

Hardin County Board of Adjustment

Minutes: 8 December 2016

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Chairman Krausman called to order the three hundredth and sixty sixth meeting of the Hardin County Board of Adjustment at 5:01 p.m. on Thursday, 8 December 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. The other Board Member in attendance was Vice Chairman Greg Youngblood. Also in attendance were, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. Board Member Steve Steck was not in attendance. Chairman Krausman appointed Board Member Youngblood to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:04 p.m. Hearing Officer Youngblood announced that the first item on the agenda is a Variance requesting relief from the front building setback line along Beckley Woods Drive to accommodate the existing house. The property is identified by PVA Map Number 189-00-02-021. The property is owned by **Don & Callie Geary** and is located in the North Glendale Urban Planning Area and is zoned Planned Development (PD-1). Director Wright reviewed the application and entered the exhibits into the record. Scott Kindervater was the applicant and arrived after the hearing. Board Member Youngblood made a motion to grant the variance based on the staff presentation and the testimony provided in the public hearing including the low speed limit of the subdivision sheet and the topography of the site where the house sits higher than the road. He indicated that the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance is granted with the noted conditions:

1. To allow for a Variance from the 42.5' front building setback line along Beckley Woods Drive to accommodate the existing house at 41.9 feet at the closest point.
2. The survey grade Plot Plan submitted shall substitute for the required Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

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Chairman Krausman provided the second. Motion passed unanimously.

At 5:14 p.m. Hearing Officer Youngblood announced that the next item on the agenda is a Variance requesting relief from the 1:3 lot width-to-length ratio to allow for additional acreage to be merged to Lot 8 of WF Williams Subdivision. The property is identified by PVA Map Number 257-00-00-031. The property is owned by **James & Patricia Williams** and is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Assistant Director King reviewed the application and entered the exhibits into the record. Darren Clemons, the surveyor, of 522 N. Mulberry St, Elizabethtown, KY spoke in favor and answered questions from the Board Members and staff. Board Member Youngblood made a motion to grant the variance based on the staff presentation and the testimony provided in the public hearing indicating the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance is granted with the noted conditions:

1. To allow for a Variance from the 1:3 ratio and the depth to be no greater than 692.44' to allow for the proposed Amendment to Lot 8A.
2. An Amended Record Plat with a Variance Note shall substitute for the required Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously.

At 5:23 p.m. Hearing Officer Youngblood announced that the next item on the agenda is a Conditional Use Permit to allow for a proposed 40'x60' garage that exceeds the size of the home on site and a Variance from the front building setback line along Brizendine Lane to accommodate the proposed garage. The property is a \pm 36.1 acre site located at 1350 Brizendine Lane, Vine Grove, KY, within the Natural Resource Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 063-00-00-036 and the property is owned by **Allen & Betty Waldrige**. Assistant Director King reviewed the application and the history of the property and presented exhibits. Allen Waldrige, the

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owner, provided testimony and answered questions from the Board Members and staff. Tom Russo, the applicant & prospective purchaser of the property, of 848 Crocus Drive, Radcliff, KY provided testimony and answered questions from the Board Members and staff. Russo agreed to withdraw the Conditional Use Permit of the application. After discussions with the Board, the Accessory Structure will not exceed the size of the house. Raymond Sheron, of 1341 Brizendine Lane, Vine Grove, KY asked for clarification regarding the Accessory Structure and the distance from the road. No one spoke in opposition. Board Member Youngblood made a motion to approve this request for a variance based on the staff presentation, the testimony provided in the public hearing, it is in a low traffic area, it will not be out of character of the surrounding neighborhood, it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, will not allow an unreasonable circumvention of the requirements of this regulation and due to that it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line along Brizendine Lane to allow for the construction of a proposed garage (not to exceed 2190 sq ft) to be no closer than 70' to the centerline of the road.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously. At 5:48 p.m. Hearing Officer Youngblood announced that the next item on the agenda is an **Administrative Appeal (attached)** of the staff's refusal to issue an electrical permit to upgrade the electric service to an existing home on a 1.56 acre tract located at 381 Devers Road per KRS 100.257 Director Wright reviewed the history of the Property and presented the exhibits. Larry Rust, the owner, of 2947 Youngers Creek Rd, New Haven, KY spoke in favor of the request and provided the Board background information regarding the history of the home and his ownership of this site and the

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surrounding properties. Johnny Hardin of 381 Devers Rd, Elizabethtown, KY spoke in favor of the request and provided background information regarding the electric issues he faces with the house. Board Member Youngblood made a motion to approve the request for 200 amp electrical service and adopt Resolution 2016-011 based on the information submitted and the fact that the existing home predates the illegal subdivision and has been supplied with electricity since 1960. The upgrade will allow for a safe environment in the home. The request is found to be in agreement with the language of the County's comprehensive plan, which is titled Planning for Growth: Comprehensive Development Guide, as follows:

GOAL 1: TO IMPROVE HARDIN COUNTY AS A PLACE OF RESIDENCE

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

Chairman Krausman provided the second. Motion passed unanimously.

At 6:15 p.m. Hearing Officer Youngblood announced that the next item on the agenda is an Amended Conditional Use Permit to allow for the Event Venue of, "The Place of Gilead" to continue to operate. The site is a ± 12 acre site located within the Glendale Industrial Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 208-00-00-016 and the property is owned by **John & Michelle Edwards**. Assistant Director King reviewed the application and the history of the property and presented exhibits. John Edwards, the owner of 700 Howe Valley Rd, Cecilia KY, provided testimony and answered questions from the Board Members and staff. Renetta DeRamos of 633 Gilead Church Road spoke in opposition and presented Exhibit "I" (a Powerpoint Presentation). John DeRamos of 633 Gilead Church Road also spoke in opposition. Carolyn Bow of 597 Gilead Church Road, also spoke in opposition. Board Member Youngblood made a motion to continue the application until the next scheduled hearing 5 January 2017 in order for the Board Members and staff to conduct a site visit.

Chairman Krausman provided the second. Motion passed unanimously.

At 7:43 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 17 November 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Chairman Krausman provided the second. Motion passed unanimously.

NOVEMBER 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 2 Subdivision plats were approved for the month • 72 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 0 New lots approved for the month • 45 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 4 SFD Permits for the month • 112 SFD Permits for the year • 103 Total Building Inspections for the month • 987 Total Building Inspections for the year • 409 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 99 Total Permits for the month • 818 Total Permits for the year • 156 Total Electrical Inspections for the month • 1456 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN NOVEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SPRINGFIELD MEADOWS, LOTS 14A & 15A	STANDING OAK DRIVE	-1	0.0000	11/2/2016	11/7/2016
MAGGARD ESTATES; BOUNDARY SURVEY	GILEAD CHURCH ROAD	0	0.0000	9/20/2016	11/9/2016
		-1	0.0000		

Total Records: 2

12/1/2016

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 5 January 2017 at 5:00 pm and called for the meeting to be adjourned at 7:45 pm. Board Member Youngblood made a motion to adjourn the meeting. Chairman Krausman provided the second. Motion passed unanimously.

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**ADOPTED AND APPROVED THIS 5th DAY OF JANUARY 2017 BY THE HARDIN
COUNTY BOARD OF ADJUSTMENT.**

Steve Steck, Secretary

Hardin County Board of Adjustment

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Chairman Krausman called to order the three hundredth and sixty fifth meeting of the Hardin County Board of Adjustment at 5:02 p.m. on Thursday, 17 November 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Other Board Members in attendance were Vice Chairman Greg Youngblood. Also in attendance were, Director Wesley Wright, Assistant Director Adam King, AICP, and the individuals listed on the attached sign-in sheet. Board Member Steve Steck and Planning Assistant Melissa Wilson were not in attendance. Chairman Krausman appointed Board Member Youngblood to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:04 p.m. Hearing Officer Youngblood announced that the first item on the agenda is a Variance requesting relief from the 10' side building setback line to accommodate an existing 24'x32' metal shop on Lot 2 of Nunn Estates with an address of 1125 Sportsman Lake Road and a Variance to reduce the side setback from 100' to 10' (where Residential abuts an Industrial Zone) for Lot 1 of Nunn Estates with an address of 1094 Sportsman Lake Road. The property is identified with the PVA Map Numbers 223-30-00-002 & 223-30-00-002.01. The property is owned by **Martin & Peggy Nunn (Lot 2) and Dorothy Nunn Life Estates (Lot 1)** and is located in the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1). Assistant Director King reviewed the application and entered the exhibits into the record. Doug Johnson, the surveyor, of 21500 Sonora Hardin Springs Rd, Big Springs, KY spoke in favor and answered questions from the Board Members and staff. Board Member Youngblood made a motion to grant the two variances based on the staff presentation and the testimony provided in the public hearing indicating the variances will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- c. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance on Lot 2 is granted with the noted conditions and because it did not present a safety concern:

1. To allow for a Variance from the 10' side building setback line on Lot 2 to accommodate the existing 24'x32' metal shop.
2. A Subdivision Plat with a Variance Note shall substitute for the required Site Plan.

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3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

The variance on Lot 1 is granted with the noted conditions and the 60' strip is a non-buildable ingress/egress easement mirrors a previously approved Variance on the north side:

1. To allow for a Variance from the 100' side building setback (where Residential abuts Industrial) for proposed Lot 1 to reduce the setback to 10'.
2. A Subdivision Plat with a Variance Note shall substitute for the required Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously.

At 5:26 p.m. Chairman Krausman appointed Board Member Youngblood to serve as the Hearing Officer. Hearing Officer Youngblood announced that the next item on the agenda is a Conditional Use Permit to allow for a Bed & Breakfast and Event Venue. The site is a ± 142.95 acre site located at 66 Osborne Lane, Rineyville, KY, within the Rineyville Rural Village Planning Area and zoned Urban Residential (R-1). The PVA Map Number is 143-00-01-006 and the property is owned by **The Gossett Family Partnership, LTD**. Director Wright reviewed the application and the history of the property and presented exhibits. Doug & Shonda Leasor, the applicants, of 231 Thompson Rd, provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Youngblood stated that this request for an Amended Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;

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- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing). Board Member Youngblood made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the existing residence to be converted to a bed & breakfast (Change of Use Building Permit) and for the property to be used as a wedding/event venue.
2. Osborne Lane (county maintained road) shall serve as the principal entrance for the bed & breakfast with the gravel driveway onto Thompson Road used for large events.
3. This Permit is issued to current owners, Gossett Family Partnership, and operator, Shonda Leasor, and shall expire if the property is transferred.
4. The owners/operators must maintain a guest log with names, dates of stay, permanent addresses and motor vehicle license numbers.
5. The bed & breakfast shall have a maximum of 5 guest rooms/suites available for rent (Maximum overnight guest load of 10) for no longer than 7 consecutive days.
6. Only 30 large events (over 100 guests with a maximum of 200 guests) shall be permitted per year. Outdoor events will conclude by midnight on the weekends and holidays and by 10 pm throughout the week.
7. Outdoor events will conclude by midnight on the weekends and holidays and by 10 pm throughout the week.
8. Temporary tents may be used for outdoor events but the agricultural barns on site may not be used for events without change of use building permits and inspections.
9. A Site Plan shall be required illustrating the proposal and compliance with the Development Guidance System as follows:
 - a. The parking area must be designated and at no time shall parking be permitted on Osborne Lane, which would impede traffic flow to the other two existing dwellings,
 - b. A single sign no greater than 6SF in area and no taller than 8' in height shall be permitted.
 - c. All outdoor lighting must be pointed down and not spill onto adjoining properties.
 - d. Any dumpster unit shall be screened from view via solid wood fence.
 - e. If more an acre or more of ground is disturbed a Stormwater/Drainage Plan shall be required.

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- f. Health Department approval shall be required for the bed & breakfast and the event venue to include food preparation and septic systems (902 KAR 45:006).
10. The Conditional Use Permit is valid for three (3) years. The Conditional Use Permit Expires 11/17/2019. After which time, a Renewal Hearing must be held before the Board of Adjustment.
11. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously.

At 6:00 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 3 November 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Krausman provided the second. Motion passed unanimously.

At 6:03 p.m. Chairman Krausman called for consideration and action on the **2017 Meeting Schedule (attached)**. Board Member Youngblood made a motion to approve the 2017 Meeting Schedule. Board Member Krausman provided the second. Motion passed unanimously.

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

3 YEARS OF SERVICE

Susan Bowen celebrated 3-years of service with the Planning Commission on 1 November 2016.

24 YEARS OF SERVICE

Madeline Hornback celebrated 24-years of service with the Planning Commission on 2 November 2016.

LOCAL PLANNING MEETING

On 21 November 2016, Wesley Wright will serve on the Local Planning Committee for Hardin County Schools. The meeting is held at 5:30pm at the Hardin County Central Office (65 W A Jenkins Rd) – Topics include Review of Current District Facility Plan, Building Inventory, District Enrollment and Utility / Maintenance Budgets.

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 8 December 2016 at 5:00 pm and called for the meeting to be adjourned at 5:41 pm. Board Member Youngblood made a motion to adjourn the meeting. Chairman Krausman provided the second. Motion passed unanimously.

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ADOPTED AND APPROVED THIS 8th DAY OF DECEMBER 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

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Chairman Krausman called to order the three hundredth and sixty fourth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 3 November 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Other Board Members in attendance were Vice Chairman Greg Youngblood and Board Member Steve Steck. Also in attendance were, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. Chairman Krausman appointed Board Member Steck to serve as the Hearing Officer and to conduct the swearing in ceremony for all those in attendance who planned to speak.

At 5:01 p.m. Hearing Officer Steck announced that the first item on the agenda is a Variance from the required road frontage and the 1:4 width-to-length ratio. The property is a 1.877 acre site located at 1809 Knox Avenue, Vine Grove, KY and identified with the PVA Map Number 117-00-00-032. The property is owned by **George & Susan McCombs** and is located in the North Urban Planning Area and is zoned Urban Residential (R-1). Assistant Director, King reviewed the application and entered the exhibits into the record. George McCombs, of 1809 Knox Avenue, Vine Grove, owner spoke in favor and answered questions from the Board Members and staff. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;
- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance was granted with the noted conditions:

1. To allow for a Variance from the required road frontage and the 1:4 lot width-to-length ratio to allow for approximately 60' to be added to the depth of the existing 1.877 acre tract that only has 42.2' of road frontage to accommodate the existing septic system.
2. A Subdivision Plat with a Variance Note shall substitute for the required Site Plan.

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3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

At 5:12 p.m. Chairman Krausman appointed Board Member Steck to serve as the Hearing Officer. Hearing Officer Steck announced that the next item on the agenda is a Conditional Use Permit to allow for an accessory structure (30'x50' pole barn) to exceed the size of the dwelling (14'x72' manufactured home) and a Variance from the 70' front building setback line to accommodate the pole barn. The property is a \pm 3 acre site located at 1044 Horn Rd, Cecilia, KY, within the Natural Resource Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 054-00-00-028 and the property is owned by **Wendell Blain**. Assistant Director King reviewed the application and the history of the property and presented exhibits. Wendell Blain, the owner provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Youngblood stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing). Board Member Youngblood made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the 50'x30' pole barn (1500 sq. ft.) which exceeds the size of the 14'x72' manufactured home (1008 sq. ft.) on site.
2. The existing pole barn is constructed of tan metal siding with white trim and white doors.
3. Access to the pole barn shall be from the existing driveway.
4. Additional screening or landscaping shall not be required.
5. The existing pole barn shall be used for residential storage only with absolutely no commercial activity.
6. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
7. Building & Electric permits shall be required.
8. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

and to grant a variance based on the staff presentation, the testimony provided in the public hearing, it is in a low traffic area, the building is at a higher elevation than the road, it will not be out of character of the surrounding neighborhood, it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- c. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback to accommodate the existing 50'x30 pole barn.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.

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3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

At 5:25 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 20 October 2016 meeting. Board Member Steck made a motion to approve the minutes. Board Member Youngblood provided the second. Motion passed unanimously.

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

INSURANCE SERVICES OFFICE (ISO)

The commission staff has been preparing reports and completing the 2015 ISO questionnaire to determine the Building Code Effectiveness of jurisdiction. On 1 November 2016, Wesley Wright and Ed Bryan met with an ISO representative to discuss our building program. Insurers may use the evaluations in underwriting for property insurance in our community to increase the discounts on insurance premiums.

WATER AND WASTEWATER PRIORITIZATION

The Lincoln Trail Region is preparing the 2017 Water and Wastewater project prioritization for the Kentucky Infrastructure Authority. A meeting will be held on 3 November with the different utilities to examine local needs, insure we have infrastructure projects to those needs and to review eligibility for state and federal assistance.

OCTOBER 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 70 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 7 New lots approved for the month• 46 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 108 SFD Permits for the year• 85 Total Building Inspections for the month• 878 Total Building Inspections for the year• 476 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 91 Total Permits for the month• 719 Total Permits for the year• 154 Total Electrical Inspections for the month• 1291 Total Electrical Inspections for the year

Hardin County Board of Adjustment

SUBDIVISION PLATS RECORDED IN OCTOBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CARLA'S ACRES, LOTS 3 & 4	HARDINSBURG ROAD (HWY 86)	-1	0.0000	9/29/2016	10/4/2016
VALLEY FIELDS SUBDIVISION, LOT 1A	3634 RINEYVILLE RD	0	0.1394	10/3/2016	10/6/2016
BLOOMING HILLS, SECTION 1 LOTS 3A & 15A	SUNFLOWER DRIVE;VIOLET LOOP	-1	0.0000	7/7/2016	10/7/2016
KINGLESMITH, SECTION 3, LOTS 4 & 5	HILLCREEK DRIVE	-1	0.0000	9/27/2016	10/7/2016
ESTATE OF CHANMAAL	SPORTSMAN LAKE RD	4	5.3740	9/21/2016	10/18/2016
MARTHA'S ACRES SUBDIVISION	ST JOHN ROAD	3	2.9550	10/17/2016	10/21/2016
		4	8.4684		

Total Records: 6

11/1/2016

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 17 November 2016 at 5:00 pm and called for the meeting to be adjourned at 5:41 pm Board Member Steck made a motion to adjourn the meeting. Board Member Youngblood provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 17th DAY OF NOVEMBER 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Chairman Krausman called to order the three hundredth and sixty third meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 20 October 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Other Board Members in attendance were Vice Chairman Greg Youngblood and Board Member Steve Steck. Also in attendance were, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

At 5:00 p.m. Chairman Krausman appointed Board Member Steck to serve as the Hearing Officer. Hearing Officer Steck announced that the first item on the agenda is a Conditional Use Permit to provide electricity to an accessory structure (24'x32' garage) for residential storage. The property does not contain a dwelling on site. The site is a ± 0.823 acre site located at 3750 Rineyville Road, Elizabethtown, KY, within the KY 1600 Corridor Planning Area and zoned Urban Residential (R-1). The PVA Map Number is 165-00-00-011 and the property is owned by **Steven Bigler**. Director Wright reviewed the application and the history of the property and presented exhibits. Steven Bigler, the owner provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Youngblood stated that this request for an Amended Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing). Board Member Youngblood made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for electricity to be provided to the existing 24'x32' garage without a dwelling on site.
2. The existing garage is a white concrete block garage with a shingle roof.
3. The existing garage shall be used for residential storage and no commercial activity shall be permitted.
4. Access to the garage shall be from the existing driveway from Rineyville Road (KY 1600).
5. Additional screening or landscaping shall not be required.
6. There shall be no outdoor storage of materials on site.
7. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
8. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
9. The existing foundation will be removed from the site by 30 June 2017.

Board Member Steck provided the second. Motion passed unanimously.

At 5:19 p.m. Chairman Krausman called for consideration and action on the **Administrative Review (attached)** on the interpretation of the zoning boundaries for 3 tracts totaling 7.443 acres in the 11000 block of Leitchfield Road (US 62) in the vicinity of the former Cox Quarry as per KRS 100.257 (Resolution 2016-010) Assistant Director King reviewed the history of the Property and presented the exhibits. Board Member Steck made a motion to approve the zoning boundaries interpretation that the three tracts be zoned Rural Residential (R-2) rather than Heavy Industrial (I-2). Board Member Youngblood provided the second. Motion passed unanimously.

At 5:36 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 8 September 2016 meeting. Board Member Steck made a motion to approve the minutes. Board Member Youngblood provided the second. Motion passed unanimously.

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

REFFETT LANE

Fiscal Court, on 13 September, accepted the Planning Commission recommendation to close Reffett Lane. Michael Krueger will submit plans to design and construct a new cul-de-sac along the Lane.

Hardin County Board of Adjustment

Minutes: 20 October 2016

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FINANCIAL SECURITIES

The Orchard has renewed (9/14/2016) their Financial Security in the amount of \$38,830. The 10% warranty will be in effect for one year after initial acceptance. The Commission is holding 13 Letters or Cash amounts totaling \$928,766.85.

LEGAL UPDATE

Staff had their monthly meeting on 14 September with Steve Wheatly. Discussions were held on two properties where sell-offs occurred without a plat. Four letters will be sent for KBC Compliance on properties needing Final Building Inspections.

WESBANCO BANK

WesBanco Inc. has completed its \$221 million acquisition of New Albany-based Your Community Bank shares. As a result of the deal, more than 30 Your Community Bank branches will be rebranded under the WesBanco Bank name. Wesley and Susan met with bank representatives on 27 September to discuss the 7 November changes.

OHIO-KENTUCKY-INDIANA

Regional Planning Conference 2016 was attended by Adam King on 6 October in Indianapolis, IN.

NELSON COUNTY PLANNING COMMISSION

The Joint-City Planning Commission will receive public comment on the re-adoption of the Goals and Objectives and all elements of the current 2035 Nelson County Comprehensive Plan. The meeting is scheduled for 25 October at 6:00 p.m.

SEPTEMBER 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 15 Subdivision plats were approved for the month• 64 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 21 New lots approved for the month• 42 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 11 SFD Permits for the month• 96 SFD Permits for the year• 113 Total Building Inspections for the month• 792 Total Building Inspections for the year• 416 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 92 Total Permits for the month• 628 Total Permits for the year• 169 Total Electrical Inspections for the month• 1138 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN SEPTEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MOTHER'S PLACE	BURNS ROAD	5	20.2010	6/22/2016	9/1/2016
WIT'S END LOT C	BRATCHER LANE	-1	1.7700	8/25/2016	9/1/2016
HAUNTED ACRE FARM	HAUNTED ACRE FARM	1	1.4860	6/30/2016	9/2/2016
AMENDED RECORD PLAT OF ANSEL'S ACRES, IOT 1B AND AMENDED RECORD PLAT OF ECHO VALLEY FARM, TRACT A, SECTION 3 AND RECORD PLAT OF ECHO VALLEY FARM, SECTION 4	VALLEY CREEK RD & LOCUST GROVE RD	3	41.2610	8/31/2016	9/6/2016
HOT ROD ESTATES	1770 E MILLERSTOWN RD	1	1.9680	7/5/2016	9/7/2016
AMENDED RECORD PLAT OF MONROE SUBDIVISION, LOT 7B	BOONE RD	1	0.0000	8/17/2016	9/9/2016
WYATT FARM, SECTION 3	LEITCHFIELD RD (US 62)	1	10.1200	8/29/2016	9/9/2016
AMENDED RECORD PLAT OF WEISBROD SUBDIVISION, SECTION 2, LOTS 3A & 3B	SILVER MINE ROAD	1	0.0000	1/2/1900	9/15/2016
POSING SUBDIVISION	2930 RED MILL ROAD	3	17.9770	9/12/2016	9/16/2016
LONGVIEW PROPERTY OF MISS EVA BARNES SUBDIVISION, LOT Y2; RECORD PLAT OF BUCK'S WAY SUBDIVISION; BOUNDARY SURVEY OF THE REMAINDER OF THE GORDON BOARD PROPERTY	4335 S WILSON RD	-1	-25.0130	9/9/2016	9/21/2016
MAGNOLIA FOREST, LOTS 34 & 35	EAGLE PASS RD	-1	1.4210	9/9/2016	9/23/2016
TWIN OAKS SUBDIVISION, SECTION 2, LOTS 68, 69, & 70	2197 S BOUNDARY RD	-2	0.0000	6/30/2016	9/26/2016
BOXELDER HILL, SECTION 2	2749 W RHUDES CREEK ROAD	4	16.0000	9/22/2016	9/27/2016
AMENDED RECORD PLAT OF GOODLETT SUBDIVISION, LOT 2	6659 BATTLE TRAINING RD	1	0.0000	8/22/2016	9/28/2016
COUNTRY MEADOWS ESTATES	206 HILLVIEW DR	0	0.0000	9/15/2016	9/29/2016
		16	87.1910		

Total Records: 15

10/12/2016

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 3 November 2016 at 5:00 pm and called for the meeting to be adjourned at 6:00 pm Board Member Youngblood made a motion to adjourn the meeting. Board Member Steck provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 3rd DAY OF NOVEMBER 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 8 September 2016

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Chairman Krausman called to order the three hundredth and sixty second meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 8 September 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Other Board Members in attendance were Vice Chairman Greg Youngblood and Board Member Steck. Also in attendance were, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

At 5:01 p.m. Chairman Krausman appointed Board Member Steck to serve as the Hearing Officer. Hearing Officer Steck announced that the first item on the agenda is a Conditional Use Permit to allow for the existing manufactured home (27'x66') to remain on site for 5 years. The site is a \pm 12 acre site located at 3282 Sportsman Lake Road, Elizabethtown, KY, within the Valley Creek Urban Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 224-00-00-086 and the property is owned by **Homer & Judy Carter**. Assistant Director King reviewed the application and the history of the property and presented exhibits. Homer Carter, the owner provided testimony and answered questions from the Board Members and staff. Brent Fischel, of 3280 Sportsman Lake Road, spoke in favor of the request and answered questions from the Board Members and Staff. No one spoke in opposition. Board Member Steck stated that this request for an Amended Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

Hardin County Board of Adjustment

Minutes: 8 September 2016

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing). Board Member Steck made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. The temporary accessory dwelling shall be a temporary use for no longer than five (5) years from 8 September 2016 and must be removed from the property by 8 September 2021.
2. The temporary accessory dwelling shall be a 27' x 66' doublewide manufactured home (1999) that is already located on the property.
3. The temporary accessory dwelling shall only be occupied by Joyce Kirk.
4. The temporary accessory dwelling shall not be available to the public for rent.
5. Upon the vacancy of the temporary accessory dwelling, it must be removed from the property within six (6) months.
6. This temporary accessory dwelling shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.
7. This Conditional Use Permit will allow for Gary Carter to construct a home on the proposed 12 acre lot.
8. This Conditional Use Permit shall be issued to the current property owners, Homer & Judy Carter and Gary Carter, and shall expire when the property is transferred and not be transferable to another property owner.
9. A Subdivision Plat shall substitute for the required Site Plan.
10. The skirting on the manufactured home must be maintained.

Board Member Youngblood provided the second. Motion passed unanimously.

At 5:24 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that the next item on the agenda is a Variance from the required road frontage to allow for the lot to be further subdivided. The property is a 5.196 acre site located at 6759 Battle Training Road, Elizabethtown, KY and identified with the PVA Map Number 241-00-00-013. The property is owned by **Coleman & Jo Ann Crady** and is located in the Colesburg Planning Area and is zoned Rural Residential (R-2). Director, Wright reviewed the application and entered the exhibits into the record. Mike Billings, of 315 N. Mulberry, Elizabethtown, the surveyor spoke in favor and answered questions from the Board Members and staff. James Jefferies, from the Hardin County Water District #2, spoke in favor and answered questions from the Board Members and Staff. Jeff Markle, of 42 Boulder Drive, Elizabethtown spoke about concerns with the noise level of the generator on a future pump station. He also spoke regarding the preservation of a rock wall on site.

Hardin County Board of Adjustment

Minutes: 8 September 2016

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Coleman Crady, the owner added additional testimony and stated he had no intention of disturbing the rock wall. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, will not adversely affect the public health, safety or welfare, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity;

The variance was granted with the noted conditions:

1. To allow for a Variance from the required road frontage to allow for Lot 2A to have approximately 172' of road frontage which is less than the 200' required in the Rural Residential (R-2) zone.
2. An Amended Subdivision Plat with a Variance Note shall substitute for the required Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

At 5:58 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 18 August 2016 meeting. Board Member Steck made a motion to approve the minutes. Board Member Youngblood provided the second. Motion passed unanimously.

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

KENTUCKY FARM BUREAU

Ed Bryan represented the Planning Commission in attending the 53rd Annual Kentucky Farm Bureau Country Ham Breakfast on 25 August. The ham weighed 17.38 pounds and brought in a \$600,000 charitable bid from Central Bank. The ham was produced by Broadbent B & B Foods of Kuttawa.

2 YEARS OF SERVICE

Melissa Wilson celebrated 2-years of service with the Planning Commission on 2 September 2016.

Hardin County Board of Adjustment

Minutes: 8 September 2016

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Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 22 September 2016 at 5:00 pm and called for the meeting to be adjourned at 6:01 pm Board Member Youngblood made a motion to adjourn the meeting. Board Member Steck provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 20th DAY OF OCTOBER 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 18 August 2016

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Chairman Krausman called to order the three hundredth and sixty first meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 18 August 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Other Board Members in attendance were Vice Chairman Greg Youngblood and Board Member Steck. Also in attendance were, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

At 5:02 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck conducted the swearing in ceremony for all those in attendance who planned to speak and announced that the first item on the agenda is a continuation from the 4 August hearing of a Variance from the 40-foot front building setback line along E. Badger Court to allow for a 30' x 40' garage to encroach the front building setback line. The property is a 0.71 acre site located at 230 Trappers Ridge Road, Vine Grove, KY and identified with the PVA Map Number 097-00-01-009. The property is owned by **Sean & Teneil Seabolt** and is located in the Kentucky 1600 Corridor Planning Area and is zoned Urban Residential (R-1). Assistant Director King reviewed the application and entered the exhibits into the record. Sean Seabolt, spoke in favor and answered questions from the Board Members and staff. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, the topography of the site and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line along E. Badger Court to allow for the proposed garage (not to exceed 30'x40') to be no closer than 30' from the front property line.
2. The height of the proposed garage shall not exceed 18' from grade and the exterior must include vinyl siding to match the house with a 3' tall brick facade on the side facing E. Badger Court.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Hardin County Board of Adjustment

Minutes: 18 August 2016

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Board Member Steck provided the second. Motion passed unanimously.

At 5:34 p.m. Chairman Krausman appointed Board Member Steck to serve as the Hearing Officer. Hearing Officer Steck announced that the next item on the agenda is an Amended Conditional Use Permit to extend the time limit (5 years) on the existing permit, to allow for additional vehicles to be stored and to allow for the retail sales of used parts for Martin's Auto Storage. The site is a ± 3.75 acre site located at 247 First Street, Elizabethtown, KY, within the North Urban Planning Area and zoned Convenience Commercial (C-1). The PVA Map Number is 199-20-01-001 and the property is owned by **Emery Martin**. Assistant Director King reviewed the application and the history of the property and presented exhibits. Emery Martin, the owner provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Steck stated that this request for an Amended Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;
- According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing). Board Member Youngblood made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

Hardin County Board of Adjustment

Minutes: 18 August 2016

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing). Board Member Steck made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. This property shall only be used as a Vehicle Storage Facility that is open to the public by appointment only with the sales of used auto parts permitted on Mondays and Fridays. The repair or disassembly of vehicles, crushing of vehicles, or stacking of vehicles shall not be permitted on the property.
2. The maximum number of vehicles permitted on site shall be 200 and shall be limited to passenger vehicle; no commercial trucks/vehicles.
3. A six foot tall solid privacy fence, constructed of metal and wood as shown on the Development Plan, shall be installed and maintained on the property to screen vehicles from view of the right-of-way and adjoining property owners.
4. The hours of operations shall be from 8:00 am to 5:00 pm, Monday thru Saturday with not business activities on Sundays.
5. An Encroachment Permit for a Commercial Entrance shall be required from the Hardin County Road Department.
6. A "Recyclers" Permit from the KY State Transportation Cabinet shall be required as authorized by KRS 177.905 – 177.950 and 603 KAR 3:051.
7. Landscaping in the form of 8 trees and 45 shrubberies shall be planted and maintained along the First Street road frontage within the 50' building setback to create a green space. The existing trees and vegetative screen must be maintained along the rear property line.
8. This Conditional Use Permit is temporary and shall expire 2 years from 18 August 2016.
9. Compliance with Federal, State and Local Industrial Stormwater requirements including USEPA MSGP (Multi Sector General Permit), KDOW KPDES Permit, and all local Stormwater / Erosion Prevention and Sediment Control permits shall be required.
10. All construction activities on this site shall conform to the provisions of the Kentucky Building Code.
11. A Development Plan in compliance with Section 6 of the Development Guidance System, Zoning Ordinance 2009 shall be submitted and approved.
12. A Best Management Plan which includes an Emergency Response Plan must be prepared, submitted to the Planning Commission Staff and County Engineer for review and acceptance.
13. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

Hardin County Board of Adjustment

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At 6:05 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that the next item on the agenda is a Variance from the front building setback line to accommodate a house, garage and storage shed. The property is a 3.075 acre site located on the south side of Larue Lane and being Lot 2 of Pony Chase Subdivision, Elizabethtown, KY and identified with the PVA Map Number 247-00-06-002. The property is owned by **David Colangelo** and is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Assistant Director King reviewed the application and entered the exhibits into the record. David Colangelo, spoke in favor and answered any questions from the Board Members and staff. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, the topography of the property and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line along Larue Lane to allow for the proposed home, garage and shed to be no closer than 50' from the front property line.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

At 6:36 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 4 August 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Steck provided the second. Motion passed unanimously.

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

EMPLOYMENT ANNIVERSARY The Planning Commission announces that Building Inspector, Ed. Bryan has completed fourteen years of employment with the Planning Commission. He was hired on July 31, 2002. Congratulations Ed!!

Hardin County Board of Adjustment

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35 YEARS OF BUILDING The Planning Commission celebrated 35 years of implementation of the Kentucky Building Program on 15 August 1981. It has been a financial goal of the Planning Commission to establish a division of county government that does not require large sums of taxpayer dollars. The KBC Program is a self-supported program paid for by the application fees generated by the various projects.

COMMUNITY ASSISTANCE VISIT Wesley Wright and Vicki Meredith met with FEMA representative Todd Bass on 15 August 2016 to review our floodplain process and to discuss the Community Rating System (CRS) program.

CONTINUING EDUCATION TRAINING Greg Youngblood will be attending the Kentucky League of Cities HB 55 seminars in Berea, Kentucky on 1 September 2016 to include: User-Friendly Planning & Zoning, Sign Regulation, Ethics and Conducting Effective Meetings and the Importance of Floodplain Mapping for Planning & Zoning.

PUBLIC WORKS COMMITTEE UPDATE The Public Works committee will continue discussions on 6 September 2016 regarding the maintenance on county roads in the wake of Kentucky's falling gas tax and the loss of revenue as a result to the Kentucky Road Fund. The committee is reviewing a list of roads that could be removed from county maintenance.

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 6 September 2016 at 5:00 pm and called for the meeting to be adjourned at 6:42 pm Board Member Steck made a motion to adjourn the meeting. Board Member Youngblood provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 6th DAY OF SEPTEMBER 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 4 August 2016

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Chairman Krausman called to order the three hundredth and sixtieth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 4 August 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Other Board Members in attendance were Vice Chairman Greg Youngblood and Board Member Steck. Also in attendance were, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. Director Wesley Wright was not in attendance.

At 5:02 p.m. Chairman Krausman appointed Board Member Steck to serve as the Hearing Officer. Hearing Officer Steck conducted the swearing in ceremony for all those in attendance who planned to speak and announced that the first item on the agenda is an Amended Conditional Use Permit to allow for a Temporary Accessory Dwelling (Manufactured Home) to remain on the property. The site is a \pm 5.041 acre site located at 1232 Yates Chapel Road, Cecilia, KY, within the Natural Resource Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 085-00-00-003 and the property is owned by **Ruby Goodman**. Assistant Director King reviewed the application and the history of the property and presented exhibits. Trinity Holbert, the applicant of 1232 Yates Chapel Road, provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Youngblood stated that this request for an Amended Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

Hardin County Board of Adjustment

Minutes: 4 August 2016

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing). Board Member Youngblood made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. The temporary accessory dwelling shall be a temporary use for no longer than one (1) year 4 August 2016 to 4 August 2017.
2. The temporary accessory dwelling shall contain a minimum of 720 square feet of living space which is less than the Local Average Square Foot Standard of 1388 square feet as calculated in 2010.
3. The temporary accessory dwelling is for a family need situation and shall only be occupied by Ruby Goodman's son (Trinity Holbert) and his immediate family
4. The temporary accessory dwelling shall not be available to the public for rent.
5. Upon the vacancy of the temporary accessory dwelling, it must be removed from the property within six (6) months.
6. This temporary accessory dwelling shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.
7. The temporary accessory dwelling shall be placed on the property as illustrated on the Record Plat of Holbert's Pointe.
8. This Conditional Use Permit shall be issued to the current property owner, Ruby Goodman, and shall expire when the property is transferred and not be transferable to another property owner.
9. The existing Subdivision Plat shall substitute for the Site Plan.
10. The skirting on the manufactured home must be maintained.
11. All construction activities on this site shall conform to the provisions of the Kentucky Building Code.

Board Member Steck provided the second. Motion passed unanimously.

At 5:16 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer and announced that the next item on the agenda is a Variance from the 40-foot front building setback line along E. Badger Court to allow for a 30' x 40' garage to encroach the front building setback line. The property is a 0.71 acre site located at 230 Trappers Ridge Road, Vine Grove, KY and identified with the PVA Map Number 097-00-01-009. The property is owned by **Sean & Teneil Sebolt** and is located in the Kentucky 1600 Corridor Planning Area and is zoned Urban Residential (R-1). Assistant Director King reviewed the application and entered the exhibits into the record. Sean Sebolt, spoke in favor and answered any questions from the Board Members and staff.

Hardin County Board of Adjustment

Minutes: 4 August 2016

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Ruban Ochoa, of 265 Trappers Ridge Road, spoke in favor and answered any questions from the Board Members and staff. Board Member Steck made a motion to table the request until the next board meeting scheduled for Thursday, 18 August, 2016, in order for the Board Members to conduct a site visit.

Board Member Youngblood provided the second. Motion passed unanimously.

At 5:42 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 21 July 2016 meeting. Board Member Steck made a motion to approve the minutes. Board Member Youngblood provided the second. Motion passed unanimously.

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

Bicycle Facilities Study The Radcliff/Elizabethtown MPO Technical Advisory Committee is drafting a Bicycle Study based on a stakeholder survey completed in 2015. Goals & objectives are being developed along with recommendations on proposed routes around Elizabethtown, Radcliff and Brandenburg.

JULY 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 8 Subdivision plats were approved for the month• 42 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 5 New lots approved for the month• 23 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 4 SFD Permits for the month• 74 SFD Permits for the year• 93 Total Building Inspections for the month• 572 Total Building Inspections for the year• 244 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 74 Total Permits for the month• 471 Total Permits for the year• 139 Total Electrical Inspections for the month• 841 Total Electrical Inspections for the year

Hardin County Board of Adjustment

Minutes: 4 August 2016

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SUBDIVISION PLATS RECORDED IN JULY 2016

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NUSBAUMER ESTATES, SECTION 2	1534 MELROSE ROAD	0	0.0000	6/20/2016	7/1/2016
CHARMING MEADOWS	1082 BRATCHER LANE	2	9.9570	6/27/2016	7/1/2016
DONNA ACRES AMENDED LOTS 7A and 9A	GILBERT LN	0	0.0000	4/25/2016	7/5/2016
EDDINGTON ESTATES, SECTION 1 LOT 1	484 BETHLEHEM ACADEMY RD	0	7.1090	6/1/2016	7/5/2016
P.V.U.M.C. & CEMETERY RINEYVILLE BIG SPRINGS ROAD	RINEYVILLE BIG SPRINGS ROAD	1	1.4720	6/13/2016	7/7/2016
HABERSHAM	WELLESLY CT	0	0.0000	6/27/2016	7/8/2016
MAYME ESTATES	LAY LANE & SONORA HARDIN SPRINGS RD	2	5.1340	7/6/2016	7/14/2016
LAKWOOD LOT 11B, SECTION 1	43 GREENCREST DR	0	0.2520	4/15/2016	7/15/2016
		5	23.9240		

Total Records: 8

8/1/2016

YEARLY TOTALS		23	161.84
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Hardin County Board of Adjustment

Minutes: 4 August 2016

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Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 18 August 2016 at 5:00 pm and called for the meeting to be adjourned at 5:49 pm Board Member Youngblood made a motion to adjourn the meeting. Board Member Steck provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 18th DAY OF AUGUST 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 21 July 2016

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Chairman Krausman called to order the three hundredth and fifty ninth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 21 July 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Other Board Members in attendance were Vice Chairman Greg Youngblood and Board Member Steck. Also in attendance were, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

At 5:01 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck conducted the swearing in ceremony for all those in attendance who planned to speak and announced that the first item on the agenda is a Variance from the front building setback line along Dogwood Drive to allow for a 24' x 32' garage to encroach the front building setback line. The property is a 1.110 acre site located at 2197 S Boundary Rd, Elizabethtown, KY and identified with the PVA Map Number 180-00-00-031. The property is owned by **David Underdonk** and is located in the North Urban Planning Area and is zoned Urban Residential (R-1). Assistant Director King explained the public notice requirements, reviewed the application and entered the exhibits into the record. Paul Underdonk, the Applicant of 326 Dogwood Drive, Radcliff, KY spoke in favor and answered any questions from the Board Members and staff. Board Member Steck made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood, there are not any safety concerns and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- c. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line along Dogwood Drive to accommodate the existing 24'x32' garage. All future structures and additions shall comply with building setbacks as shown on the Amended Plat.
2. An Amended Record Plat with a Variance Note shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

Hardin County Board of Adjustment

Minutes: 21 July 2016

Page 2 of 2

At 5:17 p.m. Chairman Krausman called for consideration and action on the **Annual Nomination and Election of Officers**. Board Member Steck made a motion for the officers to remain the same. Board Member Youngblood provided the second. Motion passed unanimously.

At 5:18 p.m. Chairman Krausman called for consideration and action on the **Minutes (attached)** of the 7 July 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Steck provided the second. Motion passed unanimously.

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

KY251/Shepherdsville Rd Project KYTC is in the early design phase between Ring Rd and KY434/Battle Training Rd. As part of this project, the intersection of KY251 and Wooldridge Ferry is being discussed between KYTC and the County. Several options are available that would have various effects on Wooldridge Ferry, Tunnel Hill Church Rd and E Bryan Rd.

Airview Wastewater Treatment Plant The County is in receipt of a Notice from the Airview Wastewater Treatment Plant of their plans to file an application with the PSC to abandon utility property and surrender its interests of the Wastewater Treatment Plant. City/County officials will meet with utility groups to discuss the options for Airview.

Chairman Krausman announced that the next regular scheduled meeting will be held on Thursday 4 August 2016 at 5:00 pm and called for the meeting to be adjourned at 5:42 pm Board Member Steck made a motion to adjourn the meeting. Board Member Youngblood provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 4th DAY OF AUGUST 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 7 July 2016

Page 1 of 3

Chairman Krausman called to order the three hundredth and fifty eighth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 7 July 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Vice Chairman Greg Youngblood, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet.

At 5:02 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that the first item on the agenda is a Variance from the front building setback to accommodate for a 28'x28' addition and a 6' covered front porch. The property is a 5.3 acre site located at 3485 Wooldridge Ferry Rd, Elizabethtown, KY and identified with the PVA Map Number 228-00-00-004. The property is owned by **Charles & Belinda Davis** and is located in the Kentucky 313 Corridor Planning Area and is zoned Residential Estates (R-3). Assistant Director King reviewed the application and the history of the property and presented exhibits. Belinda Davis, the owner of 3485 Wooldridge Ferry Rd, spoke in favor and answered any questions from the Board Members and staff. Charles Davis, the owner of 3485 Wooldridge Ferry Rd spoke in favor and answered any questions from the Board Members and staff. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- d. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line along Wooldridge Ferry Road to allow for the proposed addition and a 6' front covered porch.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

Hardin County Board of Adjustment

Minutes: 7 July 2016

Page 2 of 3

At 5:57 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 23 June 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Steck provided the second. Motion passed unanimously.

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

JUNE 2016 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 34 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 3 New lots approved for the month • 18 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 13 SFD Permits for the month • 70 SFD Permits for the year • 130 Total Building Inspections for the month • 483 Total Building Inspections for the year • 212 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 86 Total Permits for the month • 397 Total Permits for the year • 142 Total Electrical Inspections for the month • 700 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE 2016

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
WIMP ESTATES, LOTS 1A & 2	WIMP LANE	1	0.9189	4/11/2016	6/3/2016
JAY'S LIVING THE DREAM	1067 ADKINS ROAD	1	5.0720	5/24/2016	6/8/2016
BOHANNON SUBDIVISION, LOTS 5B & 8B	2961 LOWER COLESBURG RD	0	0.0000	5/27/2016	6/10/2016

Hardin County Board of Adjustment

Minutes: 7 July 2016

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BROOKSIDE ESTATES, SECTION 1, LOT 1B & SECTION 2, LOTS 31A AND 33A	OAKBROOK LANE	-3	0.0000	5/10/2016	6/10/2016
AMBROOK ESTATES, LOTS 66 & 67	52 HERA ROAD	-1	0.0000	6/14/2016	6/21/2016
BLACKBURN ESTATES, SECTION 2, LOTS 129 & 130	440 CARROLL AVENUE	-1	0.0000	6/2/2016	6/22/2016
COLESBURG FARMS SUBDIVISION LOT 1	BATTLE TRAINING ROAD	0	8.9600	5/9/2016	6/23/2016
AMANDA'S ACRES SUBDIVISION	279 LAMBERT LANE	1	3.0060	6/15/2016	6/24/2016
MARK'S ACRES SUBDIVISION	1245 W BRYAN RD	0	0.0000	6/9/2016	6/27/2016
COSTIN ACRES	947 LARUE LANE	0	0.0000	12/1/2015	6/29/2016
		-2	17.9569		

Total Records: 10

7/5/2016

YEARLY TOTALS		18	137.916
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Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 21 July 2016 and declared the meeting adjourned at 5:59 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF JULY 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 23 June 2016

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Chairman Krausman called to order the three hundredth and fifty seventh meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 23 June 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Vice Chairman Greg Youngblood, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson, County Engineer, Vicki Meredith, P E and the individuals listed on the attached sign-in sheet.

At 5:02 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that first item on the agenda is a Variance from the front building setback line along a 50' right-a-way for a future street to accommodate a house under construction. The property is a .90 acre site located at 114 Wellesly Court, and being Lot 11 of Habersham Subdivision, Section 3, Elizabethtown, KY and identified with the PVA Map Number 169-00-03-011. The property is owned by **Docvo Enterprise** and is located in the West Urban Planning Area and is zoned Urban Residential (R-1). Assistant Director King reviewed the application and the history of the property and presented exhibits. Dr. Jeff Vo, the owner of 114 Wellesly Court, spoke in favor and answered any questions from the Board Members and staff. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line along the Right-of-way for Future Street to allow for the existing house under construction to be no closer than 30' from the front property line. All future structures and additions must comply with Building Setbacks as shown on the Amended Plat.
2. An Amended Record Plat shall substitute for the required Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

At 5:21 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is a Conditional Use Permit to construct an Accessory Structure that exceeds the square

Hardin County Board of Adjustment

Minutes: 23 June 2016

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footage of the Single Family Dwelling on site. The property is a \pm .3.49 acre site located at 596 Larue Lane, Elizabethtown, KY and within the Natural Resource Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 258-00-00-006.02 and the property is owned by **David & Patricia Borders**. Assistant Director King reviewed the application and the history of the property and presented exhibits. The owner, David Borders of 596 Larue Lane, provided testimony, entered in exhibit "I" a building plan diagram and answered questions from the Board Members and staff. Board Member Youngblood stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 3.12) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing), Board Member Youngblood made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the construction of a 36'x36' garage to be constructed on site which exceeds the size of the single family dwelling.
2. The proposed garage will be blue metal siding with a white metal roof.
3. Access to the garage shall be from the existing driveway.
4. Additional screening or landscaping shall not be required.
5. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
6. All building activities shall conform to provisions of the Kentucky Building Code.
7. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

Hardin County Board of Adjustment

Minutes: 23 June 2016

Page 3 of 3

At 5:33 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 9 June 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Steck provided the second. Motion passed unanimously.

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

COUNTY EMPLOYEE PICNIC

Staff attended the picnic held on Thursday, June 2nd. A drawing was held to which 1 of our staff was recipient of the numerous prizes. We provided a gift card to Chick-fil-A Restaurant in the amount of \$25 for the drawing. Adam King was the big winner from the office.

SAFETY COMMITTEE MEETING

Susan Bowen attended the Safety Meeting held at the Hardin County Road Department June 22nd. Preventing work related injuries for the county was discussed. The Road Department has recently purchased laser-vehicle counters. These keep the employees off roads and out of the line of traffic.

ON-LINE PERMITTING

The Planning Commission has launched an online permitting portal. Citizens and Contractors can use the system to track the status of applications and apply for Building and Electrical Permits.

Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 7 July 2016 and declared the meeting adjourned at 5.45 p.m.

ADOPTED AND APPROVED THIS 7th DAY OF JULY 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 9 June 2016

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Chairman Krausman called to order the three hundredth and fifty sixth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 9 June 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Youngblood to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. Secretary Steve Steck was absent.

At 5:05 p.m. Chairman Krausman appointed Board Member Youngblood to serve as the hearing officer. Hearing Officer Youngblood announced that item "A" on the agenda is a Variance from the side building setback to accommodate for a 12'x28' shed to remain on the property. The property is a .46 acre site located at 6832 Bardstown Road, Elizabethtown, KY and identified with the PVA Map Number 262-00-01-004. The property is owned by **Brandon & Sara Collins** and is located in the East Hardin Planning Area and is zoned Rural Residential (R-2). Assistant Director King reviewed the application and the history of the property and presented exhibits. Brandon Collins, the owner of 6832 Bardstown Road, spoke in favor and answered any questions from the Board Members and staff. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- e. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the side building setback line to allow for the shed to be no closer than 5'.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required (Health Department or Road Department approval is not required).
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously.

At 5:26 p.m. Chairman Krausman appointed Board Member Youngblood to serve as the hearing officer. Hearing Officer Youngblood announced that item "B" on the agenda is a Variance requesting relief from the 1:4 lot width-to-length ratio to allow for the 14.36 acres to be further subdivided. The property is a 14.36 acre site located at 1245 W

Hardin County Board of Adjustment

Minutes: 9 June 2016

Page 2 of 4

Bryan Road, Elizabethtown, KY and identified with the PVA Map Number 218-00-00-100. The property is owned by **Mark & Pamela Hinton** and is located in the North Urban Planning Area and is zoned Urban Residential (R-1). Assistant Director King reviewed the application and the history of the property and presented exhibits. Mark Hinton, the owner of 1245 W Bryan Road, spoke in favor and answered any questions from the Board Members and staff. Board Member Youngblood made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the 1:4 lot width-to-length ratio to allow for the approval of a two lot subdivision plat.
2. A Record Plat prepared by a Licensed Surveyor shall be required and shall substitute for the Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously.

At 5:55 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 5 May 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Chairman Krausman provided the second. Motion passed unanimously.

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

FISCAL COURT REAPPOINTMENT (12 April 2016) Hardin County Fiscal Court has reappointed Bob Krausman to the Board of Adjustment. Bob Krausman is the longest tenured member of the Board and celebrates his 21st year on 24 July 2016. His term will end 30 June 2020.

EXECUTIVE COMMITTEE Assistant Director Adam King, AICP was elected by his professional colleagues to a 2nd term as the Secretary of the Executive Committee for the Executive Committee for APA KY. Congratulations Adam!

Hardin County Board of Adjustment

Minutes: 9 June 2016

Page 3 of 4

16 YEARS OF SERVICE Director Wesley Wright celebrated 16-years of service with the Planning Commission on 18 May 2016. Wesley was hired fresh out of Western Kentucky University by Chris Hunsinger on 18 May 2000.

CECILIA VALLEY ELEMENTARY SCHOOL The groundbreaking for the new Cecilia Valley Elementary School took place on Tuesday, May 24 at 3 pm. Issaac Tatum Construction of Lebanon, KY won the bid to construct the school. Staff has been in contact with Tim Tatum, Project Manager, on the local permit and will continue to follow the project improvements.

MAY 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 24 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 4 New lots approved for the month• 20 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 14 SFD Permits for the month• 57 SFD Permits for the year• 97 Total Building Inspections for the month• 352 Total Building Inspections for the year• 170 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 74 Total Permits for the month• 311 Total Permits for the year• 110 Total Electrical Inspections for the month• 558 Total Electrical Inspections for the year

SUBDIVISION PLATS APPROVED SINCE LAST MEETING:

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SCROGERS SUBDIVISION	4676 GLENDALE HODGENVILLE RD	0	0.0000	2/29/2016	5/11/2016
KENDRICKS ACRES SUBDIVISION	995 RED MILL ROAD	1	17.7040	1/4/2016	5/16/2016

Hardin County Board of Adjustment

Minutes: 9 June 2016

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PRAIRIE VIEW ESTATES, LOT 48, SECTION 2 & LOT 54A, SECTION 3	BULLION BLVD & PRAIRIE VIEW DRIVE	1	0.0000	1/2/1900	5/18/2016
AKERS VALLEY OF DREAMS	AKERS SCHOOL ROAD	0	0.0000	5/4/2016	5/24/2016
NORMALINE SKEES - TRACT "A"	780 NOLIN RD	2	18.4110	5/17/2016	5/26/2016
MARIGOLD MEADOWS, SECTION 1, LOTS 5 & 6	NACKE PIKE ROAD	-1	0.0000	1/2/1900	5/27/2016
WIMP ESTATES, LOTS 1A & 2	WIMP LANE	1	0.9189	4/11/2016	6/3/2016
		4	37.0339		

Total Records: 7

6/7/2016

YEARLY TOTALS		21	119.959
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Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 23 June 2016 and declared the meeting adjourned at 6:00 p.m.

ADOPTED AND APPROVED THIS 23rd DAY OF JUNE 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 5 May 2016

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Chairman Krausman called to order the three hundredth and fifty fifth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 5 May 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Assistant Director Adam King, AICP, Vice Chairman Greg Youngblood and the individuals listed on the attached sign-in sheet. Director Wesley Wright, Planning Assistant Melissa Wilson, and County Engineer, Vicki Meredith, P E, were not in attendance.

At 5:03 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the first item on the agenda is a continuation from a hearing held on 21 April 2016, an Amended Conditional Use Permit to allow for an automotive repair business to continue on the property within an accessory structure. The site is a \pm 3 acre site located at 1600 Harris School Road, Rineyville, KY, within the Natural Resource Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 066-00-00-018.02 and the property is owned by **Frank Anglin Jr.** Assistant Director King reviewed the application and the history of the property and presented exhibits. Frank Anglin Jr, the owner of 1600 Harris School Rd, provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Steck stated that this request for an Amended Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

Hardin County Board of Adjustment

Minutes: 5 May 2016

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According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing), Board Member Steck made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 8AM and 8PM Monday – Saturday.
2. Only five (5) customer vehicles shall be parked outdoors on site at one time.
3. Fifteen (15) vehicles may be stored site and shall be completely screened from view of the right-of-way and adjoining properties in the two designated areas. The areas shall be 40' x 50' in size with gravel parking surface and a minimum of 100' off the property lines. Five (5) of these vehicles may be non-operational and/or non-licensed and registered.
4. The Staff will conduct a Site Visit within 6 months (5 November 2016) to verify compliance with Conditions 2 & 3 concerning the number of cars on site. An inventory of vehicles will be conducted and maintained.
5. All of the building materials, debris, flat bed trailers and the camper trailer must be moved, to not be visible from the right-of-way and adjoining properties within 60 days.
6. There shall be no employees of the business who do reside on the premises.
7. This Conditional Use Permit shall allow for general Auto Repair with Paint & Auto Body work not being permitted.
8. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.
9. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
10. This Conditional Use Permit shall be issued to the current property owner, Frank Anglin Jr., and is not transferable.
11. All building activities shall conform to provisions of the Kentucky Building Code.
12. This Conditional Use Permit shall be for a period of three (3) years and expire on 5 May 2019.
13. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

At 5:55 p.m. Chairman Krausman announced that the Conditional Use Permit request by **Cornerstone Church of God** has been withdrawn. The applicant is pursuing annexation into the City of Elizabethtown so that the Conditional Use Permit shall not be required.

Hardin County Board of Adjustment

Minutes: 5 May 2016

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At 6:00 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is a Conditional Use Permit to allow for the construction of a 50' X 56' Pole Barn for Agricultural use on a \pm 1.2 acre site known as Lot 11 of Sagebrush Corners. The site is located between Rineyville Rd (KY 1600) and Sage Court within the Rineyville Rural Village Planning Area and zoned Convenience Commercial (C-1). The PVA Map Number is 121-00-00-006.13 and the property is owned by **Jacob & Tracy Geer**. Assistant Director King reviewed the application and the history of the property and presented exhibits. The owner, Jacob Geer of 7065 Rineyville Rd, provided testimony and answered questions from the Board Members and staff. The owner, Tracy Geer of 7065 Rineyville Rd, provided testimony and answered questions from the Board Members and staff. Elaine Geer of 7165 Rineyville Rd, provided testimony and answered questions from the Board Members and staff. Hearing Officer then asked if anyone would like to speak in opposition. Stephen Chamberlan of 459 Schlafer Way, then spoke in opposition, provided testimony and answered questions from the Board Members and staff. Board Member Steck stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 3.12) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing), Board Member Steck made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

Hardin County Board of Adjustment

Minutes: 5 May 2016

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1. This Conditional Use Permit shall allow for the construction of a 50'x56' pole barn for Agricultural Use built to the KY Residential Building Code on a commercial zoned property (Lot 11 of Sagebrush Corners).
2. The proposed Pole Barn will have brown metal siding with a green metal roof. And be open sided facing the Geer's home on KY 1600.
3. Access to the barn shall be from the existing residential entrance at 7065 Rineyville Road (KY 1600) on adjoining Lot 7A. No additional entrances to Rineyville Road (KY 1600) shall be permitted. If the ownership of Lot 7A or Lot 11 changes, access may be provided from Sage Court.
4. A wood post & woven wire fence shall be installed around the perimeter of the property.
5. Screening in the form of evergreen trees (5' tall, planted 10' on center) shall be required along the 200' side property line between Lots 10 & 11.
6. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
7. All building activities shall conform to provisions of the Kentucky Building Code.
8. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

At 6:35 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 21 April 2016 meeting. Board Member Steck made a motion to approve the minutes. Member Youngblood provided the second. Motion passed unanimously.

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

APRIL 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 10 Subdivision plats were approved for the month• 18 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 9 New lots approved for the month• 17 Net lots approved for the year
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Hardin County Board of Adjustment

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SUBDIVISION PLATS APPROVED SINCE LAST MEETING:

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PADGETT VIEW ESTATES, SECTION 2, LOTS 24, 25, 36, 39, & 40	EVENING STAR COURT & MAYFIELD COURT	0	0.0000	3/31/2016	4/26/2016
STANLEY'S BLACK ANGUS FARM, LOT 3, SECTION 3 & BOUNDARY SURVEY OF ANTHONY BROWN PROPERTY	1085 TOM BROWN RD	0	-16.3450	4/15/2016	4/26/2016
BACON CREEK MEADOWS SECTION 3 LOTS 59 & 60	165 FIELDSTONE WAY	0	0.0000	4/20/2016	4/28/2016
KIKO FARM SUBDIVISION	597 GILEAD CHURCH RD	2	18.9600	1/2/1900	4/29/2016
		2	2.6150		

Total Records: 4

5/5/2016

YEARLY TOTALS		17	91.616
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PLANNING AND DEVELOPMENT COMMISSION MEETING (3 May 2016)

- **APPROVED, MAP AMENDMENT PUBLIC HEARING**– DOUG LEASOR is requesting a zone change from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) for the remaining ±2.75 acres of Leaser Electric in Rineyville. The site is located at the intersection of Rineyville Rd (KY 1600) and Oakbrook Lane. (Resolution 2016-003).

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- **APPROVED, MAP AMENDMENT PUBLIC HEARING**— ROD & ELIZABETH GRUSY are requesting a Zone Change from Rural Residential (R-2) to Convenience Commercial Zone (C-1) for a 13.39 acre portion of a 20.69 acre tract.

Additionally, a Variance from the required road frontage (200-feet) and the 1:3 lot width-to-length ratio is being requested for the remaining 7 acre balance around the existing house. The site is located at 6105 Bardstown Rd. (Resolution 2016-004).

Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 9 June 2016 and declared the meeting adjourned at 6:40 p.m.

ADOPTED AND APPROVED THIS 9th DAY OF JUNE 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 21 April 2016

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Chairman Krausman called to order the three hundredth and fifty fourth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 21 April 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP and Planning Assistant Melissa Wilson, and the individuals listed on the attached sign-in sheet. Vice Chairman Greg Youngblood and County Engineer, Vicki Meredith, P E, were not in attendance.

At 5:01 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the first item on the agenda is an Amended Conditional Use Permit to allow for an automotive repair business to continue on the property within an accessory structure. The site is a \pm 3 acre site located at 1600 Harris School Road, Rineyville, KY, within the Natural Resource Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 066-00-00-018.02 and the property is owned by **Frank Anglin Jr.** Assistant Director King reviewed the application and the history of the property and presented exhibits. Frank Anglin Jr, the owner of 1600 Harris School Rd, provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Krausman made a motion to continue the application until the next scheduled hearing 5 May 2016 in order for the Board Members and staff to conduct a site visit.

Board Member Steck provided the second. Motion passed unanimously.

At 5:34 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that item "B" on the agenda is a Variance requesting relief from the minimum road frontage requirement in order to combine acreage from an adjoining farm to a 1.43 acre house lot along a private lane that is not county maintained. The property is a 1.43 acre site located at 1770 E. Millerstown Road and identified with the PVA Map Number 113-00-00-003.01. The property is owned by **Carlos & Rebecca Meredith** and is located in the South Hardin Planning Area and is zoned Rural Residential (R-2). Director Wright reviewed the application and the history of the property and presented exhibits. Carlos Meredith, the owner, of 1770 E Millerstown Rd spoke in favor and answered any questions from the Board Members and staff. Board Member Steck made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

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- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the required road frontage to allow for the approval of a subdivision plat on a private road.
2. The existing ± 1.5 acre tract will acquire ± 0.5 acres off of an adjoining ± 45 acre farm.
3. A Record Plat prepared by a Licensed Surveyor shall be required and shall substitute for the Site Plan.
4. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously.

At 5:46 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that item "C" on the agenda is a Variance from the front building setback along Sportsman Lake Road to allow for the construction of two (40'X100') barn structures on an existing concrete pad for the storage of farm equipment and hay on an existing concrete pad. The property is a 5 acre site located in the 4000 block of Sportsman Lake Road across from Puckett Lane and identified with the PVA Map Number 224-00-00-006.01. The property is owned by **David & Kim Pepper** and is located in the South Dixie Corridor Planning Area and is zoned Rural Residential (R-2). Assistant Director King reviewed the application and the history of the property and presented exhibits. David Pepper, the owner, of 4566 Glendale Rd spoke in favor and answered any questions from the Board Members and staff. Mr. Pepper explained to the Board that he would prefer to build pole barns rather than the previously stated hoop barns because the pole barns are more durable. Board Member Steck made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- c. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

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The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback to allow for two 40'x100' pole barns to be no closer than 27' from the front property line and within the footprint of the concrete pad.
2. Zoning Permits shall be required for these Agricultural Exempt structures.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required (Health Department & Road Department approval shall not be required).
4. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk

Chairman Krausman provided the second. Motion passed unanimously.

At 6:11 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that item "D" on the agenda is a Variance from the front building setback line to allow for a manufactured home to be placed on the property. The property is a 0.67 acre tract and 0.57 acre tract located at 440 Carroll Avenue and identified with the PVA Map Number 121-00-0B-129 & 121-00-0B-130. The property is owned by **Stephen Reesor** and is located in the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1). Director Wright reviewed the application and the history of the property and presented exhibits. David Yates, the Applicant, of 440 Carroll Avenue spoke in favor and answered any questions from the Board Members and staff. Board Member Steck made a motion to grant a variance based on the staff presentation, the testimony provided in the public hearing, because it is not out of character with the neighborhood and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback to allow for a proposed manufactured home to be no closer than 60' to the center line of Carroll Avenue.
2. The manufactured home will be permitted a 8'x70' deck that shall be covered but not enclosed.

Hardin County Board of Adjustment

Minutes: 21 April 2016

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3. An Amended Record Plat shall be required merging the two lots together and shall substitute for the required Site Plan.
4. Building and Electric permits must be secured from the KBC program of our office.
5. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Chairman Krausman provided the second. Motion passed unanimously.

At 6:27 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 17 March 2016 meeting. Board Member Steck made a motion to approve the minutes with an amendment on page 3 stating "Board Member Steck provided the second. Motion passed unanimously". Chairman Krausman provided the second. Motion passed unanimously.

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

FISCAL COURT REAPPOINTMENT (22 March 2016) Hardin County Fiscal Court has reappointed Greg Lowe to the Planning Commission. His term will end 30 April 2020.

CONTINUING EDUCATION (4 April 2016) Susan Bowen attended an Open Meetings and Open Records Management Training at the Lincoln Trail Area Development District.

FISCAL COURT REAPPOINTMENT (12 April 2016) Hardin County Fiscal Court has reappointed Robert Krausman to the Board of Adjustment. His term will end 30 June 2020.

CONTINUING EDUCATION (18-19 April 2016) Ed Bryan will attend the CAAK Spring Training Conference in Louisville, Kentucky.

CONTINUING EDUCATION (May 2015) Adam King and Wesley Wright will attend the KY Chapter of the American Planning Association at the Holiday Inn University Plaza in Bowling Green, Kentucky from 18-20 May. A Planning Commissioner Workshop session is offer on 19 May from 8:30 – 5:30 CST. Greg Lowe will attend. Please let staff know if you are interested.

Hardin County Board of Adjustment

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FEBRUARY 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 6 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 4 New lots approved for the month • 6 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 7 SFD Permits for the year • 47 Total Building Inspections for the month • 102 Total Building Inspections for the year • 32 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 32 Total Permits for the month • 96 Total Permits for the year • 105 Total Electrical Inspections for the month • 209 Total Electrical Inspections for the year

MARCH 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 2 Subdivision plats were approved for the month • 8 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 2 New lots approved for the month • 8 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 21 SFD Permits for the month • 28 SFD Permits for the year • 77 Total Building Inspections for the month • 179 Total Building Inspections for the year • 80 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 77 Total Permits for the month • 172 Total Permits for the year • 110 Total Electrical Inspections for the month • 319 Total Electrical Inspections for the year

Subdivision Name	Site Address	Lots	Acres (All Permits)	Completed Date	Final Date
THE ORCHARD, LOT 20B	GALA COURT	1	1.1030	3/2/2016	3/8/2016
KEARA'S CORNER SUBDIVISION	FLINT HILL ROAD	1	1.3120	11/4/2015	3/23/2016
CREWZ ACRES	329 GRAYSON	2	29.8620	3/23/2016	4/4/2016
WINGHAVEN SECTION 4	OVERALL PHILLIPS RD	3	12.3000	1/2/1900	4/11/2016
		7	44.5770		

Total Records: 4

4/18/2016

YEARLY TOTALS		13	62.1890
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Hardin County Board of Adjustment

Minutes: 21 April 2016

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PLANNING AND DEVELOPMENT COMMISSION MEETING (19 April 2016)

- **TABLED, MAP AMENDMENT PUBLIC HEARING**– DOUG LEASOR is requesting a zone change from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) for the remaining ± 2.75 acres of Leaser Electric in Rineyville. The site is located at the intersection of Rineyville Rd (KY 1600) and Oakbrook Lane. (Resolution 2016-003).
- **APPROVED**, Action on a Resolution to Revoke the Subdivision Plat of Stanley's Black Angus Farm, Section 3.

Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 5 May 2016 and declared the meeting adjourned at 6:30 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF MAY 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 17 March 2016

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Chairman Krausman called to order the three hundredth and fifty third meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 17 March 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Vice Chairman Greg Youngblood, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson, Assistant County Attorney Don Jones, and the individuals listed on the attached sign-in sheet. County Engineer, Vicki Meredith, P E was not in attendance.

At 5:01 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the first item on the agenda is a continuation from a hearing held on 3 March 2016, an Amended Conditional Use Permit to allow for an existing Home Occupation (Kitchen Designs) to remain on the property within an Accessory Structure. The site is a \pm 1.63 acre site located at 164 N Sunset Avenue and being Lot 25A of Enchanted Acres Subdivision, within the Cecilia Rural Village Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 147-00-01-025 and the property is owned by **Barry & Bobbi Jones**. Director Wright reviewed the application and the history of the property and presented additional exhibits into the record that had been submitted after the first hearing including: exhibit "N" Department of Environmental Protection Report, exhibit "O" EPA complaint filed by Lewis, exhibit "P" photos of fire submitted by Lewis and exhibit "Q" Correspondences faxed by Lewis. Director Wright announced that both Air Quality & the Division of Water from the State had completed inspections. There was no evidence of any violations but they would be sending a letter regarding their site visit. It was also announced that all 3 Board Members had individually visited the site. Hearing Officer Steck then asked if anyone would like to speak in favor. No one spoke. Hearing Officer then asked if anyone would like to speak in opposition. Gary Lewis, of 10806 Taylor Lake Road provided testimony, entered in exhibit "R" (packet of information and photos) in opposition and answered questions from the Board Members and staff. Mary Isham then spoke in opposition, entered in exhibit "S" (photos & packet provided by Isham), provided testimony and answered questions from the Board Members and staff. Hearing Officer Steck then asked for any other general comments. Raymond Highbaugh of 10 S. Sunset Avenue spoke in favor, provided testimony and answered any questions from the Board Members and staff. Board Member Youngblood stated that this request for a Amended Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

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- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Board of Adjustment (the staff presentation and the testimony presented in the Public Hearing), Board Member Youngblood made the motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit to exceed the definition of a Home Occupation shall be good for five years from 17 March 2016 to 17 March 2021.
2. This Conditional Use Permit will allow for the existing Accessory Structure (24'x28' pole barn) to be used for Kitchen Designs Cabinet Shop.
3. A Change of Use Building Permit to commercial shall be required.
4. The hours of operation shall be from 7am to 6pm Monday thru Saturday.
5. The maximum number of employees on site shall be one.
6. Only three vehicles (two trucks and one box trailer) associated with the business activity shall be parked or kept on site and must be parked to the side of the building, not visible from the road.
7. No signage advertising the business shall be permitted.
8. There shall be no outdoor storage of equipment or materials associated with the cabinet business.

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9. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
10. The existing building and vehicle/equipment parking area shall be landscaped, maintained and illustrated on the Site Plan.
11. Deliveries shall be limited to a twenty foot box truck once a week. No semi-truck deliveries shall be permitted.
12. This Conditional Use Permit shall be issued to the current property owner, Barry & Bobbie Jones, and shall expire when the property is transferred and not be transferable to another property owner.
13. An Amended Subdivision Plat of Enchanted Acres Lot 25 merging the property into a single lot (Lot 25A) shall be required.
14. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
15. There shall be no open burning/fires on the property.

Board Member Steck provided the second. Motion passed unanimously.

At 5:53 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 3 March 2016 meeting. Board Member Steck made a motion to approve the minutes. Board Member Youngblood provided the second. Motion passed unanimously.

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

SUBDIVISION PLATS APPROVED SINCE LAST MEETING:

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
THE ORCHARD, LOT 20B	GALA COURT	1	1.130	3/2/2016	3/8/2016
		1	1.130		

Total Records: 1

3/16/2016

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PLANNING AND DEVELOPMENT COMMISSION: The meeting scheduled for Tuesday, 15 March was cancelled due to lack of action items. *The next Commission meeting is scheduled for Tuesday, 19 April, 2016 at 5:00 p.m.*

Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 21 April 2016 and declared the meeting adjourned at 6:43 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF APRIL 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 3 March 2016

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Chairman Krausman called to order the three hundredth and fifty second meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 3 March 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Vice Chairman Greg Youngblood, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson, Assistant County Attorney Don Jones, and the individuals listed on the attached sign-in sheet. County Engineer, Vicki Meredith, P E was not in attendance.

At 5:01 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the first item on the agenda is a Amended Conditional Use Permit to allow for an existing Home Occupation (Kitchen Designs) to remain on the property within an Accessory Structure. The site is a \pm 1.67 acre lot located at 164 N Sunset Avenue and being Lot 25A of Enchanted Acres Subdivision, within the Cecilia Rural Village Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 147-00-01-025 and the property is owned by **Barry & Bobbi Jones**. Director Wright reviewed the application and the history of the property and presented exhibits. The Owner, Barry Jones of 164 N Sunset, provided testimony and answered questions from the Board Members and staff. Woodward Well of 46 N Sunset Avenue, spoke in favor, provided testimony and answered questions from the Board Members and staff. Carl McKinley, of 12 N Sunset spoke in favor, provided testimony and answered any questions from the Board Members and staff. Brenda Skees of 248 Bethlehem Academy Rd spoke in favor, provided testimony and answered questions from the Board Members and staff. Monica Ruehling of 56 S Sunset Avenue, provided testimony and answered questions from the Board Members and staff. Hearing Officer then asked if anyone would like to speak in opposition. Mary Isham spoke in opposition, entered in exhibit "K" (photos provided by Isham), provided testimony and answered questions from the Board Members and staff. Gary Lewis of 10806 Taylor Lake Rd, Goshen, KY spoke in opposition, entering in exhibit "L" (informational packet presented by Gary Lewis) and exhibit "M" (newspaper article referring to a Cecilia fire) and answered questions from the Board Members and staff. Hearing Officer Steck then asked for any other general comments. Barry Jones provided testimony and answered questions that arose from Isham and Lewis's testimony. Woodward Well provided testimony in favor and answered questions from the Board. Carl McKinley provided testimony in favor and answered questions from the Board. Brenda Skees provided testimony in favor and answered questions from the Board. Gary Lewis provided testimony in opposition. Board Member Steck made a

Hardin County Board of Adjustment

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motion to continue the application until the next scheduled hearing 17 on March 2016 in order for the Board Members and staff to conduct a site visit.

Board Member Youngblood provided the second. Motion passed unanimously.

At 6:02 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is an Amended Conditional Use Permit to allow for the expansion of Hardin County Honda onto adjoining property to the north. The site is a \pm .90 acre portion of a 16.38 site located on the east side of Dixie Hwy (US 31W) at 5608 N Dixie Hwy, Elizabethtown, within the North Dixie Corridor Planning Area and zoned General Commercial (C-2). The PVA Map Number is 118-40-02-002 and the property is owned by **Stone Mark Enterprises, LLC**. Assistant Director King reviewed the application and the history of the property and presented exhibits. The Surveyor, Jeremy Lynch of 5735 N Dixie Hwy, provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Youngblood stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 3.12) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System, and the proceedings before the Board of Adjustment, Board Member Youngblood made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. All Building activities shall conform to provisions of the Kentucky Building Code. Building and electric permits shall be acquired prior to the commencement of construction or alteration efforts.

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2. All development activities shall be completed within the time limits prescribed by the Hardin County Development Guidance System, the Kentucky Building Code, the Commission, or the Board of Adjustment.
3. The Conditional Use shall comply with all applicable standards of the Zoning Ordinance, including the parking, landscape, lighting and signage regulations.
4. A maximum of ninety five (95) vehicles may be displayed on the North Lot and 210 on the South Lot and **135 vehicles on the adjoining 0.90 acre portion of the 16.3 acre tract to the north.**
5. The hours of operation shall be 6:00 AM to 9:00 PM on weekdays and 7:00 AM to 6 PM Saturdays and NO sales activities on Sundays.
6. The vegetative landscaping along the front of the property located on each side of the entrance on to North Dixie Highway must be maintained.
7. An Amended Development Plan is required if the North Lot and South Lot are transferred with separate ownership.
8. All wrecked or inoperable vehicles shall be parked in the designated parking area behind the proposed building and screened from view of the right of way and adjoining properties with a six (6) foot tall chain link fence with slats.
9. Landscaping in the form of bushes shall be required to screen the wrecked vehicle storage area from the adjoining property to the rear.
10. An Amended Development Plan shall be submitted and approved in accordance with Development Guidance System, Section 6.
11. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

At 6:21 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is a Conditional Use Permit to allow for a Mobile Home (1975 model) on site. The site is a ± 0.574 acre lot located at 227 Defew Avenue and being Lot 94 of Blackburn Estates, within the Rineyville Rural Village Planning Area and zoned Urban Residential (R-1). The PVA Map Number is 121-00-0B-094 and the property is owned by **Jeffrey & Teresa Bromley**. Assistant Director King reviewed the application and the history of the property and presented exhibits. The Owner, Jeffrey Bromley of 263 Defew Avenue, provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Youngblood stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE

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SYSTEM Ordinance (Section 3.12) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System, and the proceedings before the Board of Adjustment, Board Member Youngblood made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the placement of a mobile home (1975 model) on Lot 94 of Blackburn Estates.
2. The 14' x 66' Mobile Home (1975) shall contain a minimum of 924 square feet of living space.
3. The Mobile Home shall have a sewerage system (septic tank and lateral lines) approved by the Environmental Services Office of the Hardin County Health Department.
4. The Mobile Home shall be placed on the property in compliance with building setbacks and be illustrated on a Site Plan.
5. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
6. The skirting on the manufactured home must be maintained.
7. All construction activities on this site shall conform to the provisions of the Kentucky Building Code.
8. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

Hardin County Board of Adjustment

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At 6:38 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 4 February 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Steck provided the second. Motion passed unanimously.

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

PATRIOT PARKWAY (KY 361) AT DECKARD SCHOOL ROAD The KYTC and County Officials met on 17 February to discuss the intersection and review crash data. Design change options were reviewed for the intersection that would alter the traffic pattern. A “J-turn” option was chosen as the preferred option.

CERTIFICATE OF RECOGNITION David Veirs was recently presented a Certificate of Recognition for 40 years (actually 43 years) of membership with the International Association of Electrical Inspectors. David has been a contractor of the Commission since August of 1981.

FEBRUARY 2016 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 6 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 3 New lots approved for the month • 5 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 • 43 Total Building Inspections for the month • 91 Total Building Inspections for the year • 32 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 42 Total Permits for the month • 96 Total Permits for the year • 101 Total Electrical Inspections for the month • 205 Total Electrical Inspections for the year

Subdivision Plats Approved

Subdivision Name	Site Address	Lots	Acres (All Permits)	Completed Date	Final Date
MINIARD ACRES SECTION 1, LOTS 4-9	KRAFT ROAD	2	0.0000	1/26/2016	2/2/2016
JARRET'S ACRES	3063 COPELAND ROAD	1	3.0930	1/29/2016	2/5/2016
LISA'S APOLLO	HARDINBURG RD	0	0.0000	1/12/2016	2/19/2016
		3	3.0930		

Total Records: 3

3/2/2016

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PLANNING AND DEVELOPMENT COMMISSION – A Meeting was held on Tuesday, 1 March 2016 at 5:00 pm and following actions were taken by the Commission:

MAP AMENDMENT PUBLIC HEARING - APPROVED BILLY & CHRISTINE ANN BAILEY were granted a zone change from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) for \pm 2.46 acres to allow for the indoor storage of construction equipment within a proposed 50'x60' pole barn (Bailey's Masonry). The site is located on the south side of Battle Training Road adjacent to 1331 Battle Training Road.

- Audit prepared by Stiles, Carter & Associates for Fiscal Year 2015 ending 30 June 2015 was *approved*
- FY 2017 Budget was *approved*

Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 17 March 2016 and declared the meeting adjourned at 6:43 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF MARCH 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

Hardin County Board of Adjustment

Minutes: 4 February 2016

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Chairman Krausman called to order the three hundredth and fifty first meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 4 February 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Youngblood to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Vice Chairman Greg Youngblood, Secretary Steve Steck, Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. County Engineer, Vicki Meredith, P E and was not in attendance. Assistant County Attorney Steve Wheatley, legal counsel for the Board, was not requested to attend the meeting.

At 5:02 p.m. Chairman Krausman appointed Board Member Youngblood to serve as the hearing officer. Board Member Youngblood announced that the first item on the agenda is a continuation from a hearing previously held on 17 December 2015 and 21 January 2016; it is a Conditional Use Permit to allow for a 40'x46' addition to an existing garage with the total square footage exceeding the square footage of the single family dwelling on site. After meeting with staff the applicant has requested to amend his Conditional Use Permit application. The request is to construct a 32'x40' free standing pole barn with the total square footage exceeding the square footage of the single family dwelling on site. The site is a \pm .95 acre site located at 665 Rineyville Big Springs Road, Rineyville, KY within the North Urban Planning Area and zoned Urban Residential (R-1). The PVA Map Number is 182-20-01-053 and the property is owned by **David Howey**. Assistant Director, Adam King reviewed the application and the history of the property and presented the exhibits and also explained that after PVA had re-evaluated the size of Howey's home that the square footage of the dwelling had been increased. David Howey, the owner, of 665 Rineyville Big Springs Road, provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Chairman Krausman closed the hearing at 5:27 p.m. Board Member Steck stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 3.12) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;

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- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System, and the proceedings before the Board of Adjustment, Board Member Steck made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for the proposed 32'x40' pole barn. The total square footage of the pole barn (1280 sq. ft.) will exceed the size of the dwelling on site (1230 sq. ft.).
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. The pole barn is for residential storage and shall not be used for any Commercial Activity.
4. The proposed pole barn and gate shall be tan siding with a tan metal roof to match the existing pole barn.
5. Screening in the form of a solid wood privacy fence shall be required to screen the building and parking from view of the adjoining property to the east. Screening shall start from the back corner of the neighbor's house to the front corner of the existing structure.
6. There shall be only one non licensed, non-registered or inoperable vehicle on site.
7. All vehicles and materials shall be stored within the pole barns or behind the gate with only the two flatbed trailers and two "pod" storage containers stored outside.
8. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

At 5:28 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is a continuance from 21 January 2016, a Conditional Use Permit to allow for a sign that exceeds the Sign Regulations (Size, Height, & Electronic). The site is a 3.61 acre site located at 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban

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Planning Area and zoned Urban Residential (R-1). The PVA Map Number is 184-00-02-017 and the property is owned by **Cornerstone Church of God**. The hearing was closed on the 21 January 2016 meeting therefore Board member Youngblood made a motion to open the hearing in order to hear additional testimony. Board member Steck provided the second. Motion passed unanimously. Director Wright reviewed the application and the history of the property and presented the exhibits. The Pastor, Luke Bess, of 120 Cornerstone Church Lane, provided testimony and answered questions from the Board Members and staff. Mary Thompson, of 1 E Airview Drive, spoke in favor and answered questions from the Board Members and staff. John House, of 1635 Catalpa Drive, Radcliff KY, spoke in favor and answered questions from the Board Members and staff. Board Member Steck made a motion to table the request until the next board meeting scheduled for Thursday, March 3, 2016, in the 2nd Floor Meeting Room of the Hardin County Government Center in order for the Applicant to view alternative options to include annexation by the City of Elizabethtown and a Map Amendment to Commercial before the Planning Commission.

Board Member Youngblood provided the second. Motion passed unanimously.

At 5:58 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is a Conditional Use Permit to allow for a Permanent Accessory Dwelling (1200 sq. ft. apartment) within a proposed barn. The site is a \pm 25.84 acre lot located at 2312 Wooldridge Ferry Road, within the Colesburg Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 229-00-0C-037 and the property is owned by **Mark & Tiphonie Chitwood**. Director Wright reviewed the application and the history of the property and presented exhibits. The Contractor, Charles Ferguson of 1807 Locust Grove Road, provided testimony and answered questions from the Board Members and staff. Marcia Womack of 2270 Wooldridge Ferry Road expressed concerns regarding the need for additional electrical easements to service the proposed structure. No one spoke in opposition. Board Member Youngblood stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 3.12) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;

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- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- the use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System, and the proceedings before the Board of Adjustment, Board Member Youngblood made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. The property owners, Mark & Tiphonie Chitwood, must occupy either the principal dwelling unit or the accessory dwelling as their principal residence, and at no time receive rent for the owner-occupied unit.
2. Adequate on-site parking must be designated on an approved site plan.
3. A shared driveway shall be required.
4. The Permanent Accessory Dwelling is a 1200 sq. ft. apartment within a 3400 sq. ft. barn and the Principal Dwelling is the existing 3290 sq. ft. home.
5. The Permanent Accessory Dwelling shall be located in the side yard and shall be located as illustrated on the approved Site Plan and in accordance with building setback lines.
6. The exterior finish materials of the Permanent Accessory Dwelling must be the same and visually match the Principal Dwelling on Site (tan siding with white trim & windows and stone accents).
7. The Permanent Accessory Dwelling shall have a sewerage system approved by the Environmental Services Office of the Hardin County Health Department.
8. This Permit is not transferable and the new owners must reapply for the Conditional Use Permit and meet the necessary requirements.
9. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
10. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

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At 6:29 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is an Amended Conditional Use Permit to allow for a Temporary Accessory Dwelling (20x30' Manufactured Home) to remain on the property. The site is a \pm 9.0 acre lot located at 408 Summit Eastview Road, within the West Hardin Planning Area and zoned Rural Residential (R-2). The PVA Map Number is 073-00-00-020 and owned by **Shirley Stillwell**. Assistant Director King reviewed the application and the history of the property and presented exhibits. The owner, Shirley Stillwell of 408 Summit Eastview Road, entered in Exhibit "J" (B1 seal for Manufactured Home), provided testimony and answered questions from the Board Members and staff. No one spoke in opposition. Board Member Steck stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 3.12) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- the use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System, and the proceedings before the Board of Adjustment, Board Member Steck made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. The Temporary Accessory Dwelling shall be a temporary use for no longer than four (4) years from 4 February 2016 and must be removed from the property by 4 February 2020.
2. The existing Manufactured Home on site is a Temporary Accessory Dwelling and has 600 square feet of living space which is less than the Local Average Square Foot Standard of 1057 square feet.
3. The Temporary Accessory Dwelling is for a family need situation shall only be occupied by Hannah Coogle and her immediate family.

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4. Upon the vacancy of the Temporary Accessory Dwelling, it must be removed from the property within six (6) months.
5. This Temporary Accessory Dwelling shall have a sewerage system (septic tank and lateral lines) approved by the Environmental Services Office of the Hardin County Health Department.
6. The Temporary Accessory Dwelling shall be placed on the property as illustrated on the proposed Site Plan.
7. This Conditional Use Permit shall be issued to the current property owners, Shirley Stillwell, and shall expire when the property is transferred and not be transferable to another property owner.
8. A Site Plan shall be submitted and approved in accordance with Development Guidance System, Section 7.
9. The skirting on the manufactured home must be maintained.
10. A B-1 seal is required to be obtained from the KY State Fire Marshall.
11. A Certificate of Land Use Restrictions shall be recorded in the office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

At 6:55 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 21 January 2016 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Steck provided the second. Motion passed unanimously.

At 6:56 Director Wright requested to table the presentation of the 2015 Annual Report Review until the next scheduled meeting.

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

WELLHEAD PROTECTION PLAN (WHPP)

Wesley Wright participated in a Public Hearing at the Colvin Community Center in Radcliff on Tuesday, 26 January 2016. The hearing highlighted ongoing management strategies of the Hardin WHPP in order to protect the District's water sources from contamination. The Planning Team consists of individuals from HCWD#1, HCWD#2, Fort Knox, West Point and the Planning Commission.

JANUARY 2016 REPORT

Plats Recorded: <ul style="list-style-type: none">• 3 Subdivision plats were approved for the month• 3 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 2 New lots approved for the month• 2 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 0 SFD Permits for the month• 0 SFD Permits for the year• 48 Total Building Inspections for the month• 48 Total Building Inspections for the year• 14 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 54 Total Permits for the month• 54 Total Permits for the year• 104 Total Electrical Inspections for the month• 104 Total Electrical Inspections for the year

Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 18 February 2016 and declared the meeting adjourned at 6:58 p.m.

ADOPTED AND APPROVED THIS 3rd DAY OF MARCH 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Minutes: 21 January 2016

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Chairman Krausman called to order the three hundredth and fiftieth meeting of the Hardin County Board of Adjustment at 5:00 p.m. on Thursday, 21 January 2016, in the Hardin County Government Center, 2nd Floor Meeting Room. Chairman Krausman appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson and the individuals listed on the attached sign-in sheet. County Engineer, Vicki Meredith, P E and Vice Chairman Greg Youngblood were not in attendance. Assistant County Attorney Steve Wheatley, legal counsel for the Board, was not requested to attend the meeting.

At 5:03 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that item "C" on the agenda is a request for a Variance from the front building setback line to allow for a covered deck on the side of the house. The property is a 69.3 acre site located at 11225 New Glendale Road (KY 1868) and identified with the PVA Map Number 173-00-00-011. The property is owned by **Donald & Betty Overstreet** and is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Assistant Director King reviewed the application and the history of the property and presented exhibits. Donald Overstreet, the owner, of 11225 New Glendale Road spoke in favor and answered any questions from the Board Members and staff. Chairman Krausman closed the hearing at 5:14 pm. Board Member Steck made a motion to grant a variance because it is not out of character with the neighborhood; it does not create a safety hazard due to the two existing mature trees between it and the road, the fact that the existing house is 15' closer to the road than the side deck and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- c. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback to allow for a covered side deck to be no closer than 80' to the center line of New Glendale Road.
2. The proposed deck may be covered but shall not be enclosed.
3. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

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Chairman Krausman provided the second. Motion passed unanimously.

At 5:16 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is a continuance from 17 December 2015, a Conditional Use Permit to allow for a 40'x46' addition to an existing garage with the total square footage exceeding the square footage of the single family dwelling on site. The site is a .95 acre site located at 665 Rineyville Big Springs Road, Rineyville, KY within the North Urban Planning Area and zoned Urban Residential (R-1). The PVA Map Number is 182-20-01-053 and the property is owned by **David Howey**. Assistant Director King reviewed the application and the history of the property and presented the exhibits. The Owner, David Howey, of 665 Rineyville Big Springs Road, provided testimony and answered questions from the Board Members and staff. Director Wright presented his analysis of previously approved accessory structures by the Board of Adjustment. Gary Yates, of 907 Rineyville Big Springs Road spoke in favor of the application and answered any questions from the Board Members and Staff. Chairman Krausman had reservations as to increasing the size to the building and suggested other alternatives. Board Member Steck made a motion to table the request until the next board meeting scheduled for Thursday, February 4, 2016, in order for the Applicant to sit down with the staff and Building Inspector to go over other alternatives that may be a better solution for everyone. Chairman Krausman provided the second. Motion passed unanimously.

At 6:01 p.m. Chairman Krausman announced that the Conditional Use Permit for **Cornerstone Church of God** regarding a proposed sign that was continued from 7 January 2016 would again be continued until the 4 February 2016 Agenda.

At 6:03 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 7 January 2016 meeting. Board Member Steck made a motion to approve the minutes. Chairman Krausman provided the second. Motion passed unanimously.

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

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	BILLS ACRES SUBDIVISION	S DIXIE HWY	1	6.7470	12/22/2015	1/11/2016
1 FINAL PLAT	LINCOLN ACRES SUBDIVISION, LOT 8A	481 LINCOLN ROAD	0	0.0000	11/12/2015	1/13/2016
1 FINAL PLAT	GEORGE'S ACRES SUBDIVISION	786 NATHANS LANE	1	0.0000	1/6/2016	1/15/2016
			2	6.7470		

Total Records: 3

1/20/2016

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Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 4 February 2016 and declared the meeting adjourned at 6:05 p.m.

ADOPTED AND APPROVED THIS 4th DAY OF FEBRUARY 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary

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Minutes: 7 January 2016

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Chairman Krausman called to order the three hundredth and forty ninth meeting of the Hardin County Board of Adjustment at 5:03 p.m. on Thursday, 7 January 2016, in the Hardin County Government Center, 2nd Floor Meeting Room and appointed Board Member Steck to conduct the swearing in ceremony for all those in attendance who planned to speak. Also in attendance were Director Wesley Wright, Assistant Director Adam King, AICP, Planning Assistant Melissa Wilson, Vice Chairman Greg Youngblood and the individuals listed on the attached sign-in sheet. County Engineer, Vicki Meredith, P E was not in attendance. Assistant County Attorney Steve Wheatley, legal counsel for the Board, was not requested to attend the meeting.

At 5:05 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that the first item on the agenda is a request for a Variance for relief from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a proposed 13.5 acre site located on Kraft Rd and identified with the PVA Map Number 144-00-00-021. The property is owned by **Wirth Crew Properties, LLC** and is located in the West Urban Planning Area and is zoned Urban Residential (R-1). Assistant Director King reviewed the application and the history of the property and presented exhibits. Roger Crew, the owner, of 100 Buckingham Drive, Bardstown, KY spoke in favor and answered any questions from the Board Members and staff. Julie Cantwell, of 194 Bridle Drive, Rineyville, KY asked questions regarding the owner's intentions for the property. Paul Wirth, the owner, of 100 Buckingham Drive, Bardstown, KY spoke in favor and answered any questions from the staff and Board Members. Chairman Krausman closed the hearing at 5:20 pm. Board Member Steck made a motion to grant a variance because it is not out of character with the neighborhood; it does not create a safety hazard and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided as shown.
2. An Amended Record Plat with a Variance Note shall substitute for the required Site Plan.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

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Board Member Youngblood provided the second. Motion passed unanimously.

At 5:23 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Board Member Steck announced that the next item on the agenda is a Conditional Use Permit to allow for the construction of a 15 ft. tall and 94 sq. ft. sign within a residential zone. Additionally, 30 sq. ft. of the sign is proposed to be electronic. The site is a ± 3.61 acre site located at 120 Cornerstone Church Lane, Elizabethtown, KY within the West Urban Planning Area and zoned Urban Residential (R-1). The PVA Map Number is 184-00-02-017 and the property is owned by **Cornerstone Church of God**. Director Wesley Wright reviewed the application and the history of the property and presented the exhibits. Charlie Rodgers, the contractor, of 4544 Shepherdsville Rd, Elizabethtown, KY, spoke in favor on behalf of Cornerstone Church of God for the request and the need for a larger sign based on the location of the property and the road frontage, he entered in Exhibit J (Traffic Count) and Exhibit K (Safety Information), and elaborated on the requests compliance with the Comprehensive Plan and answered questions from the Board members and staff. Chairman Krausman closed the meeting at 5:50 p.m. Chairman Krausman voiced concerns about the sign and the proximity to the single family dwellings located behind the proposed sign and suggest the idea of a zone change to Commercial. Board Member Youngblood expressed concern with allowing an electronic sign in a residential zone. Youngblood made a motion to table the request until the next board meeting scheduled for Thursday, January 21, 2016, in order for the Board Members to conduct a site visit. Board Member Steck provided the second. Motion passed unanimously.

At 6:06 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that the next item on the agenda is a request for a Variance from the front building setback to allow for a 14'x67' manufactured home. The property is a 0.43 acre site located at 204 First Street and identified with the PVA Map Number 199-20-01-007. The property is owned by **John Corneilson** and is located in the North Urban Planning Area and is zoned Urban Residential (R-1). Director Wright reviewed the application and the history of the property and presented exhibits. John Corneilson, the owner, of 204 First Street, Elizabethtown, KY spoke in favor and answered questions from the Board Members and staff. Chairman Krausman closed the hearing at 6:27 pm. Board Member Youngblood made a motion to grant a variance because it is not out of character with the neighborhood; the property has some topography issues; it does not create a safety hazard on the dead end street and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

B. The strict application of the provisions of the regulation would deprive the

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applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback to allow for the proposed 14'x67' manufactured home to be no closer than 46' from the centerline of First Street.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Steck provided the second. Motion passed unanimously.

At 6:28 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that the next item on the agenda is a request for a Variance from the front building setback to allow for a 30'x60' garage to be constructed 90' from the center line of the road. The property is a 17 acre site located at 7945 Rineyville Big Springs Rd and identified with the PVA Map Number 082-00-00-007. The property is owned by **Melvin Dowell & Dorothy Lancaster** and is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Assistant Director King reviewed the application and the history of the property and presented exhibits. Melvin Dowell, the owner, of 7945 Rineyville Big Springs Rd, Elizabethtown, KY spoke on in favor and answered any questions from the Board Members and staff. Chairman Krausman closed the hearing at 6:40 pm. Board Member Steck made a motion to grant a variance because of the property's extreme topography, it is not out of character with the neighborhood and the proposed garage will be in line with the existing house; it does not create a safety hazard and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line to allow for the proposed 30'x60' garage to be no closer than 90' from the center line of Rineyville Big Springs Road (KY 220).

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2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

At 6:44 p.m. Chairman Krausman appointed Board Member Steck to serve as the hearing officer. Hearing Officer Steck announced that the next item on the agenda is a request for a Variance from the front building setback line to allow for a proposed 12'x21' carport to be 43' from the centerline of the road. The property is an 11 acre site located at 2735 Glendale Hodgenville Road West and identified with the PVA Map Number 190-10-00-016. The property is owned by **Ada Caswell** and is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). Assistant Director King reviewed the application and the history of the property and presented exhibits. Loretta Crady, of 667 Battle Training Rd, Elizabethtown, KY spoke in favor and answered any questions from the Board Members and staff. Benny Caswell, of 2115 Centerpoint Rd, White Mills, KY spoke in favor and answered questions from the Board Members and Staff. Chairman Krausman closed the hearing at 6:57 pm. Board Member Steck made a motion to grant a variance because it is not out of character with the neighborhood of the Glendale Rural Village; it does not create a safety hazard and due to it will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243. Findings necessary for granting variances) which is as follows:

- B. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

The following variance was granted with the noted conditions:

1. To allow for a Variance from the front building setback line to allow for the carport to be no closer than 43' to the center line of the road.
2. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions will be recorded in the Office of the Hardin County Clerk.

Board Member Youngblood provided the second. Motion passed unanimously.

Hardin County Board of Adjustment

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At 6:59 p.m. Chairman Krausman questioned the Staff on the status of the Conditional Use Permit for **Mark Waddell**. Assistant Director King indicated that the final septic inspection has been approved and that no further action is required.

At 7:02 p.m. Chairman Krausman called for consideration and action on the **Minutes** of the 17 December 2015 meeting. Board Member Youngblood made a motion to approve the minutes. Board Member Steck provided the second. Motion passed unanimously.

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

DECEMBER 2015 REPORT

Plats Recorded: <ul style="list-style-type: none">• 10 Subdivision plats were approved for the month• 90 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 22 New lots approved for the month• 130 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 6 SFD Permits for the month• 99 SFD Permits for the year• 79 Total Building Inspections for the month• 882 Total Building Inspections for the year• 395 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 61 Total Permits for the month• 834 Total Permits for the year• 144 Total Electrical Inspections for the month• 1641 Total Electrical Inspections for the year

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	EDGE DELL ESTATES	LEITCHFIELD RD	2	10.9860	11/2/2015	12/18/2015
1 FINAL PLAT	BACK TO MY ROOTS SUBDIVISION	2068 THOMAS ROAD	1	18.7970	12/2/2015	12/22/2015
			3	29.7830		

Total Records: 2

1/6/2016

Chairman Krausman announced that the next Board meeting is scheduled for Thursday, 21 January 2016 and declared the meeting adjourned at 7:05 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF JANUARY 2016 BY THE HARDIN COUNTY BOARD OF ADJUSTMENT.

Steve Steck, Secretary