

## Hardin County Planning and Development Commission

Minutes: 15 April 2025

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Chairman Mark Hinton called the seven hundred eighty sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 April 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I, Haley Goodman, Financial & Operation Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper.

At 5:03 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **TRIPLE STAR LLC** requesting a Zone Change from Rural Residential (R-2) to Convenience Commercial (C-1). The property is 0.48 acre site located at 6834 South Dixie Highway, Glendale, KY known as Lot 2 of Clearview Subdivision. The PVA Map Number is 225-00-01-002. Planner I Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

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

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

Planner I Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential (R-2) to the Convenience Commercial (C-1) and presented **Resolution No. 2025-003** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential (R-2) to the Convenience Commercial (C-1) and to adopt Resolution Number 2025-003, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

**Objective 5.4:** Provide adequate space for the proper location of commercial and industrial land.

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

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

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

At 5:24 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, **DEVELOPMENT PLAN FOR CLEARVIEW CENTER**. Planner I Goodman presented the staff review comments. Secretary Steck made a motion to conditionally approve the Development Plan as presented pending correction of the 69 review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:27 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a Map Amendment submitted by **BRENTWOOD FARMS, INC.** requesting a Zone Change from Rural Residential (R-2) to Urban Residential (R-1). The property is two tracts totaling 39.59 acres located at 182 Towhee Lane, Glendale, KY to be known as Brentwood Estates, Section 3. The PVA Map Numbers are 206-00-00-021.01 & 206-00-00-021.07. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

Mike Billings, the Project Engineer with Engineering Design Group of 315 S. Mulberry Street, Elizabethtown KY provided testimony and answered questions from the Commission and staff. He stated that the proposal satisfies the goals and objectives of the Comprehensive Plan as outlined in his application and complies with the three step process. The development connects to two existing right-of-ways for future streets and will be in character with the two adjoining subdivisions and actually have a larger average lot size at 1.8 acres with larger lots along the creek to protect and preserve the floodplain. He also explained that Towhee Lane is a 10' wide gravel drive within an approximately 900' long strip that the developer owns, and the neighbors just have ingress/egress easement via the recorded plat. He explained that in his surveying experience, that this is only the second time that a developer has not requested the maximum number of lots possible to be created.

John Todd, of 70 Towhee Lane, Glendale KY provided testimony stating that he and his neighbor have been maintaining Towhee Lane for several years and wanted to know if the developer would be responsible for repairs if it becomes damaged after use as a construction entrance during development.

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Clay Smith, the developer, of 149 Felix Court, Elizabethtown, KY provided testimony and answered questions from the Commission and staff. He explained that his intention is to use Towhee Lane to bring in the heavy equipment during construction of the road. He has no intentions for Towhee Lane to be used as an entrance to the development post construction and it would actually become part of one of the lots. He purchased the tract that includes Towhee Lane from Roger Rigney and was informed that they split the cost of rock for the driveway in thirds. Mr. Smith stated that he will repair any damage to the driveway that occurs during construction.

Dana Sherrard, of 621 Mud Splash Road, Glendale, KY provided testimony stating that her mother owns three tracts south of Towhee Lane and wanted to make the Commission aware that part of the gravel for the private, shared driveway is within her mother's lot.

Duane Jackson, of 16 Deforest Court, Elizabethtown, KY provided testimony verifying that there were just two entries/exists to the proposed 20 lots of Stonebriar Drive and Queens Lane. Director King confirmed that this was accurate.

Rick Kustes, of 146 Stonebriar Drive, Elizabethtown, KY provided testimony stating that he lives near the right-of-way off Stonebriar Drive and that he knew a future road there may be inevitable he was just curious as to the differences between the existing R-2 zone and the proposed R-1 zone which Director King explained.

Freddy Thomas, of 1144 Overall Phillips Road, Elizabethtown, KY provided testimony and stated that he does not want any more traffic or heavy equipment on the road he lives on. He also stated that some of this property was underwater recently due to the flooding.

Richard Parrish, of 208 Stonebriar Drive, Elizabethtown, KY provided testimony stating that he lives next door to the future right-of-way and is concerned with stormwater runoff due to that being 1' above the grade of his house.

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

At 6:07 p.m. Chairman Hinton closed the hearing to public discussion.

Commissioner Nall made a motion to approve the Zone Change from the Rural Residential (R-2) to the Urban Residential (R-1) and to adopt Resolution Number 2025-004, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

**Goal 5:** HOUSING : Promote Hardin County as a place to live.

**Objective 1.4:** Support a supply of housing that responds to population and employment growth.

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**Goal 8:** LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

**Objective 8.1:** Ensure that new development and redevelopment complies with the county's future land use map.

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

At 6:12 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, **PRELIMINARY PLAT OF BRENTWOOD ESTATES, SECTION 3**. Director King presented the staff review comments and explained the need for a waiver from the Subdivision Regulations 4-1(K) regarding only allowing 100 single family residential lots per street access. With the 20 proposed lots, this development would equate to 106 lots with access to New Glendale Road (KY 1136) between both existing sections of Brentwood and Sunset Subdivision. The Commission members and those in attendance had no concerns with the proposal so long as Towhee Lane was not constructed as a county road and there would be no cut through traffic from Mud Splash to New Glendale Road. The Project Engineer, Mike Billings indicated that they would stop the existing ingress/egress easement for Towhee Lane where the existing shared driveway ends. Secretary Steck made a motion to conditionally approve the Preliminary Plat as presented pending correction of the 41 review comments and grant the waiver of 4-1(K) from the Subdivision Regulations. Commissioner Nall provided the second. The motion passed unanimously.

At 6:26 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2025 #9 March 2025**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 6:29 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on March 18, 2025**. Commissioner Nall made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, May 6, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:32 p.m.

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**ADOPTED AND APPROVED THIS 6<sup>th</sup> DAY OF May 2025 BY THE HARDIN COUNTY  
PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE STECK, SECRETARY

## Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred eighty fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 March 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I, Haley Goodman and Planning Commission Attorney Josh Cooper.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m., Chairman Hinton called for consideration and action on the first item on the agenda, a **PUBLIC HEARING ON AMENDMENTS TO THE SUBDIVISION REGULATIONS**, titled, *Subdivision Regulations, Design and Improvements Standards of Hardin County, Kentucky, 2015*. Planner I Goodman presented a powerpoint presentation regarding the 16 proposed amendments and presented Planning Commission **Resolution 2025-002** for consideration.

At 5:15 p.m. Secretary Steck made a motion to adopt Resolution 2025-002, approving the proposed 16 amendments to the subdivision regulations as presented and that the proposal was in agreement with the following Goals and Objectives of the Comprehensive Plan:

GOAL 8: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.3: Evaluate and revise the Hardin County Zoning Ordinance and Subdivision Regulations to align with the goals, objectives, and policies of the Comprehensive Plan.

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

At 5:17 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, analysis of the **Residential Multiplier used to estimate the average construction cost per square foot**. Director King presented a powerpoint presentation regarding the residential multiplier used to calculate construction cost per square foot for residential building permits for new homes, additions, remodels and basement finishes. The current multiplier is \$92 per square foot and was last increased from \$82 per square

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foot in 2008 by the Planning Commission. Director King analyzed the reported average construction cost per square foot from a number of sources including members of the local homebuilders association, the Kentucky Housing Corporation and various industry standards. He also presented current building permit fees for 18 jurisdictions across the Commonwealth. The Planning Commission felt that this multiplier should be evaluated on an annual basis and that the cost of construction has increased dramatically over the last 17 years. The Planning Commission was also in agreement that our fee should be consistent with the City of Elizabethtown's. Chairman Hinton made a motion to adopt \$160 per square foot as the residential multiplier. Commissioner Nall provided the second. The motion passed 4-1 with Secretary Steck voting in opposition.

At 5:43 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on February 18, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:45 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2025 #8 February 2025**. Commissioner Nall made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:48 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:52 p.m. Vice Chairman made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

**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.

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Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, April 15, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:54 p.m.

**ADOPTED AND APPROVED THIS 15<sup>th</sup> DAY OF April 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE STECK, SECRETARY



## Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred eighty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 February 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Financial & Operations Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper. Planner I, Haley Goodman was absent from the meeting.

At 5:01 p.m., Chairman Hinton called for consideration and action on the first item on the agenda, a **PUBLIC FACILITY REVIEW FOR HARDIN COUNTY WATER DISTRICT #2** to determine compliance with the Comprehensive Plan (KRS 100.324). Director King presented a powerpoint presentation regarding the proposed 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 and presented Planning Commission **Resolution 2025-001** for consideration.

Shaun Youravich, General Manager for Hardin County Water District #2 explained that this 2.5 million gallon water storage tank would replace the existing half million gallon tank in Glendale behind the truck stop and would help supply both BlueOvalSK and the Glendale area.

At 5:16 p.m. Secretary Steck made a motion to adopt Resolution 2025-001, approving the proposed Water Storage Tank and Pump Station as a Public Facility and that the request is in agreement with the following Goals and Objectives from the Comprehensive Plan:

GOAL 3: UTILITIES & SERVICES – Provide adequate capacity and efficient use of public services, resources, and community facilities.

OBJECTIVE 3.1: Encourage growth that aligns with current and planned water, sewer, electric, and broadband infrastructure and capacity.

OBJECTIVE 3.6: Require all developments to have adequate emergency services, including adequate water supply and pressure for fire protection.

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

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At 5:18 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on February 4, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:20 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2025 #7 January 2025**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:22 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **First Reading of the FY 2026 Budget**. Secretary Steck made a motion to accept the Budget as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:35 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:20 p.m. Commissioner Nall made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

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

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 18, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:23 p.m.

**ADOPTED AND APPROVED THIS 18<sup>th</sup> DAY OF MARCH 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE STECK, SECRETARY

## Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred eighty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 February 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper. Steve Steck (Secretary) and Charles Nall (Commissioner) were absent from the meeting.

At 5:01 p.m., Chairman Hinton called for presentation on the first item on the agenda, the **2024 ANNUAL REPORT**. Planner I Goodman presented a powerpoint presentation summarizing the 2024 Annual Report.

At 5:11 p.m., Chairman Hinton called for presentation on the second item on the agenda, a discussion of **PROPOSED AMENDMENTS TO THE SUBDIVISION REGULATIONS**. Director King presented a powerpoint presentation regarding potential amendments to the Subdivision Regulations.

At 5:31 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 7, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:35 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2025 #6 December 2024**. Commissioner Nelson made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

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

**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.

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Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 18, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

**ADOPTED AND APPROVED THIS 18<sup>th</sup> DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE STECK, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 7 January 2025

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Chairman Mark Hinton called the seven hundred eighty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 January 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper. Charles Nall (Commissioner) was absent from the meeting.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a **WAIVER FROM SUBDIVISION REGULATIONS (4-1(F)5)** for the maximum block length standard. The property is a 100.528 acre site located on Ford Highway, Elizabethtown, KY to become known as The Olde Farm. The PVA Map Number is 266-00-00-012. Director King presented the PowerPoint slide presentation regarding the proposed development and waiver request from the 1,100' maximum block length standard.

Jeremy Lynch, of 457 Hayden School Road, Elizabethtown, KY explained that he was the surveyor for the project and that the lot layout and street design was the best use of the property and due to the depth of the farm, that two of the three streets needed to exceed 1,100' in length. He explained that the water line design and fire hydrant locations will be approved by Hardin County Water District #2 on the water plans and assured the Planning Commission that the development would have fire hydrants. He also noted that Warren Clifford of Engineering Design Group had completed a hydraulic analysis for the developers and Hardin County Water District #2 must verify that there is sufficient water pressure for the development and fire hydrants.

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

At 5:25 p.m. Chairman Hinton called for consideration of the waiver request.

Vice Chairman Lowe made a motion to approve the Waiver from the maximum block length standard. Secretary Steck provided the second. The motion passed unanimously.

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At 5:26 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF THE OLDE FARM**. This proposed single family residential development is a 100.528 acre site located off Ford Highway in Elizabethtown, KY. The developer, Harris Wilkins, LLC is proposing the creation of 55 residential lots with 3 new streets. Director King presented a Powerpoint presentation and explained the proposed development.

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

Secretary Steck made a motion to conditionally approve the Preliminary Plat of The Olde Farm pending correction of the 40 items listed in the staff review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:29 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on December 17, 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Director King then recognized former Electrical Inspector David Veirs that passed away in December. He called him a true public servant for his 41 years of service to the Planning Commission.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 4, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:31 p.m.

**ADOPTED AND APPROVED THIS 4<sup>th</sup> DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

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STEVE STECK, SECRETARY