

## **Hardin County Planning and Development Commission**

Minutes: 16 December 2014

Page 1 of 2

Chairman Mark Hinton called the six hundredth and fifty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 December 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggars (Secretary), and Steve Steck (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, and the individuals listed on the attendance roster. Danny Percell (Member), County Engineer Vicki Meredith, PE, and Assistant Hardin County Attorney Don Jones – legal counsel for the Planning Commission were not present.

Chairman Hinton called for consideration and action **to enter into an agreement with Nationwide Financial Services, Inc. to establish and adopt a new qualified 401 (a) Retirement Plan.** Director Wright presented Resolution 10, Series 2014 to the Commission. Vice Chairman Lowe made a motion in favor of adopting the Resolution. Commissioner Steck provided the second. Motion passed 3-0, with Hinton abstaining.

Chairman Hinton called for consideration and action on the **Financial Report #5** for November Fiscal Year 2014 (attached). Director Wright reviewed the report. Vice Chairman Lowe made a motion to accept the November Financial Report as presented. Commissioner Steck provided the second. Motion passed 3-0, with Hinton abstaining.

Chairman Hinton called for consideration and action on the **Minutes** of the 18 November 2014 meeting (attached). Commissioner Steck made a motion to approve the minutes. Commissioner Jaggars provided the second. Motion passed 3-0, with Hinton abstaining.

Chairman Hinton called for consideration and action on **proposed changes to the Commercial Building Inspection Fees** (attached). Director Wright presented proposed changes. Vice Chairman Lowe made a motion to approve the proposed changes. Commissioner Jaggars provided the second. Motion passed 3-0, with Hinton abstaining.

Chairman Hinton called for consideration and action on **the extension of the Contract for the performance of electrical inspections for the calendar year 2015.** Director Wright presented the contract. Commissioner Jaggars made a motion to approve the Electrical Contract. Vice Chairman Lowe provided the second. Motion passed 3-0, with Hinton abstaining.

**Hardin County Planning and Development Commission**

Minutes: 16 December 2014

Page 2 of 2

Chairman Hinton called for consideration and action on the **Employment Agreement for Jimmy Morgan** to continue as an “Emergency Part Time” employee for calendar year 2015. Director Wright presented the contract. Vice Chairman Lowe made a motion to approve the Employment Agreement for Jimmy Morgan. Commissioner Jaggars provided the second. Motion passed 3-0, with Hinton abstaining.

The following items are for information only and do not require Commission action.

**NOVEMBER 2014 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 4 Subdivision plats were approved for the month</li><li>• 89 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 14 New lots were approved for the month</li><li>• 115 New lots were approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 8 SFD Permits for the month</li><li>• 92 SFD Permits for the year</li><li>• 326 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 18 SFD Permits for the month</li><li>• 292 SFD Permits for the year</li><li>• 697 Total Permits for the year</li></ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"><li>• 21 SFD Residential Inspections for the month</li><li>• 04 Commercial Inspections for the month</li><li>• 61 Total Building Inspections for the month</li><li>• 777 Total Building Inspections for the year</li></ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"><li>• 73 SFD Residential Inspections for the month</li><li>• 07 Commercial Inspections for the month</li><li>• 143 Total Electrical Inspections for the month</li><li>• 1367 Total Electrical Inspections for the year</li></ul>

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday 6 January 2015 at 5:00 pm and adjourned the meeting at 5:25 pm.

**ADOPTED AND APPROVED THIS 6<sup>th</sup> DAY OF JANUARY 2015 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 18 November 2014

Page 1 of 3

Chairman Mark Hinton called the six hundredth and fifty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 November 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jaggars (Secretary), Steve Steck (Member), and Danny Percell (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE, Assistant Hardin County Attorney Don Jones – legal counsel for the Planning Commission, and the individuals listed on the attendance roster.

At 5:00 p.m. Chairman Hinton announced that there was Unfinished Business that was continued from the 21 October meeting, requesting a “Non-listed Use” to be considered as outlined in Section 15-8 of the Zoning Ordinance, to allow for a Storage Container Unit to be designed for residential occupancy as a Conditional Use within a Residential Zone. Hardin County Assistant Attorney Jones conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright introduced the application and reviewed the slides regarding the proposed Non-listed Use request, and presented a Memo (attached). Habitat for Humanity, c/o Larry Mengel and Mary Shearer provided testimony on the request and answered questions. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for establishing the Non-listed Use of a Storage Container Unit being designed for residential occupancy as a Conditional Use. Vice Chairman Lowe made a motion to approve Resolution 2014-008 for the “Non-listed Use” of a Storage Container Unit to be designed for residential occupancy within the Residential Zones (R-1, R-2 and R-3) as a Conditional Use Permit. An application for such request shall be forwarded to the Board of Adjustment for consideration. Secretary Jaggars provided the second. The motion passed 3-1 with Commissioner Percell voting against the request.

At 5:40 p.m. Chairman Hinton announced a request by Habitat for Humanity c/o Larry Mengel to have the fees associated with Building and Electrical permits be waived. Director Wright gave a summary of the proposal and reviewed the proposed Resolution. Commissioner Steck made a motion to adopt Resolution Number 2014-007. Vice Chairman Lowe provided the second. Motion passed unanimously.

## Hardin County Planning and Development Commission

Minutes: 18 November 2014

Page 2 of 3

At 5:50 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing for the requested Map Amendment from Rural Residential Zone (R-2) to Heavy Industrial (I-2) for ±180 acres located at 607 Quarry Road in Upton, Kentucky. **Hanson Aggregates** currently operates the quarry. **Judith and William Lively** are the owners of the property which is identified by PVA map parcel numbers 197-00-00-006.06 & 197-00-00-012. Hardin County Assistant Attorney Jones conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed Map Amendment request, and presented the Staff Report (attached). Glenn Price, the Legal Representative for Hanson Aggregates provided testimony on the request and presented Exhibits K-M as follows: Application Addendum, Populations Statistics and Hanson's Powerpoint Presentation. Jeff Taylor, of 1340 Holt Lane, Frankfort, Kentucky, spoke in favor of the request and reviewed the Seismic Monitoring records for the Upton Quarry. Donny Atcher, of 1160 Pleasant Hill Rd, Upton, Kentucky, spoke in opposition of the request with concerns about noise levels, questions about fencing and his future view-shed. Darrell Owsley, of 1645 Tyrone Rd, Lawrenceburg, Kentucky, gave testimony regarding reclamation efforts, the limestone rock quarry operation and spoke in favor of the request. Chairman Hinton closed the meeting at 6:55 p.m. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a Map Amendment. Member Percell made a motion to adopt RESOLUTION Number 2014-009 approving the Map Amendment to Heavy Industrial (I-2) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 2,4,5,&7; Step 2: Property Characteristics 1,2,3,4,7&8; Step 3: Land Use Plan Group: Rural Area and the Industrial Element of the Comprehensive Plan; Step 4: Planning Area: South Hardin Area (#22) and the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

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

**Objective: 7.** To promote the expansion of existing business and industry.

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

**Objective: 2.** Balance the interest of companies or individuals wanting to extract minerals from the land with those of the surface owner or the adjoining property owners so as to assure maximum benefits to all county residents.

Vice Chairman Lowe provided the second. Motion passed unanimously.

**Hardin County Planning and Development Commission**

Minutes: 18 November 2014

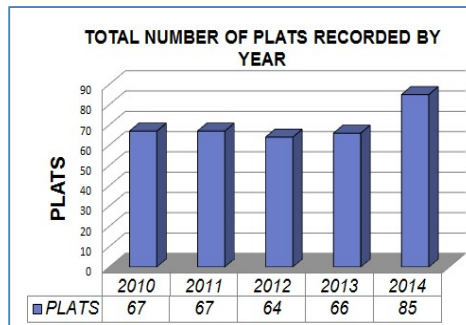
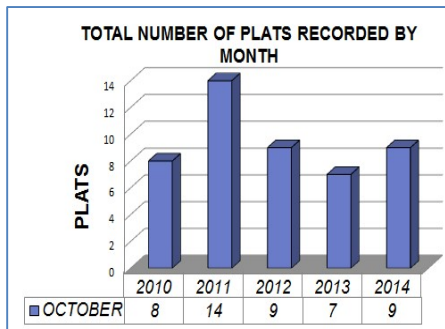
Page 3 of 3

Chairman Hinton called for consideration and action on the **Minutes** of the 21 October 2014 meeting (attached). Vice Chairman Lowe made a motion to approve the minutes. Secretary Jagers provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on **Financial Report # 4** for October of Fiscal Year 2015 (attached). Director Wright reviewed the report. Commissioner Lowe made a motion to accept the October Financial Report as presented. Commissioner Jagers provided the second. Motion passed unanimously.

**OCTOBER 2014 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 9 Subdivision plats were approved for the month</li> <li>• 85 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 7 New lots were approved for the month</li> <li>• 98 New lots were approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 8 SFD Permits for the month</li> <li>• 84 SFD Permits for the year</li> <li>• 296 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 34 SFD Permits for the month</li> <li>• 272 SFD Permits for the year</li> <li>• 590 Total Permits for the year</li> </ul>
<p><b>Building Inspections / Reviews:</b></p> <ul style="list-style-type: none"> <li>• 33 SFD Residential Inspections for the month</li> <li>• 04 Commercial Inspections for the month</li> <li>• 85 Total Building Inspections for the month</li> <li>• 716 Total Building Inspections for the year</li> </ul>	<p><b>Electrical Inspections:</b></p> <ul style="list-style-type: none"> <li>• 21 SFD Residential Inspections for the month</li> <li>• 05 Commercial Inspections for the month</li> <li>• 149 Total Electrical Inspections for the month</li> <li>• 1224 Total Electrical Inspections for the year</li> </ul>



Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday 2 December at 5:00 pm and adjourned the meeting at 7:10 pm.

**ADOPTED AND APPROVED THIS 16th DAY OF DECEMBER 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 21 October 2014

Page 1 of 3

Chairman Mark Hinton called the six hundredth and fifty first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 October 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers (Secretary), and Danny Percell (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE, Assistant Hardin County Attorney Don Jones – legal counsel for the Planning Commission, and the individuals listed on the attendance roster. Steve Steck (Member) was not in attendance.

At 5:10 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing for the requested “Non-listed Use” to be considered as outlined in Section 15-8 of the Zoning Ordinance, to allow for a Storage Container Unit to be designed for residential occupancy as a Conditional Use within a residential Zone on a 2 acre lot located at 2491 Cash Rd, Upton KY, 42784. The owner is **Jo Ann Priddy**, the applicant is, **Habitat for Humanity** and the property is identified with PVA map parcel number 134-00-00-006. Hardin County Assistant Attorney Jones conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed Non-listed Use request, and presented the Staff Report (attached). Larry Mengel of 100 Helmwood Dr., Elizabethtown, KY, the applicant, provided testimony on the request and answered questions. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for establishing the Non-listed Use of a Storage Container Unit being designed for residential occupancy as a Conditional Use. Commissioner Lowe made a motion approving the Non-listed Use of a Storage Container Home to be considered as a Conditional Use. No one provided the second. Member Percell then made a motion to deny the Non-listed Use of a Storage Container Home. No one provided the second. Secretary Jagers then made a motion to table the request until the meeting scheduled for 5:00 on Tuesday, 18 November 2014. Member Percell provided the second. The motion to table the request passed unanimously.

Chairman Hinton then announced that the request by Habitat for Humanity to waive the Fees be tabled as well.

**Hardin County Planning and Development Commission**

Minutes: 21 October 2014

Page 2 of 3

Chairman Hinton called for consideration and action on the **Minutes** of the 16 September 2014 meeting (attached). Member Percell made a motion to approve the minutes. Commissioner Jagers provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on **Financial Report # 3** for September of Fiscal Year 2015 (attached). Director Wright reviewed the report. Commissioner Lowe made a motion to accept the September Financial Report as presented. Commissioner Jagers provided the second. Motion passed unanimously.

**SEPTEMBER 2014 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 10 Subdivision plats were approved for the month</li> <li>• 76 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 6 New lots were approved for the month</li> <li>• 94 New lots were approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 9 SFD Permits for the month</li> <li>• 76 SFD Permits for the year</li> <li>• 268 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 18 SFD Permits for the month</li> <li>• 238 SFD Permits for the year</li> <li>• 500 Total Permits for the year</li> </ul>
<p><b>Building Inspections / Reviews:</b></p> <ul style="list-style-type: none"> <li>• 21 SFD Residential Inspections for the month</li> <li>• 08 Commercial Inspections for the month</li> <li>• 90 Total Building Inspections for the month</li> <li>• 638 Total Building Inspections for the year</li> </ul>	<p><b>Electrical Inspections:</b></p> <ul style="list-style-type: none"> <li>• 74 SFD Residential Inspections for the month</li> <li>• 16 Commercial Inspections for the month</li> <li>• 124 Total Electrical Inspections for the month</li> <li>• 1070 Total Electrical Inspections for the year</li> </ul>

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Lehmenkuler Estates Section 1	0	17-Sept-14
Sportsman Lake Block 2	-1	22-Sept-14
Tabb Subdivision Section 2	1	23-Sept-14
Sportsman Lake	0	26-Sept-14
Ella Estates	1	29-Sept-14
Property By Kerr	1	29-Sept-14
Ritchie Estates	2	29-Sept-14
Gavin's Great Acres	-1	29-Sept-14
Mayfair Place Subdivision Section 1		29-Sept-14
<b>NEW LOTS SINCE LAST MEETING</b>	5	
<b>2014 TOTAL</b>	94	

**Hardin County Planning and Development Commission**

Minutes: 21 October 2014

Page 3 of 3

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday 18 November at 5:00 pm and adjourned the meeting at 6:05 pm.

**ADOPTED AND APPROVED THIS 18TH DAY OF NOVEMBER 2014 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY



## Hardin County Planning and Development Commission

Minutes: 16 September 2014

Page 1 of 4

Chairman Mark Hinton called the six hundredth and fiftieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 September 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman) Larry Jagers (Secretary), Danny Percell (Member) and Steve Steck (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Assistant Hardin County Attorney Don Jones – legal counsel for the Planning Commission, Attorney Carol Petit, KaCo Representative and the individuals listed on the attendance roster.

At 5:00 p.m. Chairman Hinton called to go into **Closed Session** to discuss pending litigation (KRS 61.810(1)(c)). At 5:10 p.m. Chairman Hinton declared the meeting back into open session. No action was taken.

At 5:10 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing for the requested Map Amendment from Rural Residential Zone (R-2) to Agricultural Zone (A-1) on ±726 acres located on Vertrees Church Lane and north of Hardinsburg Road (KY 86) in Cecilia, Kentucky. The owner is **Paul & Deborah Clark, et al** and the property is identified with PVA map parcel numbers 029-00-00-022; 041-00-00-001, 001.01, 002.01, 002.02, 003 & 007. Hardin County Assistant Attorney Jones conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Paul Clark of 1091 Vertrees Church Lane, the owner/applicant, provided testimony on the request and answered questions. Donnie Perkins of 336 Tanglewood Rd, Shepherdsville KY, provided testimony on the request and answered questions in favor of the request. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Lowe made a motion to adopt RESOLUTION Number 2014-006 (attached) approving the map amendment for the Agricultural Zone (A-1) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1,4,7,8 & 10; Step 2: Property Characteristics 1,2,3,4,& 7; Step 3: Land Use Plan Group: Rural Area; Step 4: Planning Area: West Hardin (#23); and the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

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

## Hardin County Planning and Development Commission

Minutes: 16 September 2014

Page 2 of 4

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

Commissioner Jagers provided the second. Motion passed unanimously.

At 5:45 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing for the requested Map Amendment from Convenience Commercial (C-1) to Urban Residential Zone (R-1) on a 0.44 acre tract located at 63 Rineyville Big Springs Road (KY 220) just west of South Wilson Road. The owner is **Richard Bass** and the property is identified with PVA map parcel number 182-20-00-035. Director Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Richard Bass, the owner/applicant, provided testimony on the request and answered questions. Brenda Bass of 63 Rineyville Big Springs Rd provided testimony on the request and answered questions in favor of the request. Tim Myers of 377 Rineyville Big Springs Rd provided testimony on the request and answered questions in favor of the request. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Percell made a motion to adopt RESOLUTION Number 2014-005 (attached) approving the map amendment for the Urban Residential Zone (R-1) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4, 5, 7 & 8; Step 2: Property Characteristics 1, 2, 3, & 4; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: North Urban Area; and the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

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

**Objectives:** 2. Encourage and enforce rehabilitation and conservation programs to preserve existing stock of housing.

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

Commissioner Lowe provided the second. Motion passed unanimously.

## **Hardin County Planning and Development Commission**

Minutes: 16 September 2014

Page 3 of 4

Chairman Hinton called for consideration and action on the **Minutes** of the 19 August 2014 meeting (attached). Commissioner Lowe made a motion to approve the minutes. Commissioner Jaggars provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on **Financial Report # 2** for August of Fiscal Year 2015 (attached). Director Wright reviewed the report. Commissioner Jaggars made a motion to accept the August Financial Report as presented. Commissioner Percell provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on the **2015 Meeting Schedule** as amended (attached). Commissioner Jaggars made a motion to approve the schedule. Commissioner Lowe provided the second. Motion passed unanimously.

The following items were for information only and did not require Commission action:

### **RECEPTIONIST / PLANNING ASSISTANT HIRED**

On 3 September 2014, Melissa Wilson began her first day with the Commission. Melissa moved to Hardin County in 2009 and has experience in an office environment and with coordinating plumbing inspectors with Pro Tec Mechanical. Sandra Martinez's last day will be on 18 September 2014.

### **ADVISORY COMMITTEE**

On 5 September 2014, the above mentioned group met to discuss future growth patterns and the MPO Traffic Model.

### **MPO – TECHNICAL ADVISORY COMMITTEE**

On 11 September 2014, the group began work on the Metropolitan Transportation Plan Update by prioritizing various future road projects and also began creating a bicycle and pedestrian map between the cities of Elizabethtown & Radcliff.

### **HABITAT HOUSE CONTAINER HOUSE**

Ed Bryan, Building Inspector, has been working with Mike Childers of ICON Engineering on a proposal for Habitat Humanity c/o Larry Mengel to allow for the conversion of a storage shipment container to that of a single family residence. The dwelling will consist of a 273SF One Bedroom / One Bath unit with a complete kitchen and living area.

**Hardin County Planning and Development Commission**

Minutes: 16 September 2014

Page 4 of 4

**AUGUST 2014 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 10 Subdivision plats were approved for the month</li> <li>• 66 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 08 New lots were approved for the month</li> <li>• 85 New lots were approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 8 SFD Permits for the month</li> <li>• 67 SFD Permits for the year</li> <li>• 236 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 24 SFD Permits for the month</li> <li>• 220 SFD Permits for the year</li> <li>• 500 Total Permits for the year</li> </ul>
<p><b>Building Inspections / Reviews:</b></p> <ul style="list-style-type: none"> <li>• 43 SFD Residential Inspections for the month</li> <li>• 06 Commercial Inspections for the month</li> <li>• 93 Total Building Inspections for the month</li> <li>• 548 Total Building Inspections for the year</li> </ul>	<p><b>Electrical Inspections:</b></p> <ul style="list-style-type: none"> <li>• 54 SFD Residential Inspections for the month</li> <li>• 08 Commercial Inspections for the month</li> <li>• 135 Total Electrical Inspections for the month</li> <li>• 946 Total Electrical Inspections for the year</li> </ul>

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Fontaine Estates Subdivision, Section 1, Lot 4	0	19-Aug-14
Cenn Estate	1	19-Aug-14
Nickoson Estates	2	25-Aug-14
Goose Landing Estates	-3	26-Aug-14
La French Estates Section 2 and Amended Boundary Survey	2	28-Aug-14
Sutherland Place, Lot 1	0	04-Sept-14
<b>NEW LOTS SINCE LAST MEETING</b>	2	
<b>2014 TOTAL</b>	45	

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday 21 October at 5:00 pm and adjourned the meeting at 6:30 pm.

**ADOPTED AND APPROVED THIS 21st DAY OF OCTOBER 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 19 August 2014

Page 1 of 3

Director Wright performed the **Oath of Office**, as required by the By-Laws, for Steve Steck to fill the unexpired term of Commissioner William Ball –ending 30 April 2015.

Chairman Mark Hinton called the six hundredth and forty-ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 August 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman) Larry Jagers (Secretary), Danny Percell (Member) and Steve Steck. Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Assistant Hardin County Attorney Don Jones – legal counsel for the Planning Commission and the individuals listed on the attendance roster.

At 5:05 p.m., Chairman Hinton announced that he would serve as the Hearing Officer for the public hearing for public comments on the proposed amendments to the Background and Community Facilities Elements of the Comprehensive Plan “Planning for Growth: Comprehensive Development Guide”. Chairman Hinton reviewed the Public Hearing procedures. Don Jones conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright reviewed a power point presentation (attached). Frank Humphrey, 79 Stoney Pointe Court, Elizabethtown, presented Exhibit A (attached). Mr. Humphrey provided testimony and asked questions regarding changes that have occurred at Fort Knox in the Industrial Element, the 4 Step Process and the events regarding the Vulcan Quarry Zone Change. Gary Lawson, of 101 Ridgewood Court, Elizabethtown, provided testimony and asked questions regarding the 4 Step Process and the definition of “Non-conforming”. Commissioner Lowe made a motion to adopt RESOLUTION Number 2014-004 (attached) approving the proposed amendments to the Background and Community Facilities Element of the Comprehensive Plan “Planning for Growth: Comprehensive Development Guide” with the noted changes discussed during the hearing to the number of Fire Departments & Districts and to change the wording concerning the Planning Commission’s legal counsel. Commissioner Percell provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on the **Minutes** of the 5 August 2014 meeting (attached). Commissioner Percell made a motion to approve the minutes. Commissioner Lowe provided the second. Motion passed unanimously.

## Hardin County Planning and Development Commission

Minutes: 19 August 2014

Page 2 of 3

Chairman Hinton called for consideration and action on **Financial Report # 1** for July of Fiscal Year 2015 (attached). Director Wright reviewed the report. Commissioner Lowe made a motion to accept the July Financial Report as presented. Commissioner Percell provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action.

**MPO – TECHNICAL ADVISORY COMMITTEE** met on 6 August 2014. The group started work on the Metropolitan Transportation Plan Update by prioritizing various future road projects and also began creating a bicycle and pedestrian map between the cities of Elizabethtown & Radcliff.

### **PLANNING TECHNICIAN TO RESIGN**

Sandra Martinez anticipates on leaving the Commission to obtain employment in Louisville. She will stay on with the Commission until an employment opportunity becomes available. The position has been advertised and interviews have been conducted. A total of 68 resumes have been submitted for consideration.

**FISCAL COURT APPOINTS STEVE STECK** (12 August 2014) Hardin County Fiscal Court has appointed Steve Steck to the Planning Commission serve the unexpired term of Bill Ball. His term will end 30 April 2015.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Glendale Childrens Home	5	25-Jul-14
Glendale Childrens Home	4	25-Jul-14
Brittwill Farm	1	25-Jul-14
Bennington Place, Lot 13	1	29-Jul-14
Perkins/Miller Subdivision Section 1, Lot 2	1	30-Jul-14
Four Seasons Estates, section 5, Lots 64A & 65A	-1	31-Jul-14
The Orchard, Lots 1A & 3A	-1	01-Aug-14
Wyndy Hills Estates Section 2, Lots 6 and 7B	0	05-Aug-14
Nall Lincoln Subdivision Section 1, Lots 40 & 45	-1	06-Aug-14
Bohannon Subdivision Lots 5A, 6B & 8A	1	08-Aug-14
Big View Subdivision	2	11-Aug-14
<b>NEW LOTS SINCE LAST MEETING</b>	12	
<b>2014 TOTAL</b>	43	

**Hardin County Planning and Development Commission**

Minutes: 19 August 2014

Page 3 of 3

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday 2 September at 5:00 pm and adjourned the meeting at 6:25 pm.

**ADOPTED AND APPROVED THIS 2<sup>nd</sup> DAY OF SEPTEMBER 2014 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 5 August 2014

Page 1 of 2

Chairman Mark Hinton called the six hundredth and forty-eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 August 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman) and Danny Percell (Member). Also in attendance were Director Wesley Wright and Assistant Director Adam King, AICP and Hardin County Assistant Attorney Don Jones – legal counsel for the Planning Commission. Commissioner Larry Jaggars and County Engineer Vicki Meredith, PE were not in attendance.

Director Wright and Assistant Director King presented a Power Point to the Commission regarding proposed Amendments to the ***Planning for Growth: Comprehensive Development Guide, 2008***.

Chairman Hinton called for consideration and action on **Budget Amendment Request for Fiscal Year 2014** (attached). Director Wright reviewed the request. Commissioner Percell made a motion to accept the Budget Amendment Request as presented. Commissioner Lowe provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on **Financial Report # 12** for June of Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Lowe made a motion to accept the June Financial Report as presented. Commissioner Percell provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on the **Minutes** of the 15 July 2014 meeting (attached). Commissioner Lowe made a motion to approve the minutes. Commissioner Percell provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Forest Springs Subdivision, Lot 1 & 2B	0	09-July-14
Nall Lincoln Subdivision, Lot 10, 11 & 12	-2	09-July-14
Coyle Subdivision, Lots 2, 3 & 4	0	14-July-14
<b>NEW LOTS SINCE LAST MEETING</b>	-2	
<b>2014 TOTAL</b>	31	



**JULY 2014 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 09 Subdivision plats were approved for the month</li> <li>• 56 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 08 New lots were approved for the month</li> <li>• 77 New lots were approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 11 SFD Permits for the month</li> <li>• 51 SFD Permits for the year</li> <li>• 204 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 33 SFD Permits for the month</li> <li>• 161 SFD Permits for the year</li> <li>• 434 Total Permits for the year</li> </ul>
<p><b>Building Inspections / Reviews:</b></p> <ul style="list-style-type: none"> <li>• 43 SFD Residential Inspections for the month</li> <li>• 06 Commercial Inspections for the month</li> <li>• 126 Total Building Inspections for the month</li> <li>• 674 Total Building Inspections for the year</li> </ul>	<p><b>Electrical Inspections:</b></p> <ul style="list-style-type: none"> <li>• 61 SFD Residential Inspections for the month</li> <li>• 03 Commercial Inspections for the month</li> <li>• 144 Total Electrical Inspections for the month</li> <li>• 929 Total Electrical Inspections for the year</li> </ul>

Director Wright announced that the next regular scheduled meeting will be held on Tuesday 19 August at 5:00 pm and adjourned the meeting at 5:45 pm.

**ADOPTED AND APPROVED THIS 19<sup>th</sup> DAY OF AUGUST 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 15 July 2014

Page 1 of 3

Chairman Mark Hinton called the six hundredth and forty-seventh meeting of the Hardin County Planning and Development Commission to order at 5:05 p.m. on Tuesday, 15 July 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman) and Larry Jaggars (Secretary), and William Ball (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission. Commissioner Danny Percell was not in attendance.

Chairman Hinton called for consideration and action on the **Minutes** of the 17 June 2014 meeting (attached). Commissioner Lowe made a motion to approve the minutes. Commissioner Jaggars provided the second. Motion passed unanimously.

Chairman Hinton called for an **Election of Officers** as required by the By-Laws for the offices of Chairman, Vice-Chairman and Secretary. Chairman Hinton called for nominations for the office of Chairman.

Commissioner Jaggars made the motion for Mark Hinton to fill the office of Chairman. Commissioner Lowe provided the second. The motion passed unanimously – **Mark Hinton, Chairman.**

Chairman Hinton called for nominations for the office of Vice-Chairman. Commissioner Jaggars made the motion for Greg Lowe to fill the office of Vice-Chairman. Commissioner Lowe provided the second. The motion passed unanimously – **Greg Lowe, Vice-Chairman.**

Chairman Hinton called for nominations for the office of Secretary. Commissioner Lowe made the motion for Larry Jaggars II to fill the office of Secretary. Commissioner Jaggars provided the second. The motion passed unanimously – **Larry Jaggars II, Secretary.**

Chairman Hinton called for consideration and action to update **co-signers** for the bank accounts and lock box. Commissioner Lowe made a motion to allow Commissioners Hinton and Jaggars to be co-signers. Commissioner Jagger provided the second. Motion passed unanimously.

At 5:20 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing for the requested Map Amendment from Rural Residential Zone (R-2) to Light Industrial Zone (I-1) on a 9.637 acre tract located at 16508 Leitchfield Road (US 62) in Big Clifty, Kentucky. The owner is **Missouri Walnut, LLC** and the property is identified

## Hardin County Planning and Development Commission

Minutes: 15 July 2014

Page 2 of 3

with PVA map parcel number 060-00-00-006. Hardin County Assistant Attorney Moore conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Stan Smith of 5103 N 13<sup>th</sup> Street, Ozark MO, representing the owner, provided testimony on the request and answered questions. Jeremy Lynch of Turner Engineering 5735 N Dixie Highway, Elizabethtown, representing the owner provided testimony on the request, reviewed the Development Plan and answered questions. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Ball made a motion to adopt RESOLUTION Number 2014-003 (attached) approving the map amendment for the Light Industrial Zone (I-1) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 2, 4, 5, 7 & 8; Step 2: Property Characteristics 1, 2, 3 & 4; Step 3: Rural Area; Step 4: West Hardin Planning Area; and the proposal is in agreement with the following Goals and Objectives of 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.

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

Commissioner Lowe provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action.

### JUNE 2014 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 07 Subdivision plats were approved for the month</li><li>• 47 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 18 New lots were approved for the month</li><li>• 69 New lots were approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 08 SFD Permits for the month</li><li>• 48 SFD Permits for the year</li><li>• 162 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 36 SFD Permits for the month</li><li>• 164 SFD Permits for the year</li><li>• 368 Total Permits for the year</li></ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"><li>• 35 SFD Residential Inspections for the month</li><li>• 6 Commercial Inspections for the month</li><li>• 78 Total Building Inspections for the month</li><li>• 544 Total Building Inspections for the year</li></ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"><li>• 75 SFD Residential Inspections for the month</li><li>• 13 Commercial Inspections for the month</li><li>• 141 Total Electrical Inspections for the month</li><li>• 766 Total Electrical Inspections for the year</li></ul>

**Commission Agenda**  
15 July 2014  
Page 3 of 3

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>NET LOTS</b>	<b>RECORDED</b>
Effie's Acres	10	13-June-14
Prairie View Estates Section 3, Lot 54	1	18-June-14
Mockingbird Heights, Lots 66-82 and Lots 90 & 91	-20	18-June-14
Corbit Subdivision	5	18-June-14
Bama Corner Section 1	1	18-June-14
Longfield Estates Section 3	1	19-June-14
<b>NET LOTS SINCE LAST MEETING</b>	-2	
<b>2014 TOTAL</b>	33	

Director Wright announced that the next regular scheduled meeting will be held on Tuesday 5 August at 5:00 pm and adjourned the meeting at 6:30 pm.

**ADOPTED AND APPROVED THIS 5<sup>th</sup> DAY OF AUGUST 2014 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 17 June 2014

Page 1 of 2

Chairman Mark Hinton called the six hundredth and forty-sixth meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 17 June 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Greg Lowe (Vice Chairman) and Larry Jagers (Secretary), William Ball (Member). Also in attendance were Director Wesley Wright and Assistant Director Adam King, AICP. Commissioner Danny Percell, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission were not in attendance.

Chairman Hinton called for consideration and action on the **Minutes** of the 17 June 2014 meeting (attached). Commissioner Lowe made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on **Financial Report # 11** for May of Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Jagers made a motion to accept the May Financial Report as presented. Commissioner Lowe provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on **Budget Amendment Request for Fiscal Year 2014** (attached). Director Wright reviewed the request. Commissioner Ball made a motion to accept the Budget Amendment Request as presented. Commissioner Lowe provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on **Fiscal Year 2015 Budget** (attached). Director Wright reviewed the report. Commissioner Lowe made a motion to accept the Fiscal Year 2015 Budget as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Hinton called for consideration and action on a six months extension of the **Employment Agreement** of Jimmy Morgan. The proposed agreement changes the employment status from “Part-Time” to “Emergency” Building Inspector. Commissioner Jagers made a motion to approve the Employment Agreements as presented. Commissioner Lowe provided the second. Motion passed unanimously.

Director Wright and Assistant Director King presented a Power Point to the Commission entitled: **Zoning Basics and Making a Decision Stick**. (attached)

**Hardin County Planning and Development Commission**

Minutes: 17 June 2014

Page 2 of 2

Commissioner Lowe proposed that the Planning Commission meetings begin at 5:00 PM instead of 5:30 PM. Commissioner Lowe made the motion that the meeting start time be changed to 5:00 PM. Commissioner Jagers provided the second. The motion passed unanimously.

The following items are for information only and do not require Commission action.

**MAY 2014 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 11 Subdivision plats were approved for the month</li> <li>• 40 Subdivision plats were approved for the year</li> </ul>	<p><b>Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 10 New lots were approved for the month</li> <li>• 51 New lots were approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 09 SFD Permits for the month</li> <li>• 40 SFD Permits for the year</li> <li>• 126 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 31 SFD Permits for the month</li> <li>• 128 SFD Permits for the year</li> <li>• 282 Total Permits for the year</li> </ul>
<p><b>Building Inspections / Reviews:</b></p> <ul style="list-style-type: none"> <li>• 32 SFD Residential Inspections for the month</li> <li>• 0 Commercial Inspections for the month</li> <li>• 115 Total Building Inspections for the month</li> <li>• 466 Total Building Inspections for the year</li> </ul>	<p><b>Electrical Inspections:</b></p> <ul style="list-style-type: none"> <li>• 64 SFD Residential Inspections for the month</li> <li>• 09 Commercial Inspections for the month</li> <li>• 159 Total Electrical Inspections for the month</li> <li>• 625 Total Electrical Inspections for the year</li> </ul>

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Clark Estate, Lot and Clark Estate Section 2	1	30-May-14
Glenmore Estates Subdivision Section 1, Lots 1 & 2	0	10-June-14
<b>NEW LOTS SINCE LAST MEETING</b>	1	
<b>2014 TOTAL</b>	35	

Director Wright announced that the next regular scheduled meeting will be held on Tuesday 15 July at 5:00 pm and adjourned the meeting at 7:40 pm.

**ADOPTED AND APPROVED THIS 15<sup>th</sup> DAY OF JULY 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 3 June 2014

Page 1 of 3

Director Wright reported that the oath of office would be administered by Judge Executive Harry Berry to the following individuals who were appointed to the Planning Commission by the Hardin County Fiscal Court:

**Larry Jagers, II** to fill the expired term of Rod Grusy and to serve a four-year term ending 30 April 2018.

**Greg Lowe** to fill the unexpired term of Brent Goodin and to serve a two-year term ending 30 April 2016.

**Mark Hinton** to fill the unexpired term of Rick Baumgardner and to serve a three-year term ending 30 April 2017.

**Danny Percell** to fill the unexpired term of Steve Bland and to serve a three-year term ending 30 April 2017.

Upon completion of the oath, the new members began their term of office as Hardin County Planning Commission Members. (attached)

Director Wright called the six hundredth and forty-fourth meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 3 June 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. The following Commission Members were in attendance; William Ball, Larry Jagers II, Greg Lowe, Mark Hinton and Danny Percell. Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE, Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet.

Director Wright presented a Power Point presentation to the Commission entitled: ***The Role and Function of the Planning Commission***. (attached)

Director Wright called for an **Election of Officers** as required by the By-Laws for vacancies in the unexpired terms Chairman, Vice-Chairman and Secretary. Director Wright called for nominations for the office of Chairman.

Commissioner Jagers made the motion for Mark Hinton to fill the office of Chairman. Commissioner Lowe provided the second. The motion passed unanimously – **Mark Hinton, Chairman**.

## Hardin County Planning and Development Commission

Minutes: 3 June 2014

Page 2 of 3

Director Wright called for nominations for the office of Vice-Chairman. Commissioner Percell made the motion for Greg Lowe to fill the office of Vice-Chairman. Commissioner Ball provided the second. The motion passed unanimously – **Greg Lowe, Vice-Chairman.**

Director Wright called for nominations for the office of Secretary. Commissioner Percell made the motion for Larry Jaggars II to fill the office of Secretary. Commissioner Hinton provided the second. The motion passed unanimously – **Larry Jaggars II, Secretary.**

Director Wright called for consideration and action on the **Minutes** of the 15 April 2014 meeting (attached). Commissioner Ball made a motion to table the minutes in order for Staff to consult with legal counsel regarding protocol for approval of the minutes by the new Commission Members. Commissioner Percell provided the second. Motion passed unanimously. *No vote was provided based on the vacancies of the commission since 15 April 2014.*

Director Wright called for consideration and action on **Financial Report # 10** for April Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Hinton made a motion to accept the April Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action.

### APRIL 2014 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 07 Subdivision plats were approved for the month</li><li>• 29 Subdivision plats were approved for the year</li></ul>	<b>Lots Created:</b> <ul style="list-style-type: none"><li>• 0 Lots were approved for the month</li><li>• 33 Lots were approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 14 SFD Permits for the month</li><li>• 31 SFD Permits for the year</li><li>• 91 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 29 SFD Permits for the month</li><li>• 73 SFD Permits for the year</li><li>• 143 Total Permits for the year</li></ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"><li>• 47 SFD Residential Inspections for the month</li><li>• 06 Commercial Inspections for the month</li><li>• 114 Total Building Inspections for the month</li><li>• 351 Total Building Inspections for the year</li></ul>	<b>Electrical Inspections:</b> <ul style="list-style-type: none"><li>• 59 SFD Residential Inspections for the month</li><li>• 15 Commercial Inspections for the month</li><li>• 125 Total Electrical Inspections for the month</li><li>• 466 Total Electrical Inspections for the year</li></ul>



**Hardin County Planning and Development Commission**

Minutes: 3 June 2014

Page 3 of 3

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Oxford Estates Section 2, Lots 4 & 5	0	11-Apr-14
Essex Place, Lots 1 & 2	-1	15-Apr-14
Aqua View Subdivision, Lots 1A & 3F	0	22-Apr-14
Mill Creek Subdivision Section 3, Lots 40 & 41	0	23-Apr-14
Heavenly Hills Section 1 Lots 1 & 3; Section 2, Lot 5 & Section 3	1	23-Apr-14
Hardin Co. Sportsman Lake Block 3, Lots 12A, 39 & 40	-2	28-Apr-14
Twin Oaks Subdivision Section 1, Lots 51, 52, 53 & 54	-3	29-Apr-14
<b>NEW LOTS SINCE LAST MEETING</b>	-5	
<b>2014 TOTAL</b>	26	

Director Wright announced that the next regular scheduled meeting will be held on Tuesday 17 June at 5:30 pm and adjourned the meeting at 7:35 pm.

**ADOPTED AND APPROVED THIS 17<sup>th</sup> DAY OF JUNE 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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LARRY JAGGERS, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 15 April 2014

Page 1 of 2

Chairman Brent Goodin called the six hundredth and forty-third meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 15 April 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rick Baumgardner (Vice Chairman), Steve Bland (Secretary), William Ball (Member) and Rod Grusy (Member). Also in attendance were Director Wesley Wright and Assistant Director Adam King, AICP. County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission were not in attendance.

At 5:32 p.m. Chairman Goodin called the meeting to order.

Chairman Goodin called for consideration and action on the **Minutes** of the 18 March 2014 meeting (attached). Commissioner Ball made a motion to approve the minutes. Commissioner Bland provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 9** for March Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Grusy made a motion to accept the March Financial Report as presented. Commissioner Bland provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action.

**HARDIN COUNTY COMPREHENSIVE PLAN** – A review of the major issues identified in 2008 as a need in the community and updates for 2014.

**MAP AMENDMENT REVIEW BEFORE FISCAL COURT** The 4 March 2014 Planning Commission map amendment granted for VULCAN CONSTRUCTION MATERIALS from Urban Residential (R-1) to Heavy Industrial (I-2) has been appealed to Fiscal Court. Fiscal Court will hear the appeal on 22 April 2014, with the decision (or not) occurring on 13 May 2014. The property is a 26.8 acre portion of a 173 acre tract is located at the end of Mount Zion Road and west of Bewley Hollow Road and north of Hollow Bridge Drive.

**INSTALLATION PLANNING BOARD (IPB) FOR FORT KNOX** (20 March 2014) BG Combs' first IPB since assuming Senior Commander duties earlier this month and the Garrison Command presented information to her on the "road ahead" for installation. Topics addressed were Installation top priorities, Transformation (missions and demographics), Public Works plans (facilities, housing, energy), Training capacity and capabilities (future range projects).

**MARCH 2014 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 05 Subdivision plats were approved for the month</li> <li>• 22 Subdivision plats were approved for the year</li> </ul>	<b>Lots Created:</b> <ul style="list-style-type: none"> <li>• 18 Lots were approved for the month</li> <li>• 33 Lots were approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 12 SFD Permits for the month</li> <li>• 17 SFD Permits for the year</li> <li>• 54 Total Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 29 SFD Permits for the month</li> <li>• 73 SFD Permits for the year</li> <li>• 143 Total Permits for the year</li> </ul>
<b>Building Inspections / Reviews:</b> <ul style="list-style-type: none"> <li>• 10 SFD Residential Inspections for the month</li> <li>• 05 Commercial Inspections for the month</li> <li>• 09 plan reviews for the month</li> <li>• 18 plan reviews for the year</li> </ul>	<b>Electrical Inspections:</b> 97 for month

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
French Estates	12	18-Mar-14
Front of the Yards	2	19-Mar-14
Seven Acre Corner	1	27-Mar-14
<b>NEW LOTS SINCE LAST MEETING</b>	15	
<b>2014 TOTAL</b>	31	

*Tabled from 4 March* – **CONDITIONAL USE PERMIT VULCAN CONSTRUCTION MATERIALS**, requesting to expand a CRUSHED STONE, SAND AND GRAVEL OPERATION into a 26.8 acre tract at the corner of KY 434 and Bewley Hollow Road.

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 6 May at 5:30 pm and adjourned the meeting at 6:35 pm.

**ADOPTED AND APPROVED THIS 6<sup>th</sup> DAY OF MAY 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE BLAND, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 18 March 2014

Page 1 of 4

Vice Chairman Rick Baumgardner called the six hundredth and forty-second meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 18 March 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Steve Bland (Secretary) and William Ball (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission. Brent Goodin (Chairman), Rod Grusy (Member) and County Engineer Vicki Meredith, PE were not present.

At 5:35 p.m. Vice Chairman Baumgardner announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing, that was continued from the 4 March meeting, for the requested Map Amendment from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) on a 7.17 acre tract located at the northeast intersection of KY 220 and the new Patriot Parkway (KY 361). The address is 1164 Rineyville Big Springs Road. The owners are **Parker and Melody Duvall** and the property is identified with PVA map parcel numbers 163-00-00-094 and 163-00-00-095. Hardin County Assistant Attorney Moore conducted the swearing in ceremony for all individuals who may provide testimony. Assistant Director King reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Parker and Melody Duvall, the owners, provided testimony on the request and answered questions regarding future commercial development, drainage, road construction and safety issues. Mr. Duvall presented Exhibits J, K and N. James Reed of 1183 Rineyville Big Springs Road spoke in opposition of the request regarding drainage, environmental concerns and traffic issues, and presented Exhibit L. James and Kimberly Baker of 1215 Rineyville Big Springs Road spoke in opposition of the request regarding drainage, environmental and traffic issues as well as unwanted activity, and presented Exhibit M. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. At 6:30 the Hearing was closed and no additional public testimony was accepted. Commissioner Ball made a motion to adopt RESOLUTION Number 2014-002 (attached) approving the map amendment for the Convenience Commercial Zone (C-1) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4, 7 & 8; Step 2: Property Characteristics 1, 3, 4 & 10; Step 3: Urban Area; and Step 4: E2RC Corridor Planning Area and the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

## **Hardin County Planning and Development Commission**

Minutes: 18 March 2014

Page 2 of 4

**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.

Commissioner Bland provided the second. Motion passed unanimously.

Vice Chairman Baumgardner requested that the Public Facility proposed for the **Cecilia Ruritan**, to construct a 40' x 60' Open Air Pavilion to replace the "stage" currently on the property be presented by the Commission staff. Assistant Director King presented information and reviewed the slides for the proposed public facility. Commissioner Bland made a motion that following the review of the proposal, it is determined that the proposed public facility is in agreement with the Comprehensive Development Guide and to adopt proposed Resolution Number 2014-003 (attached). Commissioner Ball provided the second. Motion passed unanimously.

Vice Chairman Baumgardner called for consideration and action on the **Minutes** of the 4 March 2014 meeting (attached). Commissioner Bland made a motion to approve the minutes. Commissioner Ball provided the second. Motion passed unanimously.

Vice Chairman Baumgardner called for consideration and action on **Financial Report # 8** for February Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Bland made a motion to accept the February Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Vice Chairman Baumgardner called for consideration and action on the **Audit Fiscal Year 2013** prepared by Stiles, Carter & Associates. Director Wright reviewed the report. Commissioner Ball made a motion to accept the February Financial Report as presented. Commissioner Bland provided the second. Motion passed unanimously.

Vice Chairman Baumgardner called for consideration and action of Chapter 2, Section 1, titled **Employment of the Personnel Policies** to include the provision

## **Hardin County Planning and Development Commission**

Minutes: 18 March 2014

Page 3 of 4

that the Assistant Director's salary is to be set by the Commission. Director Wright reviewed the provision. Commissioner Bland made a motion to accept the provision as presented. Commissioner Ball provided the second. Motion passed unanimously.

Vice Chairman Baumgardner called for consideration and action on the Agreement with the **City of Sonora** to continue administration of the Electrical Inspection Program in Sonora City limits and to perform electrical inspections. Director Wright reviewed the agreement. Commissioner Bland made a motion to accept the Agreement as presented. Commissioner Ball provided the second. Motion passed unanimously.

Vice Chairman Baumgardner called for consideration and action on the Agreement with the **City of Upton** to continue administration of the Electrical Inspection Program in Upton City limits and to perform electrical inspections. Director Wright reviewed the agreement. Commissioner Bland made a motion to accept the Agreement as presented. Commissioner Ball provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action.

**PLANNER'S BREAKFAST** Mike Skaggs, Region 5 Representative of APA-KY Executive Committee hosted a breakfast as part of the APA-KY outreach and training efforts. The event was held on Friday, February 28 at 9:00 am at the Cracker Barrel in Elizabethtown.

**FISCAL COURT APPOINTS LARRY JAGGERS II** (11 March 2014) Hardin County Fiscal Court has appointed Larry Jagers II to serve a four-year term on the Planning Commission. Larry will replace the expiring term of Rod Grusy. His term will end 30 April 2018. 120-hours of Orientation Training will be provided by the Staff to discuss the Comprehensive Plan 2008, Zoning Ordinance 2009 and Subdivision Regulations.

**CECILIA COMMUNITY RURITAN CLUB** (17 March 2014) Wesley and Adam presented and had great conversation with a group of approximately 25 individuals at the CECILIA RURITAN CLUB, Cecilia, KY. The presentation included a review of the 2013 Commission activities and a discussion on a proposed Open Air Pavilion for the Ruritan. The meeting was catered by Bob Evans and attended by Dwight Morgan, Carl Cox, David Yates, Bob Owsley and Cordell Tabb to name a few.

**FEBRUARY 2014 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 10 Subdivision plats were approved for the month</li> <li>• 17 Subdivision plats were approved for the year</li> </ul>	<b>Lots Created:</b> <ul style="list-style-type: none"> <li>• 03 Lots were approved for the month</li> <li>• 15 Lots were approved for the year</li> </ul>
<b>Single Family Building Permits:</b> <ul style="list-style-type: none"> <li>• 01 Permits were issued for the month</li> <li>• 06 Permits were approved for the year</li> </ul>	<b>Plan Reviews:</b> 04 review for the month 09 reviews for the year
<b>Building Inspections Performed SFD:</b> <ul style="list-style-type: none"> <li>• 11 SFD Residential Inspections for the month</li> </ul> <b>Commercial Building Inspections Performed:</b> <ul style="list-style-type: none"> <li>• 05 Commercial Inspections for the month</li> </ul>	<b>Electrical Permits:</b> 41 for the month <b>Electrical Inspections:</b> 106 for month

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

SUBDIVISION NAME	LOTS	RECORDED
Bluestem Subdivision	1	27-Feb-14
Wakefield Farms Section 1, Lots 13A, 14A, 15 & Wakefield Farms Section 2, Lots 16, 17, & 18	-2	12-Mar-14
Madge's Acres	5	13-Mar-14
<b>NEW LOTS SINCE LAST MEETING</b>	4	
<b>2014 TOTAL</b>	16	

Vice Chairman Baumgardner announced that the next regular scheduled meeting will be held on Tuesday 15 April at 5:30 pm and adjourned the meeting at 7:00 pm.

**ADOPTED AND APPROVED THIS 15<sup>th</sup> DAY OF APRIL 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE BLAND, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 4 March 2014

Page 1 of 4

Chairman Brent Goodin called the six hundredth and forty-first meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 4 March 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rick Baumgardner (Vice Chairman), Steve Bland (Secretary), William Ball (Member) and Rod Grusy (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission.

At 5:32 p.m. Chairman Goodin announced that Commissioner Baumgardner would serve as the Hearing Officer and that he would preside over the Public Hearing, that was continued from the 18 February meeting, for the requested Map Amendment from Urban Residential Zone (R-1) to Heavy Industrial Zone (I-2) on a 26.8 acre tract located west of Bewley Hollow Road and south of Battle Training Road (KY 434) adjacent to Vulcan Quarry. The owners are **James Jenkins and Joyce Gardner** and the property is identified with PVA map parcel number 199-00-00-006. Director Wright gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. No additional public testimony was accepted. Commissioner Bland made a motion to adopt RESOLUTION Number 2014-001 (attached) approving the map amendment for the Heavy Industrial Zone (I-2) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4, 7 & 8; Step 2: Property Characteristics 1, 3, 4 & 10; and the proposal is in agreement with the following Goals and Objectives of 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.

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

Commissioner Grusy provided the second. Motion passed unanimously.

In addition to the Map Amendment request the owners are requesting a Conditional Use Permit (CUP) to allow for the expansion of the existing rock quarry operation on the property. Hardin County Assistant Attorney Moore



## **Hardin County Planning and Development Commission**

Minutes: 4 March 2014

Page 2 of 4

conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright reviewed the application, the exhibits and explained the Conditional Use Permit process. Brock Lodge of 121 Bush Road, Nashville, Tn., representing the applicant, provided testimony on the request and answered questions regarding production, health and safety of the community, blasting and seismic monitoring and community involvement/meetings. Rick Vickery, Operations Manager for Vulcan, Clarksville TN. provided testimony and answered questions regarding location of the two existing seismographic locations. Nick Lewis, Director of Drilling/Blasting for Vulcan of Chester, VA. answered questions regarding blasting and the seismic monitoring of the blasts. Jill Downer of Geological Services, 727 Villa Ave, Villa Park IL. answered questions and provided testimony regarding phasing in the required berm over a 5 year period.

At 7:00 PM the hearing went into recess. The hearing resumed at 7:10 PM.

Frank Humphrey, 79 Stoney Point Court provided testimony and asked questions regarding hours of operation. George Ridder of 219 Ravenswood asked questions regarding the maintenance of the berm, closing of public roads, protection of his property value, and that explained hours of operation at night and on weekends being a nuisance. Kevin Sheeran of 190 Hollow Bridge Drive provided testimony and asked questions regarding maintenance of the berm, closing of the road, noises at night and property values. Don Tarter of 242 Hollow Bridge Drive asked questions regarding elevations and viewsheds, noises at night and determination of compliance. Deborah Humphrey of 79 Stoney Pointe Court requested that 3 seismographs be placed in the Mill Creek Subdivision and that the residents have some input as to the location of them.

Brock Lodge of 121 Bush Road, Nashville, Tn., representing the applicant, requested that the Hearing be continued to allow for some small meetings between the neighbors and company representatives to be conducted in order to mediate some of the concerns regarding the berm, landscaping and the other potential conditions.

Commissioner Bland made a motion to table the request until the meeting scheduled for 5:30 on Tuesday, 15 April 2014. Commissioner Goodin provided the second. The motion passed unanimously.

At 7:45 p.m. Chairman Goodin announced that Commissioner Baumgardner would serve as the Hearing Officer and that he would preside over the scheduled Public Hearing for the requested Map Amendment from Urban Residential Zone

## Hardin County Planning and Development Commission

Minutes: 4 March 2014

Page 3 of 4

(R-1) to Convenience Commercial Zone (C-1) on a 7.17 acre tract located at the northeast intersection of KY 220 and the new Patriot Parkway (KY 361). The address is 1164 Rineyville Big Springs Road. The owners are **Parker and Melody Duvall** and the property is identified with PVA map parcel numbers 163-00-00-094 and 163-00-00-095. Hardin County Assistant Attorney Moore conducted the swearing in ceremony for all individuals who may provide testimony. Assistant Director King reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Assistant Director King answered questions of the Commissioners. Due to the time because of the length of the previous hearing, Director Wright questioned how many of the attendees planned to speak both in favor and in opposition to the request in order to determine if the meeting should be tabled. Based on the response Commissioner Ball made a motion to table the request until the meeting scheduled for 5:30 on Tuesday, 18 March 2014. Commissioner Bland provided the second. The motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 18 February 2014 meeting (attached). Commissioner Bland made a motion to approve the minutes. Commissioner Grusy provided the second. Motion passed unanimously.

The following items are for information only and do not require Commission action:

### JANUARY 2014 REPORT

Plats Recorded: <ul style="list-style-type: none"><li>• 7 Subdivision plats were approved for the month</li><li>• 7 Subdivision plats were approved for the year 2014</li></ul>	Lots Created: <ul style="list-style-type: none"><li>• 12 Lots were approved for the month</li><li>• 12 Lots were approved for the year 2014</li></ul>
Single Family Building Permits: <ul style="list-style-type: none"><li>• 5 Permits were issued for the month</li><li>• 5 Permits were approved for the year 2014</li></ul>	Plan Reviews: 5 review for the month 5 reviews for the 2014 year
Building Inspections Performed SFD: <ul style="list-style-type: none"><li>• 24 SFD Residential Inspections for the month</li></ul> Commercial Building Inspections Performed: <ul style="list-style-type: none"><li>• 4 Commercial Inspections for the month</li></ul>	Electrical Permits: 63 for the month Electrical Inspections: 116 for month

**Hardin County Planning and Development Commission**

Minutes: 4 March 2014

Page 4 of 4

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Hogue Acres, Lot 2 & Monroe Subdivision, Lot 10A	1	02-Jan-14
Carl's Place Subdivision	2	02-Jan-14
Hepler Hollow	2	02-Jan-14
Lonnie Acres, Lot 3B	0	02-Jan-14
Judith Height Section 2, lots 18A & 19	0	02-Jan-14
Rolling Green Section 1, Lot 8 & Terri Lynn Estates	0	02-Jan-14
Tolbert Trace Subdivision	7	02-Jan-14
Amended Record Plat of Chinoe Hill Section 2	0	04-Feb-14
Gospel Place	0	05-Feb-14
Tranquility Estate	1	05-Feb-14
Hogue Acres, Lot 1	1	07-Feb-14
Ada's View Estates, Lots 8 & 9	-1	10-Feb-14
Riley Estates Section 3	1	13-Feb-14
Tharpe Subdivision	1	20-Feb-14
Hardin County Sportsmen Lake Block 8, Lots 2 & 3	-1	20-Feb-14
Ronald's Acres Subdivision, Lot 1	0	21-Feb-14
<b>NEW LOTS SINCE LAST MEETING</b>	12	
<b>2014 TOTAL</b>	12	

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 18 March at 5:30 pm and adjourned the meeting at 8:30 pm.

**ADOPTED AND APPROVED THIS 18<sup>th</sup> DAY OF MARCH 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE BLAND, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 18 February 2014

Page 1 of 5

Chairman Brent Goodin called the six hundredth and fortieth meeting of the Hardin County Planning and Development Commission to order at 5:40 p.m. on Tuesday, 18 February 2014, in the third floor Fiscal Court Meeting Room of the H.B. Fife Courthouse. Other Commission members in attendance were Rick Baumgardner (Vice Chairman), Steve Bland (Secretary), William Ball (Member) and Rod Grusy (Member). Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, County Engineer Vicki Meredith, PE and Hardin County Assistant Attorney Philip Moore – legal counsel for the Planning Commission.

At 5:40 p.m. Chairman Goodin announced that Commissioner Baumgardner would serve as the Hearing Officer and that he would preside over the scheduled Public Hearing for the requested Map Amendment from Urban Residential Zone (R-1) to Heavy Industrial Zone (I-2) on a 26.8 acre tract located west of Bewley Hollow Road and south of Battle Training Road (KY 434) adjacent to Vulcan Quarry. The owners are **James Jenkins and Joyce Gardner** and the property is identified with PVA map parcel number 199-00-00-006. Hardin County Assistant Attorney Moore conducted the swearing in ceremony for all individuals who may provide testimony. Director Wright reviewed the notice requirements and introduced the application, entered the exhibits into the record, reviewed the slides regarding the proposed map amendment request, and presented the Staff Report (attached). Brock Lodge of 121 Bush Road, Nashville, Tn., representing the applicant, provided testimony on the request and answered questions. John Schwartz of 220 Anniston Way questioned the applicant regarding wages and benefits to employees. Don Tarter of 242 Hollow Bridge Drive asked questions about blasting and Steve Montgomery of 1638 Bewley Hollow Road asked how much materials and how many years worth of rock were left at the Quarry using the existing footprint. Mike Pike of 550 W Lincoln Trail, Radcliff, representing the applicants, provided testimony on the request and answered questions and presented Exhibit N “Executive Summary by Vulcan Lands, Inc.” John Norris of 220 Anniston Way and Frank & Debra Humphrey of 79 Stoney Pointe Circle asked questions and provided testimony in opposition of the request regarding blasting and the effects of it on surrounding structures. Rick Vickery, Operations Manager for Vulcan, Clarksville TN. provided testimony and answered questions regarding blasting and safety concerns. Doug Cadet of 47 Stoney Pointe and Jerry Perkins of 144 Hollow Birdge asked questions regarding expansion north of Battle Training Road (KY 434) towards Ft Knox. George Ridder of 219 Ravenswood asked questions regarding what were the major changes to the area and what

## **Hardin County Planning and Development Commission**

Minutes: 18 February 2014

Page 2 of 5

social changes have occurred to allow for the zone change. Henry Veldenz of 75 Ridgewood Court asked questions regarding proximity to the residential properties and the cemetery. Brian Knopf of 418 Lincoln Road, James Moore of 370 Hollow Bridge Drive, Jerry Perkins 144 Hollow Bridge Drive, Marvin Barker of 110 Pebblestone Way, Gerald Lowery of 150 Hollow Bridge Drive, Daryl Blohm of 110 Hollow Bridge Drive and Danny Pinn of 222 Hollow Bridge Drive all provided testimony and asked questions regarding; blasting, structural damage to their homes, seismic reading, property values, safety and environmental issues. Kelly Van Kovering, Environmental Director with Vulcan of Naperville, IL. answered questions in reference to water sampling and the mining/air/water permits. Nick Lewis, Director of Drilling/Blasting for Vulcan of Chester, VA. answered questions regarding blasting and the seismic monitoring of the blasts. Rick Vickery, Operations Manager of Vulcan from Clarksville, TN. answered concerns about the closing of Bewley Hollow Road as a safety precaution.

At 7:00 PM the hearing went into recess. The hearing resumed at 7:15 PM.

Frank Humphrey, 79 Stoney Point Ct. presented Exhibits O (Federal Mining Violations) and P (emails from concerned citizens who could not attend the hearing) and provided testimony and answered questions regarding nuisances created from the blasting, property value concerns and traffic safety. James Moore of 370 Hollow Bridge Drive provided testimony regarding his residential development and the concerns the home buyers have expressed regarding the quarry as well as the value of the homes and lack of sales of some homes. Carl Van Hoozier, Community Relations for Vulcan, of 3001 Alcoa Highway, Knoxville, TN. provided information regarding the sale of homes in the area for the past three years. Don Tarter of 242 Hollow Bridge Drive provided testimony regarding the blasting putting the residential properties at risk and causing them to become uninsurable. Danny Finn of 222 Hollow Bridge Drive provided testimony regarding the County could generate more tax dollars from residential versus the taxes generated from the quarry. Kevin Sheeran of 190 Hollow Bridge Drive provided testimony regarding noises at night, home values, closing of the road and safety issues and the quarry not being a good neighbor. Rob Copper of 436 Hollow Bridge provided testimony regarding the area being outside of the Fort Knox Industrial Corridor. Clyde Coleman of 63 Hollow Bridge Drive provided testimony regarding the blasting and the effects on the structures and the quarry being a nuisance. Matt Barnes of 2401 Ridgestone Drive provided testimony regarding him purchasing multiple lots in Mill Creek Subdivision because they had the most restrictions of any residential subdivision and his concerns regarding property values. Henry Valdenz of 75 Ridgewood Court provided testimony regarding the decrease in his property value when he refinanced his home due to the blasting. Marvin Barker of 110 Pebblestone Way provided

## **Hardin County Planning and Development Commission**

Minutes: 18 February 2014

Page 3 of 5

testimony regarding property values and no economic impact study being provided. Steve Montgomery of 1638 Bewley Hollow Road stated that the request did not meet the "compatible growth" goals and objectives. Brian Kropf of 418 Lincoln Road provided testimony regarding the road safety issue. Lester Haney of 129 Stoney Pointe Court provided testimony regarding road safety and blasting safety issues. The hearing was left open at 8:00 p.m. but public input was concluded. Commissioner Grusy requested the opportunity to conduct a site visit as did Commissioners Goodin and Ball. Commissioner Ball made a motion to table the request until the meeting scheduled for 5:30 on Tuesday, 4 March 2014. The meeting will be an Open Hearing so that questions may be asked by the Commissioners but no additional testimony will be heard. Commissioner Bland provided the second. The motion passed unanimously.

Chairman Goodin called for consideration and action on the **Minutes** of the 3 December 2013 meeting (attached). Commissioner Bland made a motion to approve the minutes. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 5** for November Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Baumgardner made a motion to accept the November Financial Report as presented. Commissioner Bland provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 6** for December Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Bland made a motion to accept the December Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on **Financial Report # 7** for January Fiscal Year 2014 (attached). Director Wright reviewed the report. Commissioner Grusy made a motion to accept the January Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Goodin called for consideration and action on the proposed **Fiscal Year 2015 Budget** for the Planning Commission as presented by Director Wright. Commissioner Ball made a motion to accept the budget as presented. Commissioner Bland seconded the motion. The motion passed unanimously.

The following items are for information only and do not require Commission action:

## Hardin County Planning and Development Commission

Minutes: 18 February 2014

Page 4 of 5

**COMPREHENSIVE PLAN REVIEW** – A review of the major issues identified in 2008 as a need in the community and updates for 2014.

**SEWER ORDINANCE** – On 20 December 2013, Fiscal Court had a 2<sup>nd</sup> reading and adopted Section 18 of the Zoning Ordinance (Sewage Disposal and Treatment Requirements).

**GROUND BREAKING CEREMONY** – On 20 December 2013, our office attended the ground breaking ceremony for the new County Government Building located at the corner of Ring Road and Patriot Parkway.

**AMENDED ADDRESS ORDINANCE** – On 20 December 2013, Fiscal Court amended the address ordinance and will now name the private lanes created by Patriot Parkway.

**AUDIT REVIEW** – Stiles, Carter & Associates are finishing up the planning Commission Audit for FY 2014.

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

<b>SUBDIVISION NAME</b>	<b>LOTS</b>	<b>RECORDED</b>
Deer Run Subdivision	1	18-Nov-13
Tanbark Estates Section 1, Lots 1 & 3	0	21-Nov-13
Industrial Park of Glendale Section 1	3	25-Nov-13
Dipietro Estates, Lot 4 & Danny's Acres Subdivision	1	27-Nov-13
Jo-Na-Re Farm, Lot 1A & Jo-Na-Re Farm, Lot 2 Section 2	2	03-Dec-13
Horn Estates Section 3, Lot 8	1	04-Dec-13
Kenhome Acres	2	10-Dec-13
Crandalls	1	10-Dec-13
Old Deckard Place Subdivision, Lots 1A & 3	-1	12-Dec-13
Sipes Subdivision Section 1, Lots 9 & 10	0	16-Dec-13
Dairy Hills	1	16-Dec-13
Deleon Estates, Lots 4, 5 & 6	-2	19-Dec-13
Sizemore Acres	1	27-Dec-13
Strader's Acres, Section 2	2	30-Dec-13
<b>NEW LOTS SINCE LAST MEETING</b>	12	
<b>2013 TOTAL</b>	105	

**Hardin County Planning and Development Commission**  
 Minutes: 18 February 2014  
 Page 5 of 5

**DECEMBER 2013 REPORT**

Plats Recorded: <ul style="list-style-type: none"> <li>• 8 Subdivision plats were approved for the month</li> <li>• 90 Subdivision plats were approved for the year 2013</li> </ul>	Lots Created: <ul style="list-style-type: none"> <li>• 7 Lots were approved for the month</li> <li>• 103 Lots were approved for the year 2013</li> </ul>
Single Family Building Permits: <ul style="list-style-type: none"> <li>• 7 Permits were issued for the month</li> <li>• 117 Permits were approved for the year 2013</li> </ul>	Plan Reviews: 1 review for the month 119 reviews for the 2013 year
Building Inspections Performed SFD: <ul style="list-style-type: none"> <li>• 18 SFD Residential Inspections for the month</li> </ul> Commercial Building Inspections Performed: <ul style="list-style-type: none"> <li>• 0 Commercial Inspections for the month</li> </ul>	Electrical Permits: 46 for the month Electrical Inspections: 123 for month

Chairman Brent Goodin announced that the next regular scheduled meeting will be held on Tuesday 4 March at 5:30 pm and adjourned the meeting at 8:45 pm.

**ADOPTED AND APPROVED THIS 4<sup>th</sup> DAY OF MARCH 2014 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE BLAND, SECRETARY