS 61.810(1)(F)). Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:40 p.m. Vice Chairman Lowe made a motion to come out of the closed session. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

At 5:41 p.m. Commissioner Nelson made a motion to move into a closed session to discuss pending litigation (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:49 p.m. Secretary Steck made a motion to come out of the closed session. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

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At 5:50 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Second Reading of the FY 2023 Budget**. Vice Chairman Lowe made a motion to accept the budget as presented. Secretary Steck provided the second. The motion passed unanimously.

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

1 Year of Service Planning Technician, Haley Goodman celebrated 1 years of service with the Planning Commission on 4 June 2022.

RFP for Comprehensive Plan Update A Request for Proposals has been issued for a professional planning consultant to assist with updating the Comprehensive Plan. The deadline for submissions is June 10th with an estimated start date of July 5th.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 21 June 2022 at 5:00 p.m. and called for the meeting to be adjourned at 6:01 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF JUNE 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 17 May 2022

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Chairman Mark Hinton called the seven hundred thirty eighth meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 17 May 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Assistant County Attorney, Catherine Clemons and the individuals listed on the attached sign-in sheet. Planning Technician Haley Goodman was absent from this meeting.

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

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **CATHY & JOHN BROWN** (Owners) who are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a +87.408 total acre site (with a portion of being known as Lot 2 of Aches & Pains Subdivision, Section 2) located at 1141 Gilead Church Road (KY 1136) in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

John Brown, of 1411 Gilead Church Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Brown stated the reason he is wanting to change his zone is because all of his neighbors are changing theirs as well with the BlueOvalSK announcement. Chairman Hinton asked who owned the house surrounded by this property and who owned the house to the east? Mr. Brown answered the Hagans own the house out front, and Mr. Ash who is in attendance owns the house to the east.

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

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

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2022-014** for consideration.

Secretary Steck made a motion to approve the Zone Change request from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2022-014, based on the staff report and the exhibits entered into the record,

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the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8, & 10; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

- Objectives
- 1. To provide adequate space for the proper location of commercial and industrial land uses.
 - 5. To use all resources available to attract new commercial, service and industrial development.
 - 6. To expand employment and investment opportunities.

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

At 5:19 p.m. Chairman Hinton called for consideration and action on the second and third items on the agenda, the **Financial Report #10 April 2022**, and the **Minutes for the meeting held on 3 May 2022**. Vice Chairman Lowe made a motion to approve the Financial Report and the Minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

At 5:22 p.m. Director King went over a continuing education opportunity in Bowling Green Kentucky, through Kentucky League of Cities, that the Commission Members could attend. Director King then announced and welcomed the newest member of the Commission, Charles Nall.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 7 June 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:23 p.m.

ADOPTED AND APPROVED THIS 7th DAY OF JUNE 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred thirty seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 3 May 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Commissioner), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, and the individuals listed on the attached sign-in sheet. Commissioner Charles Nall and Assistant County Attorney, Catherine Clemons were absent from this meeting.

At 5:02 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then 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 submitted by **NORMA HOWLETT** (Owner), and **LIZ TABB** (Applicant) who are requesting a Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) with no proposed project at this time. The property is a +95.737 acre site located at 1408 Gilead Church Road (KY 1136) in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Leon Howlett, of 1511 Gilead Church Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Howlett explained this property is his mother's farm, and that his brother lives behind it. Chairman Hinton asked if there is access off to the two remaining residential properties to the north. Director King responded no, those properties still have frontage on Jagers Road.

David Drane, of 2125 Gilead Church Road, Glendale, KY asked why Gilead Church Road was being widened, and if there were any plans to extend the sewer system? Director King responded that the Gilead Church Road (KY 1136) project would be managed by the Kentucky Transportation Cabinet because it is a state highway. Director King explained the widening is most likely due to the BlueOvalSK project that may propose an entrance on Gilead Church Road. Director King stated that Hardin County Water District #2 controls the sewer collection system, and that he has not heard of any plans from them on extending the sewer.

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

At 5:18 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) and presented **Resolution No. 2022-013** for consideration.

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Commissioner Steck made a motion to approve the Zone Change request from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) and to adopt Resolution Number 2022-013, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8, & 10; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objectives 1. To provide adequate space for the proper location of commercial and industrial land uses.
 5. To use all resources available to attract new commercial, service and industrial development.
 6. To expand employment and investment opportunities.

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

At 5:23 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a request made by the **Stephensburg Volunteer Fire Department** to waive the planning review fees associated with the proposed fire station. Commissioner Nelson made a motion to approve the request. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:24 p.m. Chairman Hinton called for consideration and action on the third and fifth items on the agenda, the **Financial Report #9 March 2022**, and the **Minutes for the meeting held on 19 April 2022**. Vice Chairman Lowe made a motion to approve the Financial Report and the Minutes as presented. Commissioner Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:26 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **appointing Commission Member Steve Steck as Secretary**. Chairman Hinton noted that he is already Secretary of the Board of Adjustment, and spends a considerable amount of time in the building. Vice Chairman Lowe made a motion to appoint Steve Steck as Secretary. Commissioner Nelson provided the second. The motion passed 3-0 with Commissioner Steck abstaining.

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

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APA-KY Regional Conference

On April 21-22, 2022 Director Adam King, Planner Nikki McCamish and Planning Technician Haley Goodman attended the APA-KY Regional Conference in Owensboro, KY. They presented on the past, present and future of Planning & Zoning in Hardin County.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 17 May 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:28 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF MAY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred thirty sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 April 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers II (Secretary), Steve Steck (Commissioner), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney Catherine Clemons, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **ELIZABETH, PAUL & NORMA HOWLETT** (Owners), who are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a +72.68 acre site located on the south side of Gilead Church Road (KY 1136) at the intersection with Monin Lane in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Paul Howlett of 1663 Jaggers Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Howlett stated that they have no plans for the property at this time, and they are just trying to be proactive with the changes coming to the area. Mr. Howlett explained that his brother does live in the house in front of this property on an adjoining tract.

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

Secretary Jaggers II stated that it breaks his heart to see all of this change, but he admires Mr. Howlett for being proactive.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2022-011** for consideration.

Secretary Jaggers II made a motion to approve the Zone Change request from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2022-011, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies

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1-5, 7, 8, & 10; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

6. To expand employment and investment opportunities.

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

At 5:22 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the Preliminary Plat of **DIVINE WOODS SUBDIVISION**. **KAREN & RICKI CRAIN** are the owners of the property which is identified by PVA map number 235-00-00-001.04. Director King explained the proposed single family subdivision would be 14 lots, is zoned Urban Residential (R-1), has no environmentally sensitive areas located on site, no direct access to Lincoln Parkway for the lots outside of the proposed street that would be a right-in/right-out with no median crossover being constructed on Lincoln Parkway (KY 61) and that the subdivision will have a subdivision identification sign and cluster mailbox unit.

Ricki Crain of 130 South Mantle Avenue, Elizabethtown, KY asked if it were a requirement to connect to the adjoining 60 acre tract to the north? Director King stated that normally future right-of-way connections are required to all adjoining properties that are over 25 acres in size but that there are extenuating circumstances that would support lifting that requirement such as the right in/right out entrance from Lincoln Parkway, that the adjoinder has road frontage on Hodgenville Road (KY 210) and Roundtop Road, and the high speed limit of Lincoln Parkway (KY 61).

Commissioner Nelson made a motion to Conditionally Approve the Preliminary Plat of Divine Woods Subdivision while redacting the staff review comments requiring a future right-of-way connection to the 60 acre adjoining property to the north. Vice Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:43 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, **Resolution No. 2022-012 authorizing the transfer of funds from the Letter of Credit for Whistling Oaks Subdivision** for the completion of the streets and

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drainage ways to the Hardin County Road Department. Commissioner Steck made a motion to accept Resolution 2022-012 as presented. Secretary Jaggers II provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:47 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 15 March 2022**. Secretary Jaggers II made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

Commercial Building Inspector

Congratulations to Building Inspector, Edwin Alicea for passing the International Code Council's Commercial Building Inspector exam to become a KY Certified Level 1 Commercial Building Inspector.

Muddy Water Blues Training

On March 23, 2022 Planner Nikki McCamish attended an all-day training hosted by Mid-TN Erosion & Sediment Control, Inc. in Bowling Green, KY.

Hardin County Chamber of Commerce Meeting

On April 13, 2022 Director Adam King, Planner Nikki McCamish and Planning Technician Haley Goodman attended the Chamber of Commerce Lunch at the Pritchard Community Center to celebrate the BlueOvalSK Battery Park Announcement for Glendale.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 3 May 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:49 p.m.

ADOPTED AND APPROVED THIS 3rd DAY OF MAY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred thirty fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 March 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers II (Secretary), Steve Steck (Commissioner), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney Catherine Clemons, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet.

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

At 5:01 p.m. Commissioner Steck recused himself from the Public Hearing because he holds a real estate license with the applicant, Lewis Auction Company.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **KEVIN & ALICIA ESTES** (Owners) and **LEWIS AUCTION COMPANY** (Applicant), who are requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for the property to be used for single family residential purposes. The property is a ± 1 acre site located on the east side of New Glendale Road in Elizabethtown, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Kenny Lewis, of 228 West Dixie Avenue, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Lewis stated that Director King had explained everything very well, and that they just want to clean this property up to make the commercial lot a part of a larger residential lot as sold at the auction.

Chairman Hinton asked about access to the land locked tract behind this property? Director King responded that the property was purchased along with an adjoining lot that has frontage on New Glendale Road, so they will have access to it.

Secretary Jaggers II asked why the zone change was being done after the auction. Mr. Lewis explained that there were some complications with the surveyor.

At 5:19 p.m. Chairman Hinton closed the hearing to public discussion.

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Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) and presented **Resolution Number 2022-010** for consideration.

Secretary Jaggers II made a motion to approve the Zone Change request from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1), and to adopt Resolution Number 2022-010, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 2-5, 7-8, & 10; Step 2: Property Characteristics 1 – 7 & 10 ; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: # 2 North Glendale Urban Area and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Vice Chairman Lowe provided the second. The motion passed 4-0 with Commissioner Steck having recused himself from the proceedings.

At 5:19 p.m. Commissioner Steck rejoined the meeting.

At 5:20 p.m. Chairman Hinton called for consideration and action on the second and third items on the agenda the **Financial Report # 8, February 2022** and the **FY 2021 Audit**. Commissioner Steck made a motion to accept both the Financial Report and the FY 2021 Audit as presented. Commissioner Nelson provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:26 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda the **Minutes for the meeting held on 1 March 2022**. Secretary Jaggers II made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:27 p.m. Vice Chairman Lowe made a motion to move into a closed session to discuss pending litigation (KRS 61.810(1)(C)). Commissioner Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:41 p.m. Secretary Jaggers II made a motion to come out of the closed session. Chairman Hinton noted for the record that no action was taken during the closed session. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

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Leadership Hardin County

Director Adam King presented to the Hardin County Chamber of Commerce's Leadership group on their tour of the Hardin County Government Center on 3 March 2022.

Heart of KY Association of Realtors

Director Adam King, Planner Nikki McCamish and Planning Technician Haley Goodman attended the Heart of KY Association meeting on 7 March 2022. Adam presented a 10 year history on building and land use statistics, the 2021 Annual Report and gave a brief overview of the Zoning Ordinance and Comprehensive Plan.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 19 April 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:44 p.m.

ADOPTED AND APPROVED THIS 19th DAY OF APRIL 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

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Chairman Mark Hinton called the seven hundred thirty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 1 March 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers II (Secretary), Steve Steck (Commissioner), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney Catherine Clemons and the individuals listed on the attached sign-in sheet.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Road Closing Review submitted by **BRETT & VALERIE FISHER**, who are requesting a favorable recommendation from the Planning Commission to Fiscal Court to close a 60' undeveloped right-of-way for an unconstructed portion of Dogwood Lane in Elizabethtown, KY in Woodhaven Estates to allow for the property to be merged with adjoining Lots 13B & 14A. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Road Closing Request.

Chairman Hinton and Commissioner Steck asked for clarification on the request, and asked if this would be restricting any access to the residents on Maple Drive. Director King stated that this would create an amended Lot 13C, and that no one would lose their road frontage or access because this road is currently undeveloped. Director King stated that he had received multiple calls from confused neighbors who did not know this dedicated right-of-way existed.

Brett Fisher, of 342 Maple Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Fisher explained that there are only 5 or 6 houses on Maple Drive, and because of the terrain Dogwood Lane was never built. Mr. Fisher stated that he would really like to close this right-of-way and merge the lots so that he can build a pole barn on his lot.

At 5:12 p.m. Chairman Hinton closed the hearing to public discussion.

Director King gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court to close the 60' undeveloped right-of-way for an unconstructed portion of Dogwood Lane in Elizabethtown, KY in Woodhaven Estates to allow for the property to be merged with adjoining Lots 13B & 14A and presented **Resolution # 2022-008** for consideration.

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Commissioner Nelson made a motion to favorably recommend from the Planning Commission to Fiscal Court to close the 60' undeveloped right-of-way for an unconstructed portion of Dogwood Lane in Elizabethtown, KY in Woodhaven Estates to allow for the property to be merged with adjoining Lots 13B & 14A, and to adopt Resolution # 2022-008 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 5:14 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a public facility review to determine compliance with the Comprehensive Plan (KRS 100.324).

Planner McCamish reported that **THE STEPHENSBURG FIRE DEPARTMENT** is proposing to construct a new fire station on a 1.617 acre site known as Lot 1 of Stephensburg Fire & Rescue located at 10639 Leitchfield Road, Cecilia, KY. Planner McCamish gave a summary of the proposal, reviewed the proposed **Resolution 2022-009**, and presented the reasons established in KRS for approving a Public Facility.

Chairman Hinton asked if there was a house on site, and Planner McCamish explained that there had previously been, but the house has already been removed.

Secretary Jaggers II asked for clarification on the proposed entrances, and Director King explained that the Transportation Cabinet now wants 150' of spacing between entrances so they would be required to close the two existing entrances on US 62 and would get a new one in the center. Secretary Jaggers II asked if there would be a separate entrance on Wonderland Cavern Road as well, and Director King replied yes, but the main entrance is off of Leitchfield Road (US 62).

Chris Miller, of 27 Cora Court, Sonora, KY provided testimony and answered questions from the Commission members and staff. Mr. Miller explained that he started this project a few years ago, and they just want to be able to better protect the community

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with the growth expected from the proposed Blue Oval SK Battery Plant so a new fire station is necessary.

David Painter, of 10589 Leitchfield Road, Cecilia, KY provided testimony and answered questions from the Commission members and staff. Mr. Painter explained that once the new fire station is built, the old one will be torn down, and hopefully some pavilions will be built.

At 5:26 p.m. Chairman Hinton closed the hearing to public discussion.

Commissioner Steck made a motion to adopt Resolution Number 2022-009, approving the proposed Stephensburg Fire Department Fire Station as a Public Facility and that the request is in agreement with the Comprehensive Plan as follows:

Goal 3: To provide the citizens of Hardin County with adequate public service and community facilities.

Objective: 5. To encourage that all developments have adequate fire protection.

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

At 5:28 p.m. Chairman Hinton called for consideration and action on the third item on the agenda the **Minutes for the meeting held on 15 February 2022**. Secretary Jaggers II made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:29 p.m. Director King led a discussion on reducing the minimum lot size in the Rural Residential (R-2) Zone and an amendment to the Future Land Use Map which would increase the Urban Area in the county. He explained that these changes are necessary due to the upcoming anticipated growth from the Blue Oval SK Battery Plant announcement for the Glendale Mega Site.

At 5:34 p.m. Commissioner Steck made a motion to move into a closed session to discuss pending litigation (KRS 61.810(1)(C)). Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:49 p.m. Vice Chairman Lowe made a motion to come out of the closed session. Chairman Hinton noted for the record that no action was taken during the closed session. Commissioner Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 15 March 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:52 p.m.

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ADOPTED AND APPROVED THIS 15th DAY OF MARCH 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

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Chairman Mark Hinton called the seven hundred thirty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 February 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers II (Secretary), Steve Steck (Commissioner), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Administrative Assistant Susan Bowen, Assistant County Attorney Catherine Clemons and the individuals listed on the attached sign-in sheet.

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

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **DOUG WARREN & DEBORAH JANE HAGAN**, who 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 ±12.197 acre site known as Lot 11 of G. Children's Home Subdivision, Section 2 located at the northeast corner of New Glendale Road (KY 1136) and Gilead Church Road (KY 1136) in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change Request.

Doug Hagan, of 933 Gilead Church Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Hagan stated that he has seen many plans to widen Gilead Church Road, some even showing the road going through his house. Mr. Hagan explained that there are a lot of changes coming to Glendale, and that he just wants to get the most out of this property that he can. Mr. Hagan said that he currently has no plans for the site. Mr. Hagan stated that he has 3 existing residential/agricultural entrances on the property and does not have any plans for a commercial entrance to the site at this time.

Director King stated that the current entrances on the property are for residential/agriculture use and any commercial entrances would have to meet KYTC's standards. He also explained that KYTC has determined that due to sight distance, any commercial entrances would have to be on Gilead Church Road.

Angela Gale Young, of 7929 New Glendale Road, Glendale, KY spoke in opposition of the proposal. Ms. Young asked, if this property is changed to commercial, can any business come onto the site and build whatever they want? Director King responded that any commercial development will need to submit a development plan to the planning office that displays parking, signage, lighting, screening etc.

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Ms. Young asked about a map that she had seen that showed a new road going through her house. Director King responded that map is from the Glendale Transportation Plan from the 1990's and that that project is no longer on the maps from the 2021 Glendale Transportation Plan. Director King also stated that because of the Interstate & Highway Overlay zone (IH-O) there are 11 different uses that are prohibited on this property. Ms. Young asked about the possibility of apartments, and Director King explained that the C-2 Zone would not allow for multi-family residential housing.

Sean Hall, of 5833 Leitchfield Road, Cecilia, KY asked about any planned improvements to New Glendale Road. Director King responded that he suggests for everyone to look at the Glendale Transportation Plan on the MPO website that contains maps of several potential transportation improvements in the area to include New Glendale Road.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY asked if the road plans would fix the current flooding problems on Gilead Church Road? Director King responded yes; the transportation cabinet would not build a new road that floods.

At 5:36 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution Number 2022-006** for consideration.

Secretary Jaggers, II stated that there are a lot of changes coming to Glendale, and he understands Mr. Hagan wanting to get the most out of his property, so he has no problem with this application.

Secretary Jaggers II made a motion to approve the Zone Change request from Rural Residential (R-2) to General Commercial (C-2), and to adopt Resolution Number 2022-006, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1-5, 7 & 8; Step 2: Property Characteristics 1 – 8 & 10 ; Step 3: Land Use Plan Group: Industrial Area; Step 4: Planning Area: # 25 Glendale Industrial Planning Area and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objectives:

- 1. To provide adequate space for the proper location of commercial and industrial land uses.
- 5. To use all resources available to attract new commercial, service and industrial development.
- 6. To expand employment and investment opportunities.

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

At 5:45 p.m. Chairman Hinton called for consideration and action on the second item on the agenda a **Budget Amendment for Fiscal Year 2022**. Director King explained that this budget amendment to the Staff Salaries line item would accommodate the Planning Commission and Board of Adjustment members attendance at 4 potential Comprehensive Plan meetings to be held this fiscal year. Commissioner Nelson made a motion to approve the amendment as presented. Commissioner Steck provided the second. The motion passed unanimously.

At 5:50 p.m. Chairman Hinton called for consideration and action on the third and fourth items on the agenda the **Financial Report # 6 December 2021** and the **Financial Report #7 January 2022**. Vice Chairman Lowe made a motion to approve the financial reports as presented. Secretary Jaggers II provided the second. The motion passed unanimously.

At 5:53 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda the **Minutes for the meeting held on 1 February 2022**. Secretary Jaggers II made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed unanimously.

At 5:55 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda the **First Reading of the FY 2023 Budget**. Director King presented the proposed budget. Commissioner Steck made a motion to accept the budget as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:03 p.m. Commissioner Nelson made a motion to move into a closed session to discuss pending litigation (KRS 61.810(1)(C)). Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:49 p.m. Secretary Jaggers II made a motion to come out of the closed session. Chairman Hinton noted for the record that no action was taken during the closed session. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 1 March 2022 at 5:00 p.m. and called for the meeting to be adjourned at 6:52 p.m.

ADOPTED AND APPROVED THIS 1st DAY OF MARCH 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

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Chairman Mark Hinton called the seven hundred thirty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 1 February 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers II (Secretary), Steve Steck (Commissioner), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, and the individuals listed on the attached sign-in sheet. Assistant County Attorney Catherine Clemons was not in attendance.

At 5:00 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then 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 submitted by **DOUG WARREN & DEBORAH JANE HAGAN**, who 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 +3.786 acre site to be known as Lot 31A of Glenview Heights located at 678 and 708 West Glendale Hodgenville Road (KY 222) at the intersection of Robey Drive in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change Request. Mr. King stated that Mr. Hagan is open to an access restriction note on the proposed plat, restricting that all access to the proposed commercial site would come off of KY 222 instead of Robey Drive (a residential subdivision street).

Doug Hagan, of 933 Gilead Church Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Hagan stated that he does not want to make any neighbors mad with this zone change, and that is why the only entrance to the site will be off of KY 222 instead of Robey Drive. Mr. Hagan explained that there are a lot of changes coming to Glendale, and that he just wants to get the most out of this property that he can. Mr. Hagan said that he currently has no plans for the site.

Charlotte Sherrard, of 100 Robey Drive, Glendale, KY asked for clarification of the new KY 222 map shown by Director King. Ms. Sherrard said it looks like it comes right behind her property. Director King responded that the redesign of KY 222 with a new Interstate 65 interchange will be 1000' further south and a new connector will come out right in front of Mr. Hagan's property. Mr. King also explained a hypothetical situation if Chick-Fil-A were to buy the site, we would require fences and vegetative screening from the surrounding properties (where commercial zones adjoin residential zones) as part of their development plan.

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Jessie Robinson of 142 Robey Drive, Glendale, KY asked if the proposed commercial site would decrease his property value, or create additional traffic? Director King stated that he cannot answer the property value question, and explained with the new I65 interchange being moved 1000' south, it is likely that the traffic will actually be reduced on the current portion of KY 222 in front of the site.

David Sherrard, of 100 Robey Drive, Glendale, KY asked if the new I65 interchange is going to connect to Robey Drive? Director King responded that the redesign will tie in at Mud Splash Road with another connection near Robey Drive.

Phillip Harris, of 385 Woodsbend Drive, Elizabethtown, KY asked where KY 222 will now dead end? Director King responded that is a question for the Kentucky Transportation Cabinet, but that they cannot restrict access to the existing businesses but he believes there will be a dead end where KY 222 currently crosses I65.

At 5:36 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-2) and presented **Resolution Number 2022-005** for consideration.

Chairman Hinton stated that Glendale is about to go through a lot of drastic changes, and our goal is to protect property owners while allowing growth.

Secretary Jaggers II stated that being from Glendale he has no issues with this application, considering the changes that are coming, and wants what is best for Glendale.

Commissioner Nelson stated that he is glad the interchange is being moved further south and this should move the bulk of the traffic further from the existing subdivision.

Secretary Jaggers II made a motion to approve the Zone Change request from Rural Residential (R-2) to General Commercial (C-2), and to adopt Resolution Number 2022-005, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1-8 & 12; Step 2: Property Characteristics 1 – 7 & 10 ; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: # 2 North Glendale Urban Area and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

Vice Chairman Lowe provided the second.

Chairman Hinton then called for an amendment to the motion to include the requirement of the access restriction note on the proposed amended plat, restricting access to the site to only West Glendale Hodgenville Road (KY 222) with NO access from Robey Drive. Secretary Jaggers II accepted the amendment to the motion. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:46 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, an **Amendment to the Hardin County Planning & Development Commission By-Laws, Article II – Commission Members Compensation**. Chairman Hinton announced that after the previous meeting he was approached by members of Hardin County Fiscal Court about increasing the compensation of the Planning Commission and Board of Adjustment members due to the controversial decisions being required, the volume and length of the hearings, and to help retain quality members.

Director King announced that after comparing 21 similar jurisdictions he proposed that each commission member would receive \$150 per meeting, and the chairman would receive \$250 because of the numerous other tasks he is responsible for. Director King stated that if we can do something to retain good members on the commission, it would be better for Hardin County. He said the proposal is supported by Judge Berry, Deputy Judge London and multiple members of Fiscal Court that he has spoken to.

Commissioner Nelson stated that he would vote in favor of the pay to be able to retain good members in the future, and not necessarily for himself.

Commissioner Steck stated that they have been and are going to be plagued with much more work with the BlueOvalsK announcement in Glendale.

Director King stated that he knows the Commission members are not in this for the money, but they are facing the fire, often put in awkward positions, and hopefully are not losing any friendships over their participation and decisions made.

Secretary Jaggers II asked if this came up after the previous, 7-hour long meeting? Director King replied yes, but he has had the research on his desk for 2 years now regarding compensation because he felt it was too low and had not been updated since 1982.

Commissioner Steck stated that he has spent a lot of time outside of the meetings on this job including extensive research and site visits.

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Commissioner Steck made a motion to accept the Amendment to the Hardin County Planning & Development Commission By-Laws Article II as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:01 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a **Budget Amendment for Fiscal Year 2022**. Secretary Jaggers II made a motion to accept the budget amendment as presented. Commissioner Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:02 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 18 January 2022**. Commissioner Nelson made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:03 p.m. Director King presented the 2021 Annual Report.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 15 February 2022 at 5:00 p.m. and called for the meeting to be adjourned at 6:13 p.m.

ADOPTED AND APPROVED THIS 15th DAY OF FEBRUARY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

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Chairman Mark Hinton called the seven hundred thirty first meeting of the Hardin County Planning and Development Commission to order at 5:07 p.m. on Tuesday, 18 January 2022, in the Third Floor Fiscal Court Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Larry Jaggers II (Secretary), Steve Steck (Commissioner), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Administrative Assistant Susan Bowen, Assistant County Attorney Catherine Clemons, County Engineer Charlie Allen and the individuals listed on the attached sign-in sheet.

At 5:07 p.m. Vice Chairman Lowe recused himself from the proceedings and stepped down and away from the stage.

At 5:07 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing and then he explained the Public Hearing process.

At 5:11 p.m. Commissioner Steck made a motion to extend the allotted time for testimony to an hour for those in favor and in opposition of the application. Secretary Jaggers II provided a second. The motion passed 4-0.

At 5:12 p.m. Assistant County Attorney Clemons conducted the swearing in ceremony for all those in attendance that planned to speak.

At 5:13 p.m. Attorney Shelt Lewis, legal counsel for the applicants presented **Exhibit R.** Conditional Use Permit Election Form on behalf of the applicants, and stated that they elect to have both the Map Amendment Application and the Conditional Use Permit Application heard in one hearing before the Planning Commission.

At 5:14 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment & Conditional Use Permit submitted by **COMMUNITY ENERGY**, doing business as **HARDIN SOLAR LLC (APPLICANTS) ON BEHALF OF ALLEN & SUSAN SUMMERS, PATRICK PRESTON, SUSAN SMITH WRIGHT COOMBS & PATRICIA WILLIAMS, CLARA GREER, RED OAK HILL FARM, LLC AND JOYCE & CHARLES SOLAR (OWNERS & APPLICANTS)**, who are requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and a Conditional Use Permit to allow for a Solar Farm known as "Hardin Solar". The property consists of 8 tracts totaling ± 868 acres located along South Black Branch Road, Hansborough Road, Leitchfield Road (US 62) and North & South Long Grove Roads (KY 1375) in Cecilia, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change and Conditional Use Permit request including 31 proposed conditions.

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Shelt Lewis, of 2270 Hardinsburg Road, Cecilia, KY, attorney for the applicants provided testimony and answered questions from the commission members and staff on behalf of the applicants. Mr. Lewis stated that through his history with the Hardin County Planning & Development Commission, the Nelson County Planning Commission, and even in his own private practice he has not seen a more thorough and prepared zone change and conditional use permit application. Mr. Lewis then presented **Exhibit X**. Applicants Exhibits (1. Applicant Information, 2. Project Description, 3. Compliance with Comprehensive Plan, 4. Project Design Standards, 5. Studies – Delineation Report, Karst Survey, Phase 1 ESA, T&E Species Assessment, Bat Survey, Cultural Historic Study, Archeological Study, Archeological Field Study, Sandhill Crane Assessment, Geotechnical Report, 6. Community Engagement, 7. Glare Study, 8. Economic Impact, 9. Acoustic Analysis, 10. Property Values, 11. Traffic Study). Mr. Lewis stated that Community Energy is the best partner that Hardin County could have for responsible solar because it is well sited, well designed, and they have extensively researched this project. Mr. Lewis stated that the landowners of this application have an additional 1000 acres in the community that is going to stay in agriculture production. Mr. Lewis stated that this project is very close to his own home and that Hardin County is in need of clean renewable energy.

Chris Killenberg, of 15 Albert Lane, Little Compton, RI provided testimony and answered questions from the commission members and staff. Mr. Killenberg stated that he is the regional development director for Community Energy. He stated that Community Energy has been in business for 22 years and is one of the oldest businesses in the clean energy industry. Mr. Killenberg stated that Community Energy prides themselves on their extra efforts, and being the best in class with roughly 100 solar projects currently in operation. Mr. Killenberg stated that they purposely chose for this project to consist of several smaller segments, setback off the road, as opposed to a single continuous tract of land. Additionally, they have proposed a 500' setback from existing homes. Mr. Killenberg explained that they understand soil conservation, and plan to develop ground cover underneath the panels that replenishes the soil under the panels. Mr. Killenberg announced that the company recently merged with AES, a clean energy company who currently has 200 solar projects across the United States. Mr. Killenberg stated that Community Energy & AES will develop, construct, own and operate the project. Mr. Killenberg addressed concerns about the proliferation of solar projects within Hardin County and said this will not happen because the electrical grid can only handle a finite amount.

Garrett Swift, of 532 Gates Road, Elizabethtown, KY asked Mr. Killenberg what was going to happen with all of the e-waste from this project. Mr. Killenberg responded there are already companies that are recycling solar panels, and it is the expectation that other recycling plants will be developed by the end of this project. Mr. Swift asked who would be responsible for the e-waste? Mr. Killenberg replied that prior to construction there will be a decommissioning plan in place that has to be approved, and that Hardin

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Solar LLC is responsible for already having the money in place in the event that they disappear, the cost of decommissioning will already be covered. Mr. Swift asked who would be responsible for finding the third party that will do the actual decommissioning? Mr. Killenberg replied his company is legally required.

Perry Molito, of 225 Proctor Drive, Elizabethtown, KY asked Mr. Killenberg if his company had sold the solar project in Russellville, KY? Mr. Killenberg replied yes, they had. Mr. Molito asked what commitment we had from them that this project wouldn't be sold? Mr. Killenberg replied this case is different because they have merged with AES so they will be overseeing this entire project, there is no handover to another party. Mr. Molito asked if they had that option? Mr. Killenberg replied that he supposed so, but that it is not their new business model since they have merged with a company that will be the operator. Mr. Killenberg stated that with the Russellville project it was clear from the proposal that they were just the developer, and that the county was aware it would be sold to another company. Mr. Molito asked if they had ever done a solar farm with over a 100' setback? Mr. Killenberg said yes they have done projects with over 650' setbacks.

David Broderick, of 921 College Street, Bowling Green, KY an attorney representing Hardin County Citizens for Responsible Solar Inc. presented **Exhibit BB**. Broderick Letter to represent Hardin County Citizens for Responsible Solar. Mr. Broderick asked Mr. Killenberg if he is just asking for a zone change to get the conditional use permit? Mr. Killenberg replied he is just a representative of the company. Mr. Broderick asked if he was aware that the properties in question are in the natural resource land use group according to the comprehensive plan? Mr. Killenberg replied yes, he is aware. Mr. Broderick asked if the project was preserving prime farmland? Mr. Killenberg replied yes, they're preserving this farmland because it is a temporary use, and they are just letting the ground lie fallow for 30 years, and at the end of the project the soil will be regenerated, so the land will be readily available for agriculture use at the end of the project. Mr. Broderick asked if the project is a power plant? Mr. Killenberg replied that it is electricity generating equipment. Mr. Broderick asked if their company had coordinated with the fire department to establish a safety plan and presented **Exhibit Y**. Letter from KY 86 Fire Department. Mr. Killenberg stated that it is their intent to get with the fire department prior to construction. Mr. Broderick stated that the Fire Department does not have the equipment for this solar farm and asked when they would complete all of the items from condition 24? Mr. Killenberg stated the requirements of condition 24 would have to be met prior to construction. Mr. Broderick asked if the project was detrimental to the health and safety of persons in the area? Mr. Killenberg asked what they have done to endanger the community and stated that they will coordinate with the Fire Department. Mr. Broderick asked if Community Energy, the company that technically applied for the permit still exists? Mr. Killenberg replied yes, it is just now owned by AES. Mr. Broderick asked if a representative of AES were present at this meeting? Mr. Killenberg responded yes, Ben Saunders, a representative of AES,

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attended the meeting. Mr. Broderick asked if there were any other solar farms in the area? Mr. Killenberg answered no, if this application is approved, they will be the first. Mr. Broderick asked if they wanted to go from R-2 to A-1 to make a power plant? Mr. Killenberg replied that it is a use that is in conformity with the land. Mr. Broderick asked if AES bought them out, then they are not technically the owners, and will they sell this project within the next 30 years? Mr. Killenberg replied no, Community Energy will be the owner and operator for the next 30 years, and until December of 2021 we were just a project developer not an operator. Mr. Broderick asked if they had provided a decommissioning plan? Mr. Killenberg stated that they have provided the outline of a plan, and the finalized plan would be created prior to construction. Mr. Broderick asked who the bonding company is? Mr. Killenberg responded that they did not have one yet, but that they are required to prior to construction. Mr. Broderick asked about threats to the karst landscape and stormwater management? Mr. Killenberg stated that they have studies on stormwater management, karst, and that there will be no negative effects on stormwater because the ground will be covered with a special blend of native grasses and legumes. Mr. Broderick asked about traffic management, and Mr. Killenberg stated that they have done a study on it. Mr. Broderick asked what panels they would be using? Mr. Killenberg replied that it is a Tier 1 panel, and it is an older technology consisting of glass, aluminum, copper, lead solder, silicon, and a plastic coating with no gen x chemicals. Mr. Broderick asked if they would need another electricity source to run the panels. Mr. Killenberg replied yes, they would need a source of electricity at first.

David Miller, of 1608 Franklin Crossroads Road, Cecilia, KY asked Mr. Killenberg what type of sampling would be done on the soil to ensure acceptable minerals and acidity levels? Mr. Killenberg said that he doesn't have an answer to that yet, but they do have a pledge to maintain ground cover. Mr. Miller asked if they would have to remove the current vegetation to reseed, and what erosion control systems would be put in place if so? Mr. Killenberg said they would have to remove the current vegetation and reseed, and that they will use erosion control methods but he is not sure what that will be yet, but that is a permit you have to get from the state for any construction project. Mr. Miller asked how many road entrances would be on the site? Mr. Killenberg replied 7. Mr. Miller asked about erosion control during road construction. Mr. Killenberg responded that they usually use some kind of cloth, and the internal roads would be made of gravel. Mr. Miller asked how they would control the obnoxious weeds? Mr. Killenberg replied that they would consult with their experts on that. Mr. Miller asked if there were any dye tracing studies done on site? Mr. Killenberg replied that he was not sure. Mr. Miller stated that anything that goes into the sinkholes comes out in our water supply, and asked about how much runoff water would there be? Mr. Killenberg said that he was unsure and would consult with the experts about that, but that with their vegetation plans the ground coverage would be just as good underneath the panels as it would be with hay, soybeans, and corn crops. Mr. Miller responded that 1 inch of rain over 700 acres creates 18 million, 900 thousand gallons of water.

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Greg Lowe, of 1550 South Black Branch Road, Cecilia, KY asked who Mr. Killenberg had spoken to at the KY 86 Fire Department if they had really reached out to them like he stated previously. Mr. Killenberg said that he had misspoken, he had not reached out to the Fire Department yet, but that they would be prior to construction.

Trina Martin, of 343 South Black Branch Road, Cecilia, KY asked who would be responsible for paying for any extra equipment and training needed by the KY 86 Fire Department? Mr. Killenberg stated he was not sure of the answer to that, but that the company typically provides any necessary training, the conditions of the permit are a good way to ensure promises to the community, and that they will be paying a lot of taxes to the county. Mrs. Martin asked if they were good neighbors wouldn't they have already thought of this and the economic impact it will have? Mr. Killenberg stated that they have thought of this, and that's why they are not asking for any tax incentives or bonding from the county. Mrs. Martin asked if they would have to build any transmission lines? Mr. Killenberg stated they would put gen-ties underground or on poles, and the only transmission lines would come from the substation. Mrs. Martin asked if the electric companies would need any updates to their line. Mr. Killenberg stated that is a possibility, and that they would be required to pay for that upgrade.

BJ Wigglesworth, of 4055 Hardinsburg Road, Cecilia, KY asked Mr. Killenberg about any necessary detention ponds. Mr. Killenberg responded that ponds would be determined closer to construction. Mr. Wigglesworth asked what the benefit to the community is and whether property values would go down and taxes go up? Mr. Killenberg responded that there would be no tax increases, no burden on the county and that with appropriate screening and setbacks there is no negative impact on property values.

At 7:00 p.m. Chairman Hinton announced a 10-minute recess. The meeting continued at 7:16 p.m.

Glenn Harrington, of 2528 Hardinsburg Road, Cecilia, KY asked Mr. Killenberg if he has spoken with the Conservation District or the Natural Resources Conservation Service? Mr. Killenberg said he has not. Mr. Harrington asked exactly how many panels were going to be placed on site and where they are made? Mr. Killenberg said that he was not sure, and that they are made in China, although their company is an American based company out of Virginia, they do have ties to China. Mr. Harrington asked what the efficiency of the solar panels will be? Mr. Killenberg stated that over a long period of time, the energy is consistent and efficient, but on cloudy, snowy or rainy days it could be zero percent. Mr. Harrington asked what decommissioning projects Hardin Solar has done? Mr. Killenberg responded that no largescale solar facilities have been decommissioned yet. Mr. Harrington asked Mr. Killenberg what his longest running project is? Mr. Killenberg said that personally, his longest project is at 8 years, and there are not any projects that have been around for 30 years. Mr. Killenberg responded that the technology they are using has been around since the 1970's. Mr. Harrington asked

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where the decommissioning/recycling sites were at? Mr. Killenberg stated that there are currently a handful of sites that recycle panels, but none in Kentucky. Mr. Harrington asked who would be responsible for cleaning the site up if it were struck by a tornado. Mr. Killenberg stated that they will have liability insurance that would cover the cost of damages, and in the event that we do not clean it up, the landowners have the right to take legal action against us. Mr. Harrington asked if Hardin County Government would be responsible for any type of cleanup? Director King responded that a condition requiring a third bond for an emergency cleanup could be added to the permit. Mr. Harrington asked if the Hardin County landfill can handle all of these panels? Director King stated that from what he has been told the landfill can take the panels, they just cannot recycle them. Mr. Harrington asked who would pay for that? Director King replied that it would all be addressed by the decommissioning bond.

Tamara Taylor, of 5398 Bardstown Road, Elizabethtown, KY asked Mr. Killenberg if the panels made in China were a product of forced labor? Mr. Killenberg replied that the Biden Administration has already banned any panels from forced labor camps.

John Heath, of 1677 South Black Branch Road, Cecilia, KY asked Mr. Killenberg about the heat emitted by the solar panels, water runoff, flooding hazards, and any noise put off by the solar panels? Mr. Killenberg replied that the heat will quickly dissipate and the panels are safe to touch, the engineers are designing the site with flooding and water runoff in mind, and will do their best to prevent it. Mr. Killenberg was not sure if the project would cross the specific culvert Mr. Heath mentioned, and he stated that the studies show that no noise will travel past the perimeter of the project. Mr. Heath asked if any new transformers would affect neighboring properties? Mr. Killenberg replied no, they legally cannot place a transformer on land they do not own.

Larry Hicks, of 5636 Hardinsburg Road, Cecilia, KY asked about the noise level of the steel beams being driven into the ground during construction. Mr. Killenberg replied that it would be noisy for a few months during construction, but they are limiting the work hours during the day time when most people are at work.

Jennifer Wilmoth, of 1100 Wilmoth Lane, Cecilia, KY asked Mr. Killenberg about soil compaction creating more water runoff, and if there is an increase to flood events because of this project, who will be responsible for it? Mr. Killenberg responded that his company will be responsible, and the county has the authority to shut the operation down. Mrs. Wilmoth stated that her agri-tourism business will be hurt by this project financially, how does Mr. Killenberg plan to reimburse businesses that are hurt financially, and if there would be a bond for other people's businesses/flooding potential? Mr. Killenberg replied that he didn't see how this project would financially burden her business.

Norm Wilmoth, 1100 Wilmoth Lane, Cecilia, KY asked Mr. Killenberg if he was proud of himself? Mr. Killenberg said that he was.

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Lauren Brunsdale, of 14275 West Exposition Drive, Lakewood, CO the project developer of Community Energy provided testimony and answered questions from the commission members and staff, and presented **Exhibit CC**. McCracken County Letter and **Exhibit DD**. Meade County Letter. Ms. Brunsdale announced herself as the Lead Developer for the project, and gave an overview of her powerpoint presentation. Ms. Brunsdale stated that the technology used in the solar panels is well proven, with tens of thousands of projects across the United States, and that they operate similar to a leaf. Ms. Brunsdale explained that the panels are crystalline silicon bio facial panels with no liquids or gases inside. Ms. Brunsdale said their company is committed to not using thin film panels, and has a health and safety report, safety data sheet, and a letter from the manufacturer about the panels. Mrs. Brunsdale also stated that Community Energy is against forced labor production, and submitted **Exhibit EE**. Forced Labor Pledge signed by both Community Energy and AES. Ms. Brunsdale stated that there is no concrete footing around the posts, they are pile driven, and the panels will track the sun similar to a sunflower. Ms. Brunsdale stated that they will follow the natural layout of the land, capping any necessary grading at 20%, and developing a robust ground cover to preserve the topsoil. Ms. Brunsdale explained that there is a small noise that comes from the inverters and transformers, however an acoustic study was done that shows no adverse impacts. Additionally, Ms. Brunsdale corrected Mr. Killenberg's previous statement about gen-ties, and explained that they will all be buried underground. Ms. Brunsdale showed examples of the vegetative screening/ground cover, and explained they will be using multiple native grasses, pollinator habitats, fescues, deciduous trees, and evergreen trees. Ms. Brunsdale explained that the draft decommissioning plan has been shared with the county, and those plans along with the bond will be finalized prior to construction. Ms. Brunsdale announced she had attended several Hardin County Farm Bureau meetings, and presented **Exhibit FF**. Farm Bureau Resolution.

At 7:58 p.m. Secretary Jaggers II announced that as a member of Farm Bureau, he recused himself from any meetings the group held that were about solar farms.

Ms. Brunsdale continued with her testimony by explaining all of the studies specific to this project that they have conducted, including wetland delineation, Hazardous Material Phase 1 ESA, cultural studies, archeological, threatened and endangered species, bat survey, Sandhill Crane assessment, karst/geotechnical features, local floodplains and hydrology assessment, preliminary drainage & SWPP plans, a Water District No. 2 meeting with no concerns, an interconnection assessment, an acoustic analysis, a glare analysis, a traffic and rail study with no adverse effects found, an economic impact study, a property value study, and a visual impact study. There were 13 separate studies done with 60% being KY based companies. Ms. Brunsdale explained that they have done a lot of community engagement including public meetings, outreach letters, and personally meeting with over 20 neighbors. Ms. Brunsdale showed that the design of the project is community focused by including an agriculture style fence rather than a chain link one, continued agriculture uses and pollinator zones, preservation of 2 local

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beehives, using a double row of evergreen trees as a visual screen so it will look the same in the winter as it does in the summer, and including a monarch station. Ms. Brunsdale explained that the fields adjacent to Highway 62 will remain in agriculture use. Ms. Brunsdale submitted **Exhibit GG**. Letter of support from Bostic and **Exhibit HH**. Letter of Support from Mary Grant, and read these letters, as well as **Exhibit AA**. Letter of support from Jackie and Shannon Burba. Ms. Brunsdale explained that this project will bring several jobs into the community during the construction phase, they will be giving back to the community through taxes, and many local or potential businesses are looking for clean, renewable energy. Ms. Brunsdale concluded her testimony by explaining that this project goes above and beyond all standards, has already met all proposed conditions with some being exceeded, and presented **Exhibit II**. Community Energy Powerpoint as part of the record.

April Hilse, of 708 Foxfire Road, Elizabethtown, KY asked Ms. Brunsdale who would be responsible for dead trees and landscaping? Ms. Brunsdale replied that it is a condition for Community Energy to maintain the landscaping. Ms. Hilse asked who would be responsible for reporting any dead trees? Director King responded that the Hardin County Planning & Development Commission would take action on any reports about conditions not being met. Ms. Hilse asked what would happen to the birds and potential water contamination from these panels being destroyed from a natural disaster? Ms. Brunsdale explained that the equipment is worth millions of dollars, and they have robust insurance to cover it all.

David Miller, of 1608 Franklin Crossroads Road, Cecilia, KY asked Ms. Brunsdale what the annual revenue of the project would be? Ms. Brunsdale said that she did not have that number off the top of her head. Mr. Miller asked how many contractors would be hired for the lifetime of the project, and the length of the construction project? Ms. Brunsdale replied about 2-3 contractors would be full time post construction, and construction would take 7-9 months. Mr. Miller asked if she was aware of an Amazon project consisting of natural gas and hydro that is green energy? Ms. Brunsdale said she was not aware of that specific project. Mr. Miller asked how the cattle would graze in the fields with the solar panels? Ms. Brunsdale replied that they would be in adjacent fields, and that grazing cattle in a solar field is not optional like letting sheep graze is. Mr. Miller asked Ms. Brunsdale how many sheep farmers were in Hardin County? Ms. Brunsdale said none, that's why they had no plans for sheep to be grazing beneath the panels. Mr. Miller asked when the inverters change from DC to AC, do they need electricity from another source? Ms. Brunsdale said she did not know the answer to that. Mr. Miller asked if she thought the resolution passed by Hardin County Farm Bureau was objective, and she said yes. Mr. Miller questioned this stating that several farm bureau members have leases with solar companies. Mr. Miller asked if they had a commissioning plan, and Ms. Brunsdale said that they have one in draft form.

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BJ Wigglesworth, of 4055 Hardinsburg Road, Cecilia, KY asked Ms. Brunsdale what legal obligation they have to stick to the landscaping plan? Ms. Brunsdale stated that it is part of the development plan that must be approved by the Planning Commission, and any changes must be submitted and approved by the Director of Planning.

David Broderick, of 921 College Street, Bowling Green, KY, attorney for the Hardin County Citizens for Responsible Solar asked Ms. Brunsdale what the cost of decommissioning would be? Ms. Brunsdale said that she could not estimate that cost at this time. Mr. Broderick asked if they were getting a letter of credit or a bond. Ms. Brunsdale stated that it will be a bond, they just have not decided who it would be from yet, but that it would be a highly reputable company. Mr. Broderick asked if it would be an AA or AAA company? Ms. Brunsdale stated that it will be someone of high rating, and that this is not her area of expertise. Mr. Broderick asked about damage to the land, fire safety, and if she had been in contact with the local Natural Resources Conservation Service office? Ms. Brunsdale said that she does not see this project causing any damages to the land, she typically meets with the fire department prior to construction, and no her company has not reached out to NRCS. Mr. Broderick asked if she could give a concrete answer that all of these promises would be met? Ms. Brunsdale replied that is what the Conditional Use Permit is for. Mr. Broderick asked if this were a power plant and if they were a merchant electric generating facility? Ms. Brunsdale stated that it is a facility that generates electricity so it could technically be considered a power plant, and that they are not a utility company. Mr. Broderick asked if the applicants had read KRS 278.704, and if they were aware of the 1000' setback? Ms. Brunsdale replied that the 1000' setback was a historical number established for coal power plants, and there is another component in this process where she will have to go before the state to get approval from them as well, which three of their other projects have successfully done. Mr. Broderick asked if she had a permit pending with the state yet? Ms. Brunsdale replied they have started the process, but they have not filed an application yet.

Glenn Harrington, of 2528 Hardinsburg Road, Cecilia, KY asked Ms. Brunsdale if she was aware that there is a lot of tiling in the area because of the wet land. Mr. Brunsdale replied that she is aware of the tiles, and before they start construction, they will be finding out exactly where they are. Mr. Harrington asked how they would address the tiles? Ms. Brunsdale replied they would locate the tiles and avoid them, and repairing any that are damaged during construction. Mr. Harrington asked if she were aware of the Bluegrass Pipeline? Ms. Brunsdale said that she is, they have contacted the company and are in the process of getting their crossing permit.

Lawrence Hoh, of 1700 South Long Grove Road, Cecilia, KY asked Ms. Brunsdale if he ever seemed happy with the landscaping plan during her visits to his house? Ms.

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Brunsdale replied that he had signed off on the plans. Mr. Hoh asked how many of the native trees that his wife wanted were included in the plans? Ms. Brunsdale replied 3. Mr. Hoh asked what he told Ms. Brunsdale for the enhanced plan? She replied that he didn't want more trees. Mr. Hoh asked if she offered money instead of the plantings? Ms. Brunsdale replied that she had offered the cost of the landscaping if the homeowners wanted to install it themselves. Mr. Hoh asked if she could completely block his view from the solar panels? Ms. Brunsdale replied that she could not completely block his view, and that they have already moved 3 tree lines for them. Mr. Hoh asked if there were any toxic chemicals in the panels? Ms. Brunsdale replied that the panels do contain lead in the solder, but the levels must meet EPA requirements. Mr. Hoh asked how much lead was in each panel? Ms. Brunsdale said she could not answer that. Mr. Hoh asked how many panels there were for this project? Ms. Brunsdale replied that there were about 200,000 panels. Mr. Hoh replied that is 22 pounds of lead per acre, across 650 acres. Mr. Hoh asked if she knew when hunting season for the whooping and sandhill cranes is, and if she knew that the whooping cranes are an endangered species? Ms. Brunsdale replied that there was a threatened and endangered species survey done on the site, and there were only 3 species within the entire site and all were bats so they also did a bat study. Mr. Hoh asked if she could identify a whooping crane vs a sand hill crane and asked if she knew how many lead pellet shotgun shells he is allowed to shoot? Ms. Brunsdale replied that she did not know.

Larry Hicks, of 5636 Hardinsburg Rd, Cecilia, KY asked if this project would hurt local businesses such as those that sell farm equipment? Ms. Brunsdale replied that this project would only be affecting 0.3% of all farmland in Hardin County.

Jennifer Wilmoth, of 1100 Wilmoth Lane, Elizabethtown, KY asked Ms. Brunsdale if she realized that by leasing all of this farmland for solar farms, the future farmers are not going to have any land to farm on? Ms. Brunsdale replied that the landowners can best answer that question. Ms. Wilmoth said that the landowners are old and they are not future farmers. Mr. Brunsdale replied that the project will be decommissioned and the land can return to farmland if the land owners wish to do that, and that this is an important component of preserving farmland. She also explained that with residential development for houses the farmland is lost forever.

Garrett Swift, of 532 Gates Road, Elizabethtown, KY asked Ms. Brunsdale how her goal is to have community relations when she cannot answer 80% of the questions? Ms. Brunsdale said that she has answered the vast majority of the questions, and the ones she can't she will let the expert's answer. Mr. Swift asked if Ms. Brunsdale was from Colorado? Ms. Brunsdale said that she is but she has spent 2-3 weeks per month in Hardin County for the last two years and has really tried to listen to the community. She said that she and her company have done significant due diligence for this project.

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At 9:05 p.m. Chairman Hinton announced a 10-minute recess. The meeting continued at 9:17 p.m.

Ms. Brundale submitted **Exhibit JJ**. Letter of Support from Solar and **Exhibit KK**. Letter from Joe Coombs.

Scott Langley, of 3392 Star Mills Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Langley stated that he just harvested his 44th crop, and initially he was against the solar farm proposal. However, he and his wife thought it would be a way to diversify the latter part of their career. Mr. Langley said that he is very impressed with Lauren, and that she has listened to him and his wife and all of their concerns. Mr. Langley explained that when he saw the solar farm from above, all he saw was glass, and he was concerned about the water runoff. Mr. Langley has since been told that only 33% of the ground will be covered by the panels. Mr. Langley stated that he is very fascinated by soil health, and he has seen benefits from several similar projects. Mr. Langley stated that the deep root system is more important to water runoff than the actual ground coverage. Mr. Langley explained that he called his friend Dr. Murdock at the University of Kentucky for his opinion, and Dr. Murdock said that if you had 20-30 years to put shade tolerant grasses on the land it would just be amazing to see what the soil would look like coming out of it. Mr. Langley stated that this will enhance the productivity of the soil, and that the concern over the solar farm is just a distraction. He sees residential development as the biggest threat to the preservation of farmland, not solar.

David Miller, of 1608 Franklin Crossroads Road, Cecilia, KY asked Mr. Langley how long it would take to get a good stand of grass. Mr. Langley replied he has been in discussion with Community Energy about that. Mr. Miller asked how far he lives from the site? Mr. Langley said 7 miles. Mr. Miller asked how many acres he farms. Mr. Langley replied there were 150 acres in this tract, and 500 other acres he has in crop production. Mr. Miller asked if he farms with his son? Mr. Langley replied that they both farm but it is separately, and that in total, Mr. Langley has 1100 acres of farmland separate from his son, but they did create an LLC together despite him not receiving any income off of his son's farm. Mr. Miller stated that this project was just 10% of his land, so if it doesn't work out, he won't go bust? Mr. Langley replied that he hoped not. Mr. Miller asked about the view of the solar panels, and if it would bother Mr. Langley and his wife if they had to look at it every day? Mr. Langley replied that the view from ground level is not bad, and that he is not bothered by the view, but he has no plans to do anymore solar. Mr. Langley stated that he chose to use this tract because it is less visible from the road, and he thought that he was being a good neighbor.

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Allen Summers, of 11043 Red Hill Maxwell Road, Utica, KY provided testimony and answered questions from the commission members and staff. Mr. Summers stated that Mr. Langley is a real farmer and they are both proud to be associated with Lauren. Mr. Summer said that as a steward of the land for over 48 years, the solar industry is knocking on his door and presenting him with an opportunity. Mr. Summers stated that this is a rotation plan, and that blacktop and houses will never be turned back into farmland, and that they want this land to stay in the family. Mr. Summers stated that he looks at it very similarly to the Conservation Reserve Program, and that the watershed function will improve. Mr. Summers explained that the runoff will have a better chance at being absorbed into the ground under a solar panel than it does in a corn or soybean field. Mr. Summers also stated that this is a diversification of the land, and they have no interest in building a subdivision.

Assistant County Attorney Clemons announced that the one hour of allotted time for those speaking in support of the proposal was over.

Attorney Shelt Lewis then approached to present **Exhibits LL**. Power of Attorney & **Exhibit MM**. Zone Change Election Form into the record.

Commissioner Nelson made a motion to allow Mr. Summers to complete the rest of his testimony due to the allotted one hour time limit having run out. Secretary Jaggers II provided the second. Motion passed 4-0.

Mr. Summers said that he was shocked that the tracts were zoned residential and were not already in the Ag Zone. Mr. Summers explained that the solar farms were essential to keeping the land in his family, and that he and his wife are genuinely excited. Mr. Summers thanked the Commission Members for the opportunity to finish putting his speech into the record. Mr. Summers presented **Exhibits NN**. Speech from Sarah Fullerton and **Exhibit OO**. Speech from Paul Summers. These were speeches from his two children that were in attendance.

David Miller, of 1608 Franklin Crossroads Road, Cecilia, KY asked Mr. Summers if he lived on this farm? Mr. Summers said he did not, but he did try to buy land across the road to build and live on, and he said that he is not building anything that he would not live right next to and see out his back yard every morning. Mr. Miller asked who he bought this farm from and what their main crop was? Mr. Summers replied that it was purchased from Alan and Deloris Ball, and that he had a lot of crops. Mr. Miller asked Mr. Summers if he was aware that Mr. Ball was the largest seed producer in the state of Kentucky, and if there was a clause in the deed? Mr. Summers said he thinks he knew that Mr. Ball was the largest seed producer, and yes for 20 years there was no development allowed. Mr. Miller asked if Mr. Summers had ever farmed the farm? Mr. Summers said yes, sometime between 1999 and now. Mr. Miller asked who farms it now? Mr. Summers replied Will Simcoe, Richard Preston, and Ronnie Morris. Mr. Miller

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asked if when he signed the lease from Hardin Solar if he got a check for doing so? Mr. Summers said no. Mr. Miller asked what made him change his mind about doing the solar farm? Mr. Summers replied that Lauren made him change his mind, and that he has 14 other companies' files at home that wanted to do solar on their farm. Mr. Miller asked if he had gotten in an argument with Marsha Ball and said that he would put it all in solar? Mr. Summers said no he never spoke to her.

Assistant County Attorney Clemons announced that with the extension on Mr. Summers speech, the time for testimony was 1 hour, 1 minute, and 47 seconds and the opposition side would be given the same time to speak.

David Broderick, of 921 College Street, Bowling Green, KY spoke in opposition of the proposal. Mr. Broderick stated that he is an attorney who represents several landowners and the Hardin County Citizens for Responsible Solar group. Mr. Broderick stated that we have a request for a zone change, and no one has even mentioned anything about the zone change tonight. The current zoning map is not wrong, and they only want it for one reason, to put out an electrical power plant. He stated that the applicants have not addressed any of the 3 reasons for approval of a Zoning Map Amendment. The Comprehensive Plan calls this area the Natural Resource Group, and its goal is to preserve farmland. He also explained that all of the standards for issuance must be met for a Conditional Use Permit and they had not addressed or discussed these. The first part of the criteria is that it shall not change the character of the area, and this drastically changes the character of the area going from prime, beautiful farmland to 200,000 solar panels.

Dan Feeser, of 3438 Hardinsburg Road, Cecilia, KY spoke in opposition of the proposal. Mr. Feeser presented **Exhibit PP**. Photos Submitted by Feeser, and **Exhibit QQ**. KRS 278.704. Mr. Feeser explained that last September, he and several others formed the group Hardin County Citizens for Responsible Solar, a 400+ member group of which he is the president. He also stated they have a petition opposing solar with over 1230 signatures. Mr. Feeser stated that the A-1 Zone was made to protect agricultural land, and also that the proposed solar farm is in the natural resource area. Mr. Feeser explained that solar farms should be in industrial only, on old land fields and brown fields. He feels this project creates a lot of risk for the tax payers. The comprehensive plan is here to protect our farmland and drinking water, but this project does not. Mr. Feeser stated that this project goes against Chapter 1, Item 2- Natural Resource Planning Area; Chapter 2, Goal 4, 5 & 12; and the final goal is stewardship of the land – Objective 1, discourage the conversion of prime farmland. Mr. Feeser stated that he is offended that Hardin Solar is calling this project temporary, because it will go through 2-3 generations in a family. Mr. Feeser's second issue is with the setback requirement. He referenced KRS 278.704, which this project does not meet the state setback standards for a Merchant Electric Generating Facility (1000' from property lines & 2000' from

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residential neighborhoods). Mr. Feeser stated that Hardin County Planning and Zoning is responsible for putting us at risk. Mr. Feeser closed his statement by saying this should not be called temporary, the 2019 comp plan doesn't support it, and KRS 278.704 must be applied to this project, because it's not sheep and honeybees this is merchant electricity generation.

Commissioner Steck clarified for the record that KRS 278.704 states that if the project is located in an area with planning and zoning, then the local Planning & Zoning regulations can decide on their own setback requirement, and that the applicants are not requesting anything that is not allowed.

Mary Clay, of 500 Cynthia Road, Paris, KY spoke in opposition of the proposal. Ms. Clay stated that she is a real estate appraiser, and she has reviewed the appraisal submitted by Mr. Kirkland. Ms. Clay found that the matched pairs analysis shows no impact when properly screened in, setbacks, and compatible use with no traffic issues. However, market evidence does not show this, and out of his 23 examples only 2 are creditable, 3 examples show diminished values, 6 are suspicious, and the others were test sales. Ms. Clay found several reasons why Mr. Kirkland's findings were misleading. Ms. Clay stated that Kirkland used several sales of properties that do not actually adjoin the solar farm. 3 examples showed diminished property values of 30%, and several others that ranged 15.5 to 16.4% loss in value. Ms. Clay also stated that Mr. Kirkland did not consider the elevation of the adjoining properties.

BJ Wigglesworth, of 4055 Hardinsburg Road, Cecilia, KY asked Ms. Clay if the solar arrays would decrease adjoining property values? Ms. Clay responded yes.

Richard Kirkland, of 9408 Northfield Court, Raleigh, NC asked Ms. Clay if it were appropriate to use match value, and what are some of the drawbacks to using assessed value? Ms. Clay responded because it is not an actual sale. Mr. Kirkland asked if the confirmation in the sale is important and how did she confirm? Ms. Clay responded yes, it is important, and she confirmed the sale by looking at the deeds. Mr. Kirkland asked, so you did not confirm any of this data? Ms. Clay responded that she used the deeds, she did not speak to anyone about it, no. Mr. Kirkland asked if she knew was cherry picking the data is? Ms. Clay responded yes, it is picking out pieces of the data that you want to be true, but that is incorrect, I looked at all of the data. Mr. Kirkland asked about the McBride Solar example, and if she followed up with anyone about it? Ms. Clay stated that she just looked at the deeds, and the data speaks for itself. Mr. Kirkland stated that it is standard practice to confirm the sale with the parties involved. Ms. Clay stated the sale data indicated diminution of value. Mr. Kirkland argued that the brokers notes showed no diminishing, and you cannot see all of the details just by looking at the deed. Mr. Kirkland asked does the appraisal institute require confirmation and looking at

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the deeds? Ms. Clay responded, the important thing is that these were sale resale and he didn't even look at them. Mr. Kirkland asked, would it surprise you to know that topography was looked at for each site? Mr. Kirkland asked if the state siting board had ever agreed with your findings? Ms. Clay said she is not sure if they have ever seen hers. Mr. Kirkland asked would it surprise you to know that they have accepted mine? Ms. Clay said they accepted yours because they agreed with your findings, not necessarily your analysis.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY spoke in opposition of the proposal. Mrs. Martin stated that she does not see how anyone can perceive that a solar farm equates to stewardship of the land, or that they are essential to the community. Mrs. Martin referenced the standards of issuance 16-3, A & B and asked how this would not change the character of the area? Mrs. Martin also stated that she has a problem with a solar farm even being permitted on agricultural land. Mrs. Martin asked the planning commission to develop responsible regulations before any industrial solar is approved. Mrs. Martin explained that this site is 77% prime farmland, and asked how that does not go against the zoning ordinance? Mrs. Martin brought up further issues with Mr. Kirkland's analysis. Mrs. Martin stated that Mr. Kirkland used 23 match pairs and none of them were in Kentucky, they were all industrial sites, and none of them were comparable to Cecilia at all. Mrs. Martin explained that this is like comparing apples to oranges. Mrs. Martin completed a survey with 503 participants that was open to the public, and the results were 85% people said if they were given the choice, they would not live next to a solar farm, 82% said they think it would have a negative impact on property values, and 78% of participants said they would pay more for a home that is not right next to a solar farm. Mrs. Martin said that negative impacts will be felt by the entire community.

Richard Kirkland, of 9408 Northfield Court, Raleigh, NC asked Mrs. Martin if she had read the study done from the University of Rhode Island? Mrs. Martin replied she had read some of it. Mr. Kirkland asked what the conclusion of that study was? Mrs. Martin said it showed a 1.7-7% decrease in property values, but that their rural area consisted of 850 people per square mile. Mr. Kirkland asked if she was familiar with the study done in Texas and she said no. Mr. Kirkland asked if it would surprise her to know that one study was done in Kentucky and she said yes. Mr. Kirkland asked if Mrs. Martin has done any independent analysis and she said no. Mr. Kirkland asked if she had sold any property around a solar farm, and she said no. Mr. Kirkland asked if she had done any residential appraisals in the state of Kentucky and she said no. Mr. Kirkland asked how her study was conducted? Mrs. Martin explained that she asked people who attended the opposition groups public meeting, and that it was available online. Mr. Kirkland asked if it would be accurate to say that those people she surveyed were already

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against solar? Mrs. Martin replied no, because it was open to the general public. Mrs. Martin then presented **Exhibit RR**. Documents supplied from Trina Martin.

Derek Taul, of 77 Collins Drive, Elizabethtown, KY spoke in opposition of the proposal. Mr. Taul presented **Exhibit SS**. Documents Submitted by Derek Taul. Mr. Taul explained that his local family business, Taul Equipment, is fearful of the economic impacts of this project and that he has been employed there for 20 years but they've been in business for 55 years. Mr. Taul explained that the county will essentially be trading 650 acres for 2-3 full time jobs, and removing 650 acres worth of agricultural operations will cause a loss to local agricultural production and equipment operation businesses. He elaborated that the developer touts a \$7.4 million impact employing +200 workers during construction but that these will be out of county and out of state workers. Meanwhile calculating the cost to put out a crop on this 650 acres would be \$787 per acre of corn or \$508 per acre of beans, assuming a 50% split of the two would average \$650 per acre x 650 acres equates to \$420,000 per year spent locally on fertilizers and equipment. Mr. Taul stated that this will cause a ripple effect in the county, and explained an almost \$2 million net loss in the community. Mr. Taul referenced a University of Kentucky study on the influence of Agriculture on the economy of Clark County, KY to explain this ripple effect. Over the life of the 30 year project taking this 650 acres out of agricultural production would have a \$15 million impact. Mr. Taul said that there is no benefit to the county, and as a Hardin County citizen he begged the commission members to deny this application.

Glen Harrington, of 2528 Hardinsburg Road, Cecilia, KY spoke in opposition of the proposal. Mr. Harrington explained that he is a full-time farmer, and that his wife works for Nutrien so their livelihood depends on farming. Mr. Harrington explained that with the other companies that are potentially interested in the area, this could be a 7-10 thousand acres of farm land lost to solar farms. Mr. Harrington explained that the loss in money to the local agricultural businesses will cause a loss to the entire local economy, and when you disrupt this chain you are disrupting several hundred jobs. Mr. Harrington explained that with the Glendale project coming in there are going to be several new people in the community needing homes to live in and land to develop. Additionally, with the Glendale project and this project that is a lot of land lost. Mr. Harrington explained that solar energy is not very effective, and Nolin RECC stated in a news article that they are not in support of solar energy because it is not reliable.

Lawrence Hoh, of 1700 South Long Grove Road, Cecilia, KY explained that they have lived here for 30 years, and their house will be the closest to the solar farm, and will be surrounded on 3 sides. Mr. Hoh said that this will be a major change to the community, is a threat to the thousands of sandhill and whooping cranes, is not a use by right in this area, it will diminish the value of his home, and it will adversely affect the health and

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safety. Mr. Hoh stated that he looked through the entire comp plan and the word solar is only mentioned in the 2020 resolution, which mentions nothing about setbacks. Mr. Hoh begged the commission members to deny this application because the setbacks are only 500' rather than 1000' recommended by KRS 278.704 to protect his property and his rights. Mr. Hoh presented **Exhibit TT**. Mr. Hoh's Speech.

Keith Taul, of 3136 Hardinsburg Road, Cecilia, KY spoke in opposition on the proposal and submitted **Exhibit UU**. Document from Keith Taul. Mr. Taul quoted an article from Kentucky Living magazine from January of 2022 that stated solar power is the worst choice we could make, and there are much more efficient and reliable ways we can do renewable energy. Mr. Taul explained that solar farms are intermittent and unreliable, and that they can cause black outs and brown outs. Mr. Taul also stated that solar farms require 80% more land than commercial power plants. Mr. Taul stated that the panels cannot even last for 30 years, and that after 20 years they are pretty much worthless. Mr. Taul also explained that during the winter time in Kentucky, we only get 3 hours of peak sun per day, and that with cloudy and rainy days the power supply will not be nearly as consistent as a traditional power plant. Mr. Taul emphasized that this is the worst thing Hardin County can do.

At 11:17 p.m. Chairman Hinton asked what the difference between prime farmland and farmland of statewide importance? Planning Technician Goodman responded that these definitions come from the United States Department of Agriculture, and that Prime Farmland is federally defined as the most productive soils in the United States containing several favorable qualities. Mrs. Goodman stated that farmland of statewide importance is decided by each state's agencies, and that these soils can nearly yield the same as prime farmland when conditions are favorable. Mrs. Goodman explained that with 77% of the soils in this site being prime farmland and 11% of these soils being farmland of statewide importance, technically about 88% of the soils in this project are our states best soils.

Chairman Hinton asked about the poles that would be driven into the ground and what materials they were made of? Steve Allen, of 103 Joel Court, Cary, NC stated that they were comprised of galvanized steel with no concrete support, and the only potential issue could be the zinc which can leach into the soil, but the only crop zinc could affect is peanuts. Chairman Hinton asked about zinc contaminating our water supply, and Mr. Allen stated it would be a small amount, and will not be harmful. Chairman Hinton asked about environmental impacts of the motors used to operate the rotation of the solar panels, and Mr. Allen replied there were none. Chairman Hinton asked about the mounting mechanisms in the event of the tornado. Mr. Allen replied that they can withstand class II hurricane winds.

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Chairman Hinton asked how can we guarantee that there will be no glare during the day? Lauren Brunsdale, of 14275 West Exposition Drive, Lakewood, CO said that they have completed a glare analysis that looked at multiple analysis points, and found that the result was no impact of glare.

Chairman Hinton asked if we had a map that showed the acres of prime farmland throughout Kentucky and Hardin County? Director King stated that we did not have that at this time but that it is in the works.

Chairman Hinton asked how much solder was in a single solar panel? Steve Allen, of 103 Joel Court, Cary, NC replied that almost all of the solder is within the panel, and they are comparable to a car windshield. Mr. Allen stated that panels are EPA certified, and also that none of the panels in the study have failed the test within the past 15 years.

Commissioner Nelson referred to the property value study completed by Kirkland Appraisals and asked if the surrounding property values would be impacted by the solar farm, and if there were a setback number that showed true protection with no impact to property values? Richard Kirkland, of 9408 Northfield Court, Raleigh, NC referenced the survey done in Texas (page 14 of his report), which showed a -5% decrease at a 100' setback and closer to 0% at a 500' setback. Mr. Kirkland stated this survey did not include any landscaping, and that it was conducted in 2018. Mary Clay, 500 Cynthia Road, Paris, KY stated that she did not know of a magic setback number, but that the studies in Mr. Kirkland's illustrate that the further away from the solar farms, the less of an impact there was on property values.

Chairman Hinton asked about the distance from the solar farm having no impact on property values, but now the further away it is, the less of an impact there is? Ms. Clay stated that there is no magic number, it just depends on the circumstance.

Commissioner Nelson asked for the definition of diminution of value? Ms. Clay responded that when you compare based on sales, and not appraisals, the greater the setback distance, the lesser the value drops.

David Broderick, of 921 College Street, Bowling Green, KY asked Mr. Kirkland if he had any licenses? Mr. Kirkland responded that he is a state certified general appraisal. Mr. Broderick asked if he included any sales from Hardin County? Mr. Kirkland replied no there were not any sales in Hardin County to include. Mr. Broderick asked if he looked at and talked to adjoining properties? Mr. Kirkland said that he did look at the adjoining properties but he did not reach out and talk to any of them because there were no sales. Mr. Broderick asked if he looked at the PVA information and if he went to the PVA office in Hardin County? Mr. Kirkland replied that he had looked at Hardin County PVA's information, but that he had not physically stepped foot into the office. Mr. Broderick

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asked when this analysis was done? Mr. Kirkland replied November of 2021.

At 11:42 p.m. Chairman Hinton closed the hearing to public discussion.

Commissioner Nelson asked what the process is to ensure the fire department is well equipped? Director King said he thinks it is well within the commission's authority to create some language about coordination with the fire department, but it would take some research to determine what the additional manpower would be, and the additional equipment that would be needed to respond to a fire at the facility.

Commissioner Steck stated that he was concerned about the loss of land for farming with this proposed solar project, upcoming factories, the new Ford plant, and builders wanting to build houses because of all the new jobs coming to the area.

Chairman Hinton referenced the Standard for Issuance of a Conditional Use Permit in Section 16-3 of the Zoning Ordinance and stated that this project will change the character of the area drastically.

Commissioner Steck announced that he sells real estate in the area, and he doesn't see how this project won't affect the value and desirability of the houses adjoining the project.

Commissioner Nelson asked for clarification on how to update the solar ordinance? Director King stated that there is an option to update the zoning ordinance to include a chapter on solar. The request to amend the Zoning Ordinance may originate with the Planning Commission or from Fiscal Court. It requires a public hearing before the Planning Commission and then a public hearing and two readings at Fiscal Court.

Chairman Hinton stated that he struggles with giving up prime farmland, when there are other industrial areas in the county that solar farms could be located on.

Commissioner Steck stated that he detests telling someone what they can or can't do on their land but that is the position he is in.

Secretary Jaggers II asked where it is was stated that the applicants chose to withdraw their Zoning Change request if the Conditional Use Permit is denied? Director King replied Exhibit MM Zone Change Election Form signed by all the applicants.

Secretary Jaggers II announced that he appreciates a Commission with a heart for agriculture, but he has an issue with everyone thinking agriculture is just a field of row crops. Jaggers said he is for keeping it in agriculture. Jaggers said that he has no issues with solar, he just has a hard time putting it on this really good ground.

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Commissioner Steck stated that he is okay with solar on buildings and above parking lots instead, and that he personally went and looked at each of these sites.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and presented **Resolution Number 2022-002** for consideration.

At 11:58 p.m. Commissioner Steck made a motion to approve the Zone Change request from Rural Residential (R-2) to Agricultural (A-1), and to adopt Resolution Number 2022-002, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 2, 4 - 6, & 8 -10; Step 2: Property Characteristics 1 – 4, 7, 8, & 10; Step 3: Land Use Plan Group: Natural Resource; Step 4: Planning Area: # 21 Natural Resource Area and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 9: To promote energy efficiency and conservation on a community wide basis.

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

Secretary Jaggers II provided the second. The motion was passed 4-0.

At 12:00 a.m. Commissioner Steck made a motion to deny the Conditional Use Permit for a Solar Farm known as "Hardin Solar LLC", based on the proposal not being in compliance with Development Guidance System, Zoning Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

The proposed solar farm would change the character and established pattern of development of the area.

The proposed solar farm may adversely affect the use of neighboring properties.

The proposed solar farm may be injurious to property and improvements in the vicinity.

The proposed solar farm is NOT in accordance with the Goals and Objectives of the Comprehensive Plan as follows:

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

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

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Goal 2: To provide adequate recreational facilities and open space for the citizens of Hardin County.

Objective 3: To encourage the preservation of natural open space and water resources.

Goal 4: To encourage developments to be sensitive to the environmental constraints and natural conditions of its site.

Objective 1: To encourage the preservation of streams, trees, shrubbery, grass and other natural features of a site to the extent possible.

Objective 4: To encourage that no development occurs in sinkholes unless adequate preventive measures are taken.

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

Objective 1: To determine the most appropriate relationships between the various types of land uses required to meet current as well as future needs.

Objective 4: To encourage that all land uses are developed in a manner compatible with surrounding land use.

Goal 12: To preserve the lifestyle, history and natural surroundings of the people of Hardin County.

Objective 3: Preserve historic sites and areas of natural beauty.

Secretary Jaggers II provided the second. The motion to deny the Conditional Use Permit passed 3-1, with Commissioner Nelson voting in opposition to the motion. The Zone Change to Agriculture (A-1) was therefore considered withdrawn based on **Exhibit MM**. Zone Change Election Form and the properties will retain their Rural Residential (R-2) zoning.

At 12:08 a.m. Vice Chairman Lowe rejoined the meeting.

At 12:11 a.m. Chairman Hinton called for consideration and action on the second, third, and fourth items on the agenda, an **Amendment to the Personnel Policies Section 2, 7 and 11** moving Hardin County Planning and Development to a 40-hour work week (**Resolution #2022-003**), a **Budget Amendment for Fiscal Year 2022**, and **Fiscal Year 2022 Increases** based on Hardin County Fiscal Court Resolution 2022-008. (**Resolution #2022-004**). Commissioner Steck made a motion to accept the amendments to the personnel policy, budget amendment for fiscal year 2022, and fiscal

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year 2022 pay increases as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 12:12 a.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Minutes for the meeting held on 4 January 2022**. Commissioner Steck made a motion to accept the minutes as presented. Secretary Jagers II provided the second. The motion passed unanimously.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 1 February 2022 at 5:00 p.m. and called for the meeting to be adjourned at 12:12 a.m.

ADOPTED AND APPROVED THIS 1st DAY OF FEBRUARY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY

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Chairman Mark Hinton called the seven hundred thirtieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 January 2022, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), and Steve Steck (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney Catherine Clemons, and the individuals listed on the attached sign-in sheet. Larry Jagers II (Secretary) and Mark Nelson (Commissioner) were absent from the meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **SUZANNE PETRASKA**, who is requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) to allow for two dwellings on site. The property consists of one tract (60.785 acres) and one lot known as Granchi Estates, Lot 2 (9.368 acres) totaling approximately ± 70.153 acres located at 1424 & 1426 Yates Chapel Road, Cecilia, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change Request.

Chairman Hinton asked Director King to clarify whether both homes were on the lot or on the tract. Director King clarified that both homes were to be placed on the 60.785 acre tract.

Suzanne Petraska, of 1426 Yates Chapel Road, Cecilia, KY provided testimony and answered questions from the commission members and staff. Ms. Petraska stated that everything Director King has presented is correct, and she did not have anything to add.

Director King noted for the record that the Agriculture Zone will result in a 100' setback, however this will not negatively impact the surrounding properties because they are all completely landlocked, or already less than 3 acres and not eligible to be further subdivided.

At 5:10 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and presented **Resolution Number 2022-001** for consideration.

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Vice Chairman Lowe made a motion to approve the Zone Change request from Rural Residential (R-2) to Agricultural (A-1), and to adopt Resolution Number 2022-001, based on the staff report and the exhibits entered into the record, the testimony provided by the staff and those in attendance and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 4, 5, & 7-9; Step 2: Property Characteristics 1 – 7 ; Step 3: Land Use Plan Group: Natural Resource; Step 4: Planning Area: # 21 Natural Resource Area and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Commissioner Steck provided the second. The motion passed unanimously.

At 5:13 p.m. Chairman Hinton called for consideration and action on the second and third items on the agenda, the **Minutes from the Meeting held on 7 December 2021**, and **Financial Report #5 November 2021**. Commissioner Steck made a motion to accept the minutes and the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:16 p.m. Director King led a discussion on reducing the minimum lot size in the Rural Residential (R-2) Zone and an amendment to the Future Land Use Map which would increase the Urban Area Land Use Group. he explained that these changes are necessary due to the upcoming anticipated growth from the Blue Oval SK Battery Plant announcement for the Glendale Mega Site. All commission members said to proceed with this process.

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

Radcliff-Elizabethtown Metropolitan Planning Organization Technical Advisory Committee Meeting

On 1 December 2021, Director Adam King attended a virtual meeting of the MPO Technical Advisory Committee Meeting to discuss the FY 2023 Unified Planning Work Program.

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KY Chapter of the American Planning Association Meeting

On 10 December 2021, Director Adam King attended the APA-KY meeting in Louisville, KY to discuss the Ohio-Kentucky-Indiana Regional Planning Conference for the Fall of 2022.

1&2 Family Building Inspector

Congratulations to Building Inspector, Edwin Alicea for passing the International Code Council's Residential Mechanical Inspector exam to become a KY Certified One & Two Family Dwelling Inspector.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 January 2022 at 5:00 p.m. and called for the meeting to be adjourned at 5:34 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF JANUARY 2022 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, II SECRETARY