



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

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

- A. MAP AMENDMENT:** JOSEPH COOMBS is requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided. The property is a proposed 45.85 acre site located at 199 Bethlehem Academy Road in Cecilia, KY. (Resolution #2025-009)
- B. Consideration and action on the following Preliminary Plat:**
Crisp Meadows Subdivision
This proposed single family residential development is a 10.020 acre site located off Crisp Road in Elizabethtown, KY. The developer, Crisp Holdings LLC, is proposing the creation of 5 residential lots with 1 new street proposed. (*Review Comments Attached pgs. 3-7*)
- C. Consideration and action on the Minutes for the meeting held on December 2, 2025.**
(*Attached pgs.8-11*).
- D. Consideration and action on the Financial Report FY 2026 # 5 November 2025**
(*Attached pg. 12*).
- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))**
- F. Informational Items**
- G. Adjourn**

The next Commission meeting is scheduled for Tuesday, January 6, 2026 at 5:00 p.m.



Commission Agenda

December 16, 2025

Page 2 of 2

SUBDIVISION PLATS RECORDED IN NOVEMBER 2025

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CEDAR CREEK FARMS LOTS 7B & 7C	BATTLE TRAINING RD	-1	0.0000	10/20/2025	11/5/2025
JUDITH KENNEDY LAND DIVISION	489 DOUGLAS LN	7	66.0000	6/9/2025	11/7/2025
OAK RIDGE MANOR SUBDIVISION SECTION 3	5247 BATTLE TRAINING ROAD	3	11.3990	11/3/2025	11/12/2025
KATIES HILL SUBDIVISION LOTS 2 & 4C	5796 BATTLE TRAINING ROAD	0	0.0000	11/7/2025	11/17/2025
ONEIL'S HIDEAWAY, LOT 2C	1199 BLUE BALL CHURCH ROAD	0	0.0000	10/29/2025	11/20/2025
PATRICIAS ACRES SUBDIVISION	3911 CONSTANTINE RD	3	12.9540	11/13/2025	11/26/2025
		12	90.3530		

Total Records: 6

12/2/2025

NOVEMBER 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">6 Subdivision plats were approved for the month88 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">13 New lots approved for the month177 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">4 SFD Permits for the month88 SFD Permits for the year101 Total Building Inspections for the month1,234 Total Building Inspections for the year461 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">72 Total Permits for the month836 Total Permits for the year138 Total Electrical Inspections for the month1,613 Total Electrical Inspections for the year



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

1. Call to order

2. Unfinished Business

3. New Business

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

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

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

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



Commission Agenda

December 2, 2025

Page 2 of 3

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

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

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

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

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

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

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

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

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



Commission Agenda

December 2, 2025

Page 3 of 3

OCTOBER 2025 REPORT

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

SUBDIVISION PLATS RECORDED IN OCTOBER 2025

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

Total Records: 11

11/4/2025



Hardin County
Planning and Development Commission

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

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

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



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

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

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



Commission Agenda

October 14, 2025

Page 2 of 2

SUBDIVISION PLATS RECORDED IN SEPTEMBER 2025

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

Total Records: 9

10/2/2025

SEPTEMBER 2025 REPORT

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



Hardin County
Planning and Development Commission

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

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

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

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



Commission Agenda

September 16, 2025

Page 2 of 2

AUGUST 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">9 Subdivision plats were approved for the month62 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">14 New lots approved for the month75 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">7 SFD Permits for the month63 SFD Permits for the year108 Total Building Inspections for the month859 Total Building Inspections for the year332 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">71 Total Permits for the month596 Total Permits for the year131 Total Electrical Inspections for the month1,148 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN AUGUST 2025

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

Total Records: 9

9/2/2025



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

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

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

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

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

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

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



Hardin County
Planning and Development Commission

Hardin County Planning Commission

Seven Hundred Ninetieth Meeting

Hardin County Government Center

Second Floor Meeting Room

August 5, 2025 5:00 p.m.

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

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

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

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



Commission Agenda

August 5, 2025

Page 2 of 2

JULY 2025 REPORT

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

SUBDIVISION PLATS RECORDED IN JULY 2025

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

Total Records: 10

8/5/2025



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

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

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

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

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



Commission Agenda

July 15, 2025

Page 2 of

JUNE 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">6 Subdivision plats were approved for the month43 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">5 New lots approved for the month53 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">8 SFD Permits for the month43 SFD Permits for the year115 Total Building Inspections for the month625 Total Building Inspections for the year234 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">69 Total Permits for the month457 Total Permits for the year145 Total Electrical Inspections for the month868 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE 2025

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

Total Records: 6

7/1/2025



Hardin County
Planning and Development Commission

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

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

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



Commission Agenda

June 17, 2025

Page 2 of 3

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

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

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

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

MAY 2025 REPORT

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



Commission Agenda

June 17, 2025

Page 3 of 3

SUBDIVISION PLATS RECORDED IN MAY 2025

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

Total Records: 8

6/3/2025

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



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

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

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

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

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



Commission Agenda

May 6, 2025

Page 2 of 2

APRIL 2025 REPORT

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

SUBDIVISION PLATS RECORDED IN APRIL 2025

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

Total Records: 6

5/1/2025



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

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

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

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



Commission Agenda

April 15, 2025

Page 2 of 2

MARCH 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">7 Subdivision plats were approved for the month23 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">20 New lots approved for the month31 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">6 SFD Permits for the month20 SFD Permits for the year125 Building Inspections for the month288 Building Inspections for the year99 Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">66 Permits for the month170 Permits for the year135 Electrical Inspections for the month361 Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2025

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

Total Records: 7

4/3/2025



Hardin County
Planning and Development Commission

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

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

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

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

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

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



Commission Agenda

March 18, 2025

Page 2 of 2

SUBDIVISION PLATS RECORDED IN FEBRUARY 2025

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

Total Records: 1

3/3/2025

FEBRUARY 2025 REPORT

Plats Recorded: <ul style="list-style-type: none">1 Subdivision plats were approved for the month16 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">0 New lots approved for the month12 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">7 SFD Permits for the month14 SFD Permits for the year78 Building Inspections for the month165 Building Inspections for the year49 Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">44 Permits for the month105 Permits for the year103 Electrical Inspections for the month226 Electrical Inspections for the year



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

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

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

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

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

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

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

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

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

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

JANUARY 2025 REPORT

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



Commission Agenda

February 18, 2025

Page 2 of 2

SUBDIVISION PLATS RECORDED IN JANUARY 2025

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

Total Records: 15

2/3/2025



Seven Hundred Eighty Third Meeting

Hardin County Government Center

Second Floor Meeting Room

February 4, 2025 5:00 p.m.

1. Call to order

2. Unfinished Business

3. New Business

A. Presentation of the 2024 Annual Report.

B. Discussion of proposed amendments to the Subdivision Regulations.

C. Consideration and action on the Minutes for the meeting held on January 7, 2025.
(Attached pgs.3-4).

D. Consideration and action on the Financial Report FY 2025 # 6 December 2024.
(Attached pg.5)

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

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

DECEMBER 2024 REPORT

Plats Recorded: <ul style="list-style-type: none">7 Subdivision plats were approved for the month125 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">9 New lots approved for the month126 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">8 SFD Permits for the month137 SFD Permits for the year101 Total Building Inspections for the month1,384 Total Building Inspections for the year536 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">85 Total Permits for the month994 Total Permits for the year147 Total Electrical Inspections for the month1,876 Total Electrical Inspections for the year



February 4, 2025
Page 2 of 2

SUBDIVISION PLATS RECORDED IN DECEMBER 2024

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

Total Records: 7

1/3/2025



Hardin County
Planning and Development Commission

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

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

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

The Olde Farm

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

B. Consideration and action on the following Preliminary Plat:

The Olde Farm

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

C. Consideration and action on the Minutes for the meeting held on December 17, 2024.

(Attached pgs.7-9).

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