

Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred sixty fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 November 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet.

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

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **ROCKY TOP ESTATES, LLC**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for a proposed RV Park / Recreational Enterprise (Outdoor) on site. The property is a 5 acre site located at 6229 South Dixie Highway in Glendale, KY. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Trevor Gilli, of 10744 Hwy 90, Parkers Lake, KY provided testimony and answered questions from the commission members and staff. Mr. Gilli explained that he owns the property and is a builder himself. He stated they want nice curb appeal and this to be an upscale RV Park. Mr. Gilli explained that there is a need in the community for this RV Park and they are looking to fill that need and be a part of the community. Lastly, Mr. Gilli stated they will be extending the sewer to the property and have already gotten approvals from Hardin County Water District #2.

Nikki Enlow, of 6141 South Dixie Highway, Glendale, KY spoke in opposition of the proposal. Mrs. Enlow explained that she owns the property that adjoins the site to the north and that she adamantly opposes the re-zoning of this property and the proposed development plan. Mrs. Enlow presented for the record a PowerPoint presentation, **EXHIBIT W**. She stated this proposal sets a bad precedent and does not comply with the Comprehensive Plan, and wanted noted for the record that the PVA parcel lines are not accurate, and that mother nature does not abide by property lines. In her presentation Mrs. Enlow stated the proposal is not in agreement with Goal 4, Objective 1 or Goal 5, Objectives 4 & 5 of the Comprehensive Plan. She stated the proposal also does not meet the setback requirements or the lot width-to-length ratio for a C-2 Zone as shown in the Zoning Ordinance. Mrs. Enlow stated the proposal would negatively affect her property value and how she uses her land, and lastly stated that she is a good neighbor and wants good neighbors. She had concerns with creeks on the property and

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also raised concerns that the zone change signs posted on site were intentionally hidden by the trash cans.

David Harris, of 76 Dutch Girl Lane, Glendale, KY spoke in opposition of the proposal. Mr. Harris explained that he lives just across US 31W from the entrance into the site and that he has concerns about safety and water runoff.

Kevin Conder, of 6455 South Dixie Highway, Glendale, KY asked questions of the commission. Mr. Conder asked what is going to happen after all these RV Parks are approved and construction of the BlueOval SK park is complete? He also asked what the plan is for the Glendale exit, land use wise. Chairman Hinton responded that the RV Parks require a commercial zone and they would be allowed to do any permitted uses as described in the Zoning Ordinance. Director King responded that the city of Elizabethtown continues to annex property south down US 31W and that the infrastructure, especially roadway and sewer, makes this area the most developable in the county.

David Harris, of 76 Dutch Girl Lane, Glendale, KY asked questions of the commission. Mr. Harris asked since the site will have sewer and he lives right across the street, would he be required to connect to the sewer as well. Director King responded not until his septic system failed or he proposed a non-residential development.

Trevor Gilli, of 10744 Hwy 90, Parkers Lake, KY provided testimony and answered questions from the commission members and staff. Mr. Gilli explained that they are not removing all the trees and are putting in extra effort for good curb appeal. He also wanted to clarify that the sewer install deal is done, they are just waiting until after the hearing to start the installation process. KYTC has also already approved their commercial entrance plans. No permanent structures are proposed within the building setback limits on site. Mr. Gilli also wanted to clarify that the signs posted on site were not purposely hidden by the trashcans, and stated that they haven't even started trash service to the site since it's vacant. He also stated that there are no streams on site but any stormwater is being taken care of with the stormwater management pond shown on the plans. Lastly, Mr. Gilli stated, in regards to the comments about property values going down, that any property in this immediate vicinity is only going to increase in value not decrease due to BlueOval SK.

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

At 6:13 p.m. Chairman Hinton closed the hearing to public discussion, and explained that the Commission would vote on the Zone Change first and then separately evaluate the proposed Development Plan.

Planner I McCamish restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-

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2) to the General Commercial Zone (C-2) and presented **Resolution No. 2023-020** for consideration.

Secretary Steck asked for clarification on the lot width-to-length ratio and building setback limits that had been raised as a concern. Director King stated that the regulation for lot width-to-length ratio is only applicable for the creation of new lots within each of the zones, this site is a pre-existing property that is grandfathered in. In regards to the setbacks, the 40' building setback is shown, but gravel parking spots, and the associated RV's, are not considered buildings so they are allowed within the building setbacks.

Commissioner Nelson asked for clarification on the Planning Area and how Recreational Enterprises are a commercial use. Director King restated the South Dixie Corridor Planning Area recommended uses in regards to the area between US 31W and I-65 are for non-residential uses. He also explained that Recreational Enterprises (Outdoor) within the Zoning Ordinance include campgrounds, and because RV Parks are most similar to campgrounds they require a commercial zone.

Chairman Hinton asked what the timeline was for the sewer installation. Director King stated the sewer installation is the responsibility of the developer, but that the sewer must be installed before any RV can be on site.

Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2023-020, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 12; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: South Dixie Corridor Planning Area (#17) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

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

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

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

At 6:30 p.m. Chairman Hinton called for consideration and action on the proposed Development Plan for Rocky Top Estates, LLC RV Park. Planner I McCamish restated the Development Plan request and presented the staff review comments.

Director King suggested that the first ten RV spots on the north side of the property be reduced down to 30'x40' spaces to give the adjoining residential property an additional 10' buffer. He also stated that evergreen trees will need to be planted in sparse areas. Shannon Gilli, of 10744 Hwy 90, Parkers Lake, KY who is a part of Rocky Top Estates, LLC stated they would be agreeable with the smaller spaces for an additional buffer and planting trees.

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

At 6:45 p.m. Secretary Steck made a motion to accept the Development Plan as presented with the modification of the first ten RV Spots on the north side being reduced to 30'x40' spaces and evergreen trees being planted in the additional 10' buffer area along the first 10 RV spaces on the north side. Vice Chairman Lowe provided the second. The motion passed 3-0 with Commissioner Nelson and Chairman Hinton abstaining.

At 6:48 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **IMPROV PROPERTIES LLC**, requesting a Zone Change from the Urban Residential Zone (R-1) to the Tourist & Convenience Commercial Zone (B-2) to allow for a restaurant on site. Additionally, the applicants are requesting a Variance from the side and rear building setbacks to allow for the construction of a restaurant on site. The property is a 0.49 acre site located at 121 East Main Street in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Chairman Hinton announced that the Commission would hear testimony and vote on the Zone Change first and then do separate testimony and vote for the Variance request.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, with Engineering Design Group, provided testimony and answered questions from the commission members and staff. Mr. Billings explained that this zone change is in complete agreement with the comprehensive plan and in character with the zoning of the surrounding area. He stated the home will remain on site with the barn being torn down to potentially allow for a

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restaurant building in the future. Lastly, he stated with the current proposal there are eleven parking spots shown on site, but that discussions have occurred with the church on potentially sharing the parking lot next door as well.

Mike Frantz, of 221 Main Street, Glendale, KY spoke in opposition of the proposal. Mr. Frantz stated that he owns the Whistle Stop and does not agree that anymore commercial businesses need to be downtown. He stated he doesn't want any new buildings in downtown Glendale or any new businesses.

Sheree Vance, of 212 East Main Street, Glendale, KY spoke in opposition of the proposal. Mrs. Vance stated that she is concerned about making a decision on zoning when the property owner is unsure what they are going to do with the site. She explained that part of downtown Glendale's charm is the mixture of business and residences and that she is concerned because we are losing all the residential aesthetics downtown.

Don Baker, of 110 East Railroad Avenue, Glendale, KY spoke in opposition of the proposal. Mr. Baker stated that he owns the Glendale Antique Mall and that he is concerned about there only being eleven parking spaces proposed for the site, and that parking is very limited in downtown Glendale already. He also stated that tearing down the barn on site would be removing another piece of history from the town. Lastly, he stated commercial businesses do not need to continue in this area.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, with Engineering Design Group, explained that expansion of commercial businesses is going to happen and that the property owners will make whatever locates on site aesthetically pleasing and cohesive with the downtown Glendale area. He stated that the barn was not considered historically significant in past studies and that the Comprehensive Plan fully supports this site being zoned Tourist & Convenience Commercial (B-2).

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

At 7:13 p.m. Chairman Hinton closed the hearing to public discussion, and explained that the Commission would vote on the Zone Change first and then do a separate vote for the Variance and Development Plan.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Urban Residential Zone (R-1) to the Tourist & Convenience Commercial Zone (B-2) and presented **Resolution No. 2023-021** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to the Tourist & Convenience Commercial Zone (B-2) and to adopt Resolution Number 2023-021, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with

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

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

Objective: 3. To direct growth into areas where capital facilities and services are currently present and are not being utilized at full capacity.

6. To promote contiguous and in-fill development in the interest of providing community services and public facilities to new developments in the most cost-effective manner.

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

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

Objective: 6. To expand employment and investment opportunities.

8. Promote the development and prosperity of small businesses.

Goal 7: To encourage the recognition and restoration of historically important sites.

Objective: 1. To recognize the significance of historic sites within Hardin County to include the survey of Historic Sites in Kentucky and those Registered in the National Register of Historic Places.

2. To promote the utilization of these sites in a way which is compatible with their historical character.

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

At 7:19 p.m. Chairman Hinton called for consideration and action on the request for the Variance from the side & rear building setbacks to allow for the construction of a proposed restaurant building within the 40' side and rear building setbacks required by the zoning ordinance where commercial property adjoins residential zoned property. Director King restated the Variance proposal and presented Kentucky Revised Statutes Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting a variance.

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Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, with Engineering Design Group, provided testimony and answered questions from the commission members and staff. Mr. Billings explained that the property owners are not completely set on a restaurant but are trying to weigh their options. Mr. Billings requested that instead of specific measurements for a certain building to be a certain distance from the property lines, if the Variance could be the typical 10' side setbacks and 15' rear setbacks as if the properties next door were also B-2 zoned since the whole area is used that way. He also requested the dumpster variance of 5' off the side and rear property lines to please be granted as well.

Eric Clemons, of 81 Sharps Court, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Clemons explained that he owns the property, and his goal is to continue to make downtown Glendale look beautiful, that's why he bought the two most run down properties on Main Street to help bring them back up. Lastly, he stated that they will comply with parking standards but that they will continue discussions with the church about possible parking on their site and helping with maintenance of the parking lot as well.

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

Commissioner Nelson made a motion to grant a Variance from the side & rear building setbacks to allow for the construction of a building to be no closer than 10' from the side property lines and 15' from the rear property line, instead of the 40' required by the zoning ordinance where commercial property adjoins residential zoned property based on the staff presentation and the testimony provided in the public hearing. He noted the proposal is in character with the area, the adjoining property is owned by the applicant, the proposal 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 will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) 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 side & rear building setbacks to allow for the construction of a building to be no closer than 10' from the side property lines and 15' from the rear property line, instead of the 40' required by the zoning ordinance where commercial property adjoins residential zoned property. Also,

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that the dumpster and enclosure on site can be 5' from the side and rear property lines.

2. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
4. Any proposed free standing signage shall be a low-rise, monument style made of durable materials (brick/stone/metal).
5. The building materials/façade must have an architectural style and character that compliment the "aesthetically pleasing environment" of Historic Downtown Glendale.
6. The sidewalk along KY 222 must be preserved and maintained to allow for a pedestrian friendly site.
7. The existing split rail fence along the west property line must be maintained.

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

At 7:45 p.m. Chairman Hinton announced that the commission would be taking a five minute break.

At 7:52 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a public facility review to determine compliance with the Comprehensive Plan (KRS 100.324).

Planner Goodman reported that **THE HARDIN COUNTY SOLID WASTE DEPARTMENT** is proposing to construct a 20'x50' garage bay addition onto an existing garage at the old landfill site located at 3870 Rucker Lane, Elizabethtown, KY. Planner Goodman gave a summary of the proposal, reviewed the proposed **Resolution 2023-022**, and presented the reasons established in KRS for approving a Public Facility.

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

At 7:56 p.m. Secretary Steck made a motion to adopt Resolution 2023-022, approving the proposed garage bay addition as a Public Facility and that the request is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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Objective: 10. Provide for an adequate and environmentally safe program for solid waste management which includes a combination of resource recovery, landfilling, and reuse.

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

At 7:57 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 17 October 2023**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 7:58 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2024 #4 October 2023**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 8:00 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **2024 Meeting Schedule**. Vice Chairman Lowe made a motion to accept the Meeting Schedule as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 8:02 p.m. Chairman Hinton called for consideration and action on the seventh item on the agenda, the **Merit Increases as outlined in the FY 2024 Budget**. Secretary Steck made a motion to accept the Merit Increases as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

MPO Meeting The Radcliff / Elizabethtown Metropolitan Planning Organization met on 20 October 2023 to discuss the Public Transportation Study.

BOSK Meeting Adam attended a Zoom Meeting on 24 October 2023 with BlueOval SK representatives and economic development officials from Tennessee to discuss the planning efforts for BlueOval City in Stanton, TN.

Electrician Training Electrical Inspector, Greg Carwile hosted a training on inground pools on 27 October 2023 with over 25 electricians in attendance.

Administrative Assistant Hired On 3 November 2023, Rachel Derting, JD started as an Administrative Assistant. Rachel is a native of Bardstown, KY with a Bachelors Degree in International Studies and a Juris Doctorate from the University of Kentucky.

10 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 10 years of service with the Planning Commission on 1 November 2023.

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31 Years of Service KBC Coordinator, Madeline Hornback celebrated 31 years of service with the Planning Commission on 2 November 2023.

3 Years of Service Planner I, Nikki McCamish celebrated 3 years of service with the Planning Commission on 6 November 2023.

1 Year of Service Electrical Inspector, Greg Carwile celebrated 1 year of service with the Planning Commission on 7 November 2023.

Professional Practice Class On 7 November 2023, Adam attended a Professional Practice class as the University of Louisville's Masters of Urban Planning Program with City of Elizabethtown Planning Director, Joe Reverman to talk about BlueOval SK and its impacts to our area.

Chairman Hinton announced that the next scheduled meeting of 5 December 2023 has been cancelled and that the next meeting will be held on Tuesday, 2 January 2024 at 5:00 p.m. and called for the meeting to be adjourned at 8:05 p.m.

ADOPTED AND APPROVED THIS 2nd DAY OF January 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred sixty fourth meeting of the Hardin County Planning and Development Commission to order at 5:07 p.m. on Tuesday, 17 October 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Steve Steck (Secretary) and Mark Nelson (Commissioner) were absent from the meeting.

At 5:09 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:10 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment & Conditional Use Permit submitted by **TOBIAS & IVA MAST**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) to allow for a sawmill to operate on site. Additionally, the applicants are requesting a Conditional Use Permit for the proposed sawmill operation. The property is a 98.2 acre site located at 101 Amish Road in Sonora, KY. Planner Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request and Conditional Use Permit request.

Chairman Hinton announced that the Commission would hear testimony and vote on the Zone Change first and then do a separate testimony and vote for the Conditional Use Permit.

Jeremiah Chapman, of 424 Silver Mine Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Chapman explained that the property is already being used for Agricultural purposes and that the sawmill operation also requires agricultural zoning.

Andrew Yoder, of 11979 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Yoder explained that this property has a big economical importance to the area and the sawmill operation would allow for more money into the local economy. He also stated that this operation is important because it provides jobs for the men close to home, which allows their wives to know where they are.

Amos Gingerich, of 1221 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Gingerich explained that he agrees with what Mr. Yoder stated and that the community needs this operation. He explained it is dangerous for the men to go far away for jobs in their buggies, and that

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their religion does not allow them to ride in vehicles. Lastly, Mr. Gingerich stated that he had gone to every home on Amish Road and that everyone signed a paper and agreed to work with each other and that they were okay with this operation.

Bruce Underhill, of 12720 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Underhill explained that he was surprised that everything in the area was zoned Rural Residential (R-2) when all the properties around the site are being used for agricultural purposes.

Kevin Smith, of 6295 Sonora Hardin Springs Road, Sonora, KY asked questions of the commission members and staff. Mr. Smith asked if changing the zone to Agricultural (A-1) would change the setbacks for the property. Director King responded that yes, the setbacks would be larger on the sides and rear at 100'. He also explained that if any of the adjoining properties were to ever subdivide, they would then also have a 100' setback where the property adjoined the Agricultural (A-1) zone. Mr. Smith then asked how much of a deeded right-of-way Amish Road had. Director King stated that the road was Statute of Limitations.

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

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

Planner Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and presented **Resolution No. 2023-018** for consideration.

Vice Chairman Lowe made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and to adopt Resolution Number 2023-018, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1, 4, 5, 7 & 8-10; Step 2 – Property Characteristics 1-7, 9 & 10; Step 3 – Land Use Plan Group: Rural Area; Step 4 – Planning Area: South Hardin Planning Area (#22) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Commissioner Nall provided the second. The motion passed 3-0 (unanimously).

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At 5:34 p.m. Chairman Hinton reopened the hearing and called for consideration and action on the request for a Conditional Use Permit to allow for the proposed sawmill operation on site. Planner Goodman presented and entered the exhibits into the record and presented the powerpoint slide presentation regarding the proposed Conditional Use Permit request.

Charles Priddy, of 12703 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Priddy explained that he lives just south of the sawmill and that the only issue he has had with the sawmill has been with the smoke. He explained that he likes sitting out on his porch, but that he has lung disease and when the smoke comes across his porch he can't breathe and has to stay inside. Lastly, Mr. Priddy asked if Mr. Mast would be allowed to build more sawmills on his property.

Tobias Mast, of 101 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Mast explained that he has around seven trucks in a week and three trucks out. He states his plan for the burn pit is to get some of the concrete barricades and create a horseshoe shape so they can dig out the ashes. Chairman Hinton asked Mr. Mast if he would be willing to burn more at night and not when the smoke would be going south towards Mr. Priddy's property. Mr. Mast responded that yes, he could change his burning and instead burn in shifts instead of one big burn all day. He also stated that if they see the wind is going south, they will try not to burn.

Chairman Hinton asked Director King if more sawmills could be on site. Director King stated that for the operation to expand Mr. Mast would have to apply for an Amended Conditional Use Permit and another hearing before the Board of Adjustments would have to be held.

Kevin Smith, of 6295 Sonora Hardin Springs Road, Sonora, KY asked questions of the commission members and staff. Mr. Smith asked if this sawmill would be the third on the road, he also asked who regulates sawmills. Director King responded that multiple agencies, such as the Department of Agriculture, OSHA, etc. regulate sawmills; but that the Planning Office only regulates the zoning and conditional use of a sawmill.

Kaitlin Smith, of 1105 South Long Grove Road, Glendale, KY, spoke in opposition of the proposal. Ms. Smith stated that she owns two tracts of land on Amish Road. She stated she is worried about access to her property and more log trucks being on the road. Lastly, she asked when are these sawmills going to be considered commercial since there are so many in the area and they aren't just for agricultural purposes.

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Kevin Smith, of 6295 Sonora Hardin Springs Road, Sonora, KY spoke in opposition of the proposal. Mr. Smith stated that the school bus and post office no longer run back Amish Road, yet log trucks are being allowed. He stated when is enough, enough and asked the Commission to use common sense.

Joshua Shaffer, of 4582 Flint Hill Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Shaffer explained the Amish are not out to make money, that this is a lifestyle and they are just trying to preserve and live on their land. He stated they have made multiple trips to the Planning Office to make the right decisions and try to work with everyone. Mr. Shaffer explained that this one sawmill operation employs multiple families and provides food for about 45 children with just this operation alone. Lastly, he stated Amish Road is the safest location for these sawmills and that he considers them his family.

Jeremiah Chapman, of 424 Silver Mine Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Chapman explained that when Albert started sawing he originally was on New Glendale Road and not on this property, but a neighbor there had issues with the operation so they moved to Amish Road to create peace with that neighbor. He stated Albert didn't have to move because the operation was grandfathered in and allowed, but that they just wanted to create peace. Mr. Chapman stated there are other agricultural operations on site, such as hay, cattle, gardening, etc. this isn't just a sawmill. He explained a building was built to catch the sawdust and that the sawmill has been operating for over 6 years with no complaints or issues.

Kaitlin Smith, of 1105 South Long Grove Road, Glendale, KY, spoke in opposition of the proposal. Ms. Smith stated that she agrees that this sawmill is very well put together and has no particular issues with it, but that the issue is that there are multiple sawmills now and that this sawmill already had conflicts with neighbors at another property and moved here without any permission.

Andrew Yoder, of 11979 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Yoder explained that the other sawmill was grandfathered in and could have stayed according to the laws. The neighbor asked them to move to Amish Road, so in a manor to find peace they moved.

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

At 6:04 p.m. Chairman Hinton closed the hearing to public discussion.

Planner Goodman restated the Conditional Use Permit request for the proposed sawmill operation on site.

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Chairman Hinton asked for the proposed condition #5 to be modified to reflect the concrete walls around the pit and burning to be coordinated with the intensity of the wind to prevent smoke blowing on the neighbors to the south.

Vice Chairman Lowe stated the request for the Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of 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.

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

1. This Conditional Use Agreement shall allow for a Saw Mill operation on a 25 acre portion of a ±98.2 acre farm. Any expansion outside of the existing area shown on the Site Plan shall require an Amended Conditional Use Agreement and Amended Site Plan.
2. Adequate parking areas must be designated on the Site Plan along with an area provided for semi-trucks to turn around.
3. An outhouse must be provided on site for the employees of the sawmill.

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4. The lumber and finished products shall be stored in the designated area only and shall be located outside of the Amish Road right-of-way.
5. Open fires shall be allowed in the designated area on the site plan within a burn pit with no vegetation around it and concrete block walls are to be constructed around the burn pit. Burn times are to be coordinated with the intensity of the wind to prevent smoke blowing on neighbors to the south with no open burning if a burn ban has been issued.
6. The applicants shall be responsible for dust control on site of the sawdust and gravel areas.
7. The Hours of Operation for the sawmill shall be from sunrise to sunset Monday-Saturday with no operations on Sunday.
8. This Conditional Use Agreement is issued to the current property owners & applicants, Tobias & Iva Mast and shall expire if the property is transferred.
9. A Site Plan in compliance with the Zoning Ordinance shall be required.
10. A Certificate of Land Use shall be recorded in the Office of the Hardin County Clerk.

Commissioner Nall provided the second. The motion passed 3-0 (unanimously).

At 6:06 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment, Conditional Use Permit & Variance submitted by **ALBERT & SARAH MILLER**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) to allow for a sawmill to operate on site. Additionally, the applicants are requesting a Conditional Use Permit for the proposed sawmill operation, and a Variance from the front building setback along Amish Road for the proposed sawmill structure. The property is a 74.9 acre site located at 1250 Amish Road in Sonora, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request, Conditional Use Permit request & Variance request.

Chairman Hinton announced that the Commission would hear testimony and vote on the Zone Change first and then do a separate testimony and vote for the Conditional Use Permit & Variance.

Andrew Yoder, of 11979 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Yoder explained that his son is deaf and owns the property across from this proposed sawmill. The sawmill will provide a safe job at home for him which is very important.

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

At 6:12 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and presented **Resolution No. 2023-019** for consideration.

Commissioner Nall made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and to adopt Resolution Number 2023-019, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1, 4, 5, 7 & 8-10; Step 2 – Property Characteristics 1-7, 9 & 10; Step 3 – Land Use Plan Group: Rural Area; Step 4 – Planning Area: South Hardin Planning Area (#22) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Vice Chairman Lowe provided the second. The motion passed 3-0 (unanimously).

At 6:14 p.m. Chairman Hinton reopened the hearing and called for consideration and action on the request for a Conditional Use Permit to allow for the proposed sawmill operation on site, and a Variance from the front building setback along Amish Road for the proposed sawmill structure. Director King presented and entered the exhibits into the record and presented the powerpoint slide presentation regarding the proposed Conditional Use Permit request and Variance request.

Albert Miller, of 1250 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Miller explained that he plans to do the concrete blocks around his burn pit, like Mr. Mast proposed. He also stated the number of trucks should be around the same as Mr. Mast as well.

Chairman Hinton asked for the proposed condition #5 to be modified like Mr. Mast's to reflect the concrete walls around the pit.

Andrew Yoder, of 11979 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Yoder explained that

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this operation is very important to the whole community not just the Amish. He stated this operation also supports the drivers, loggers, etc. Mr. Yoder explained that they had improved the road and leveled off this particular area, so it doesn't wash out anymore.

Amos Gingerich, of 1221 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Gingerich explained that he has no problem with this sawmill and that he lives next door. He agreed that the road is in much better condition now and again restated that he had went to every home on Amish Road and that everyone signed a paper and agreed to work with each other and that they were okay with this operation.

Jeremiah Chapman, of 424 Silver Mine Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Chapman explained that Mr. Miller is the one who previously put together Mr. Mast's operation, that everyone has agreed is very well ran and put together, and that Mr. Miller is wanting to do the same here on this property. Mr. Chapman stated Mr. Miller wants to help other families, which this sawmill would allow for that. Lastly, Mr. Chapman stated that everyone he has ever talked to that has worked with Mr. Miller has never had a complaint and compliments him and everything he does.

Bruce Underhill, of 12720 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Underhill explained that he has lived in the area for 25 years and there has always been at least three sawmills on Amish Road, and that this one would be the first new sawmill to the area.

Kaitlin Smith, of 1105 South Long Grove Road, Glendale, KY, spoke in opposition of the proposal. Ms. Smith stated that this proposed sawmill is directly across from her property and her fences continue to get damaged. She stated sawmills keep getting built on this road and that has changed this from an agricultural area to a commercial area. Having another sawmill will add more log trucks to the already unsafe road and asked the Commission to use common sense and not approve this sawmill or allow the sawmill to be closer to the front property line than is permitted.

Kevin Smith, of 6295 Sonora Hardin Springs Road, Sonora, KY spoke in opposition of the proposal. Mr. Smith stated that he did not agree with the variance and asked how often variances were approved. Director King stated variances are seen on a case-by-case basis some get approved and some are denied. Chairman Hinton stated that once Mr. Miller was informed that he had to stop construction until approvals were received, construction stopped. Mr. Smith said he did not agree with that statement and that construction has still been going on. Mr. Smith then stated that the pictures do not do the site justice and that he wanted all the Commissioners to go out to the site. He asked

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the Commission to not approve this sawmill or the variance and lastly stated that this needs to be the stopping point.

Amos Gingerich, of 1221 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Gingerich explained that the fences and other buildings are all close to the road and that he doesn't see why this sawmill should be any different.

Kaitlin Smith, of 1105 South Long Grove Road, Glendale, KY, spoke in opposition of the proposal. Ms. Smith stated that if this proposal was to be approved, she wants the same conditions that were placed on Mr. Gingerich next door, with the hours of operation, the setback off the road to be enforced and the burn pit to be regulated. She again stated having almost forty log trucks a week on Amish Road is unsafe and that this is not responsible or the best thing to do.

Albert Miller, of 1250 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Miller explained that they want peace and to work with the Smith's. He offered if the Smith's are wanting to do something out on their property and don't want to hear the sawmill that if they gave them notice they would not operate on that day. Director King asked Mr. Miller if he thought he could move the sawmill back the 17' to meet the setback requirement. Mr. Miller responded that no, it would be easier to move the road.

Andrew Yoder, of 11979 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Yoder explained that Mr. Miller engineered the structure for ease of their operation, and he has put a lot of time and hard work into the sawmill structure.

Bruce Underhill, of 12720 New Glendale Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Underhill stated he lives half a mile away from Mr. Mast's sawmill and if he listens he can hear the sawmill but it's not noticeable.

Kaitlin Smith, of 1105 South Long Grove Road, Glendale, KY, spoke in opposition of the proposal. Ms. Smith stated that two sawmills are louder than one and asked to see the variance regulations in KY Revised Statutes. She stated that she does not believe this site meets any of the conditions. Ms. Smith stated that Mr. Miller built without permission and that he needs to comply with the regulations.

Amos Gingerich, of 1221 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Gingerich explained that this sawmill would be in character with everything else on the road. He stated his home,

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next door would be the most effected by the operation, and that he has no issues with it.

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

At 6:53 p.m. Chairman Hinton closed the hearing to public discussion.

Chairman Hinton announced that the Commission would vote on the Conditional Use Permit first.

Director King restated the Conditional Use Permit request for the proposed sawmill operation on site.

Chairman Hinton asked for the proposed condition #5 to be modified to reflect the concrete walls around the pit like with Mr. Mast's. He also stated that he does not see how they could regulate specific hours of operation on Mr. Miller's when they just approved sunrise to sunset on Mr. Mast's. Commissioner Nall agreed.

Commissioner Nall stated the request for the Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of 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.

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, and the proceedings before the Commission (the staff presentation and the testimony presented in the Public Hearing);

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Commissioner Nall made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Agreement shall allow for a Saw Mill operation on a 25 acre portion of a ±74.903 acre farm. Any expansion outside of the existing area shown on the Site Plan shall require an Amended Conditional Use Agreement and Amended Site Plan.
2. Adequate parking areas must be designated on the Site Plan along with an area provided for semi-trucks to turn around.
3. An outhouse must be provided on site for the employees of the sawmill.
4. The lumber and finished products shall be stored in the designated area only and shall be located outside of the Amish Road right-of-way.
5. Open fires shall be allowed in the designated area on the site plan within a burn pit with concrete blocks around the perimeter with no vegetation around it, unless a burn ban has been issued.
6. The applicants shall be responsible for dust control on site of the sawdust and gravel areas.
7. The Hours of Operation for the sawmill shall be from sunrise to sunset Monday-Saturday with no operations on Sunday.
8. This Conditional Use Agreement is issued to the current property owners & applicants, Albert & Sarah Miller and shall expire if the property is transferred.
9. A Site Plan in compliance with the Zoning Ordinance shall be required.
- 10.A Certificate of Land Use shall be recorded in the Office of the Hardin County Clerk.

Vice Chairman Lowe provided the second. The motion passed 3-0 (unanimously).

Chairman Hinton announced that the Commission would now vote on the Variance request.

Director King restated the Variance request and presented Kentucky Revised Statutes Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting a variance.

Chairman Hinton stated that he has no issue with the Variance request since the proposal would not be out of character with the area and denying Mr. Miller the variance would create an unnecessary hardship on him.

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Chairman Hinton made a motion to grant the Variance from the front building setback along Amish Road for the proposed sawmill structure. He noted the proposal is in character with the area, the proposal 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 will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) 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.

Vice Chairman Lowe provided the second. The motion passed 3-0 (unanimously).

At 7:00 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 19 September 2023**. Commissioner Nall made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 (unanimously).

At 7:01 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2024 #3 September 2023**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Commissioner Nall provided the second. The motion passed 3-0 (unanimously).

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

Chamber of Commerce Meeting Adam attended the Hardin County Chamber of Commerce's BlueOvalSK Economic Transformation Project – Steering Committee Meeting on September 19, 2023 for the public unveiling and press conference on the completed study.

CAAK Fall Conference Edwin attended the Code Administrators of KY's Fall Conference in Owensboro from September 17-21, 2023 to obtain his necessary continuing education hours.

16 Years of Service Building Inspector, Jimmy Morgan celebrated 16 years of service with the Planning Commission on September 27, 2023.

3 Years of Service Building Inspector, Edwin Alicea celebrated 3 years of service with the Planning Commission on October 14, 2023.

KY League of Cities Meeting Adam attended the KY League of Cities on September 28, 2023 – BlueOvalSK Leaders Meeting at the Lincoln Trail Area Development District office to discuss regional infrastructure needs.

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APA-KY Meeting Adam attended the KY Chapter of the American Planning Association Meeting on September 29, 2023 at the Urban Design Studio in Downtown Louisville to discuss the University of Louisville's Master of Urban Planning Program.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, 21 November 2023 at 5:00 p.m. and called for the meeting to be adjourned at 7:04 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF NOVEMBER 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred sixty third meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 19 September 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Mark Nelson (Commissioner) was absent from the meeting.

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

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **MICHAEL PAUL**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided into a 10 lot subdivision. The property is a 13.130 acre site located on the south side of Bardstown Road in Elizabethtown, KY. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Michael Paul, of 4869 Bardstown Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Paul explained that he is wanting to develop the subdivision for his family. His kids are wanting to build on three of the proposed ten lots and then he would sell the other seven to finance the project. Lastly, Mr. Paul explained that there would be subdivision restrictions on what size and type of homes would be built within the subdivision and concrete driveways.

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

At 5:15 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I McCamish restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) and presented **Resolution No. 2023-017** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) and to adopt Resolution Number 2023-017, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan

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as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: East Urban Planning Area (#1) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 5:21 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF MADDIE GLEN SUBDIVISION**. Michael Paul is the owner of the property, which is identified by PVA Map Number 254-00-00-006. Planner I McCamish explained the proposed development is a 13.130 acre site located on the south side of Bardstown Road in Elizabethtown, KY. The developer, Michael Paul is proposing the creation of 10 single family residential lots with one new street proposed.

Michael Paul, of 4869 Bardstown Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Paul explained that he is fine with leaving the proposed subdivision sign where it is shown on the preliminary plat and not placing the sign in the center of the new proposed road.

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

Secretary Steck stated that he agrees the sign needs to stay where it is shown on the plan currently. He then stated he sees no need to show a future right-of-way access on this proposal to the Royalty property due to the Royalty property having access to both Bardstown Road and Chestnut Grove Road.

Secretary Steck made a motion to Conditionally Approve the Preliminary Plat of Maddie Glen Subdivision pending correction of the 21 items listed in the staff review comments. Vice Chairman Lowe provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 5:32 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 5 September 2023**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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At 5:32 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2024 #2 August 2023**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, 17 October 2023 at 5:00 p.m. and called for the meeting to be adjourned at 5:37 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF OCTOBER 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred sixty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 September 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Charles Nall (Commissioner) was absent from the meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **ASTIN MUSE**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential (R-1) to allow for the property to be further subdivided into two lots. The property is a 2.29 acre site located at 852 Upper Colesburg Road in Elizabethtown, KY. Planner Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Astin Muse, of 852 Upper Colesburg Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Ms. Muse explained that she doesn't have the time or energy to maintain the whole lot, so she's asking for the zone change to allow for her to subdivide her property.

Todd Hood, of 373 Glendover Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Hood explained that he lives right down the road and that he thinks this proposal is a reasonable use of Ms. Muse's property, and that he does not have any objection to the proposal.

Monty Wilkins, of 63 Fudge Lane, Elizabethtown, KY asked the Commission if this proposal is approved, would it open the door for everyone on Upper Colesburg Road to also further subdivide. Mr. Wilkins explained that he believes the road is too dangerous and not wide enough for any more traffic and that he is not opposed to Ms. Muse's proposal, but would be concerned if other properties did the same. Director King responded that in 2008 the Urban Area was expanded which has already opened the door for other properties on Upper Colesburg Road to apply for a zone change to the Urban Residential (R-1) zone. However, due to the pavement width and no dedicated right-of-way on Upper Colesburg Road, only subdivisions with enough road frontage on the road can be permitted and no subdivisions with streets would currently be allowed.

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

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

Planner Goodman restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) and presented **Resolution No. 2023-015** for consideration.

Secretary Steck stated that he understands the concerns with the road being narrow, but does not have an issue with this proposal since regulations are already in place to prevent larger developments off the road in the future.

Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) and to adopt Resolution Number 2023-015, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8, 10 & 13; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: East Urban Planning Area (#1) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 5:24 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **DUKE & COOPER INVESTMENTS LLC**, requesting a Zone Change from the Heavy Industrial Zone (I-2) to the Convenience Commercial Zone (C-1) to allow for mini storage units to be constructed on site. Additionally, the applicants are requesting a Variance from the side & rear building setbacks to allow for the mini storage units to be no closer than 10' from the side property lines and 15' from the rear property line. The property is a 2.121 acre site located on the north side of Bardstown Road and the south side of West Quarry Ridge Court in Elizabethtown, KY, known as Lot 3 of Waco Subdivision and Lot 23 of Waco Subdivision, Section 3 with tonight's proposal to combine the lots to be known as Lot 3A of Waco Subdivision. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request and Variance request.

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Doug Johnson, of 21500 Sonora Hardin Springs Road, Big Clifty, KY, with Douglas Land Surveying, provided testimony and answered questions from the commission members and staff. Mr. Johnson explained that the proposal is in character with the area and that the surrounding industrial zoned properties are really commercial uses; and that if they were considered commercial the 40' setback requirements would really be the 10' and 15' being requested with the variance tonight. He stated that the mini storage unit proposal will be gated, no employees on site, there will be double entrances and currently the proposal will have 201 storage units on site.

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

At 5:40 p.m. Chairman Hinton closed the hearing to public discussion, and explained that the Commission would vote on the Zone Change first and then do a separate vote for the Variance.

Planner I McCamish restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Heavy Industrial Zone (I-2) to the Convenience Commercial Zone (C-1) and presented **Resolution No. 2023-016** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Heavy Industrial Zone (I-2) to the Convenience Commercial Zone (C-1) and to adopt Resolution Number 2023-016, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: Bardstown Road Corridor Planning Area (#10) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

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

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

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8. Promote the development and prosperity of small businesses.

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

At 5:46 p.m. Chairman Hinton called for consideration and action on the request for the Variance from the side & rear building setbacks to allow for the mini storage units to be no closer than 10' from the side property lines and 15' from the rear property line, instead of the 40' required by the zoning ordinance where commercial property adjoins industrial zoned property. Planner I McCamish restated the Variance proposal and presented Kentucky Revised Statutes Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting a variance.

Commissioner Nelson stated that he has no issue with the Variance request since the surrounding uses are commercial and noted that of the 45 letters sent out no one showed up in opposition of the proposal.

Commissioner Nelson made a motion to grant a Variance from the side & rear building setbacks to allow for the mini storage units to be no closer than 10' from the side property lines and 15' from the rear property line based on the staff presentation and the testimony provided in the public hearing. He noted the proposal is in character with the area, the adjoining property is owned by the applicant, the proposal 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 will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) 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.

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

At 5:49 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 15 August 2023**. Commissioner Nelson made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

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Administrative Assistant Hired On August 25, 2023 Jackie Mather started as our new Administrative Assistant. Jackie is a Hardin County native with an Associates Degree in Science from ECTC and 25 years of banking experience at South Central and Kentucky Neighborhood Banks.

Regional Housing Roundtable #2 On August 24, 2023 Adam attended the second Regional Housing Roundtable hosted by the Lincoln Trail Area Development District's Workforce Development Board in Lebanon, KY to discuss housing needs related to BlueOvalSK.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, 19 September 2023 at 5:00 p.m. and called for the meeting to be adjourned at 5:52 p.m.

ADOPTED AND APPROVED THIS 19th DAY OF SEPTEMBER 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 15 August 2023

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Chairman Mark Hinton called the seven hundred sixty first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 August 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Mark Nelson (Commissioner) was absent from the meeting.

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

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **SARA & AMOS GINGERICH** (Owners) & **MOSE GINGERICH** (Applicant), requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) to allow for a proposed sawmill to operate on site. Additionally, the applicants are requesting a Conditional Use Permit to allow for the proposed sawmill operation. The property is a 41.4 acre site located at 1221 Amish Road in Sonora, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request and Conditional Use Permit request.

Amos Gingerich, of 1221 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Gingerich explained that he owns the property and is wanting his property to be more in compliance with the codes. He stated they farm the property with mostly pasture for the multiple types of livestock and cut hay off the farm. Lastly, he stated that the sawmill is a way to keep his family together on the farm and work from home.

Jeremiah Chapman, of 424 Silver Mine Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Chapman explained that the prime use of this property is farming. He stated that the prime soil areas are being farmed and the less productive ground is where the sawmill is located. Mr. Chapman then stated that there needs to be some sort of accommodations for the Amish and the old-time lifestyle.

Abe Hershberger, of 6691 Sonora Road, Hodgenville, KY provided testimony and answered questions from the commission members and staff. Mr. Hershberger explained that the Amish community understands that there are rules, so they want an agricultural zone to make things right.

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Kevin Smith, of 6295 Sonora Hardin Springs Road, Sonora, KY asked the Commission if the zoning for this property is changed, to allow for a sawmill on Amish Road, how many sawmills will be allowed. Director King answered that each piece of property has to be looked at individually, it's not just a blanket approval for sawmills on Amish Road.

Kaitlin Smith, of 1105 South Long Grove Road, Glendale, KY asked the Commission for clarification on how the sawmill would be subordinate to the agricultural operation on site, and how they are allowed to mill logs not from the property. Director King explained that personal sawmills processing logs from the site to be used on site is permitted and that a commercial sawmill requires a Conditional Use Permit and then explained the Conditional Use Permit process.

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

At 5:36 p.m. Chairman Hinton closed the hearing to public discussion, and explained that the Commission would vote on the Zone Change first and then do a separate vote for the Conditional Use Permit.

Director King restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and presented **Resolution No. 2023-013** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and to adopt Resolution Number 2023-013, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1, 4, 5, 7 & 8-10; Step 2 – Property Characteristics 1-7, 9 & 10; Step 3 – Land Use Plan Group: Rural Area; Step 4 – Planning Area: South Hardin Planning Area (#22) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Vice Chairman Lowe provided the second. The motion passed 4-0 (unanimously).

At 5:43 p.m. Chairman Hinton reopened the hearing and called for consideration and action on the request for a Conditional Use Permit to allow for the proposed sawmill operation on site. Director King presented and entered the exhibits into the record and presented the powerpoint slide presentation regarding the proposed Conditional Use

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Permit request. Secretary Steck asked for clarification that if the Conditional Use Permit was approved when it came time to renew the permit which voting body would the applicants come before. Director King stated if approved, any renewals would be before the Board of Adjustments.

Mose Gingerich, of 1221 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Gingerich explained that he is the one operating the sawmill on site. He stated they are currently filling in a hole on the property with the sawdust from the mill and that they burn in a pit and try only to burn when there is no wind. Mr. Gingerich also stated that the semi trucks use the loop driveway and that he mainly only operates the sawmill Monday – Friday 8:00am to 5:00pm, but sometimes if they get behind he needs to work on a Saturday.

Kaitlin Smith, of 1105 South Long Grove Road, Glendale, KY, spoke in opposition of the proposal. Ms. Smith stated that she is okay with the sawmill operating during the week but that she is not okay with the Saturday operation. She stated her fences keep getting damaged from the sawmill operations on the road and that no one fixes the fences. Ms. Smith explained that her easement back to her property keeps having logs rolled into it and people trespassing on it. She asked if a setback could be established off the easement property line to keep the sawmill operation further away so it wouldn't encroach onto her. Ms. Smith stated she is also worried about the burning because they openly burn when there are burn advisories/bans.

Jeremiah Chapman, of 424 Silver Mine Road, Sonora, KY asked questions of Ms. Smith. Mr. Chapman asked if the trespassing was still currently happening and how often. Ms. Smith explained that it had happened dozens of times, but that recently it hasn't been as bad. Mr. Chapman then stated that fences get damaged all the time on farms.

Kevin Smith, of 6295 Sonora Hardin Springs Road, Sonora, KY, spoke in opposition of the proposal. Mr. Smith stated he isn't really in opposition of the Gingerich's sawmill compared to the other sawmills operating on the road. He stated he can hear the sawmill running from his house a mile away and doesn't want to be woken up on the weekends by the sound of the saw.

Mose Gingerich, of 1221 Amish Road, Sonora, KY provided testimony and answered questions from the commission members and staff. Mr. Gingerich explained that it would be a big help if they could change the hours of operation to Monday – Friday 8:00am to 6:00pm and could do Saturdays. Secretary Steck asked if Mr. Gingerich would be okay with one Saturday a month being able to operate from 8:00am to 6:00pm. Mr. Gingerich answered yes, that would be a big help. Chairman Hinton asked Mr. Gingerich if someone's fence gets damaged due to his operation if he would be

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willing to fix the damage. Mr. Gingerich responded, yes. Chairman Hinton then asked if Mr. Gingerich could maybe dig the fire pit area a little deeper and clear any vegetation around it, to help prevent a fire outbreak. Mr. Gingerich responded, yes. Secretary Steck and Director King suggested a berm be installed to keep the logs from rolling and keep them off the neighbor's easement. They also suggested that Mr. Gingerich's truck driver could let him know if a burn ban has been put in place.

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

At 6:43 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck stated the request for the Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of 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.

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

1. This Conditional Use Permit shall allow for a Saw Mill operation on the 41.4 acre farm. Any expansion outside of the existing area shown on the Site Plan shall require an Amended Conditional Use Permit and Amended Site Plan.

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2. Adequate parking areas must be designated on the Site Plan along with an area provided for semi-trucks to turn around.
3. An outhouse must be provided on site for the employees of the sawmill.
4. The lumber and finished products shall be stored in the designated area only and shall be located outside of the Amish Road right-of-way and a minimum of 20' off the south side property line, adjacent to the driveway to the cemetery.
5. Additional screening/landscaping shall not be required, but a berm is required adjacent to the south side property line, adjacent to the driveway to the cemetery to prevent logs from rolling into the fence and ingress/egress easement to the cemetery.
6. Open fires shall be permitted in the designated area on the site plan within a burn pit with no vegetation around it, unless a burn ban has been issued.
7. The applicants shall be responsible for dust control on site of the sawdust and gravel areas.
8. The Hours of Operation shall be 8:00AM to 6:00PM Monday – Friday, with no operations on Saturday or Sunday except for one Saturday a month operation may be allowed from 8:00AM to 6:00PM.
9. This Conditional Use Permit is issued to the current property owners & applicants, Sara & Amos Gingerich and Rachel & Mose Gingerich and shall expire if the property is transferred.
10. The Conditional Use Permit is valid for two years and expire on August 15, 2025. After which time, a renewal hearing must be held before the Board of Adjustment.
11. The operation of the Saw Mill shall be performed in accordance with all applicable County, State and Federal rules and regulations.
12. A Site Plan in compliance with Section 7 of the Zoning Ordinance shall be required.
13. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.
14. Any damage to property caused by the sawmill operation must be fixed by the sawmill operator within a timely manor.

Vice Chairman Lowe provided the second. The motion passed 4-0 (unanimously).

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At 6:46 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 18 July 2023**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:50 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Removal of the 2004 Industrial Element from the Planning Commission website** with **Resolution 2023-014**. Director King presented a powerpoint slide presentation regarding the 2008, 2014 and 2019 adoption of the county's comprehensive plan. Secretary Steck made a motion to remove the 2004 Industrial Element from the Planning Commission website with **Resolution 2023-014**. Vice Chairman Lowe provided the second. The motion passed 4-0 (unanimously).

At 6:55 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2024 #1 July 2023**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 (unanimously).

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

Hardin County Government Picnic On July 28, 2023 the staff attended the County Picnic at Freeman Lake Park.

Radcliff-Elizabethtown Metropolitan Planning Organization On August 2, 2023 Adam, Nikki and Haley hosted the MPO at the County Government Building. The 2024 SHIFT process was the topic of discussion.

KY League of Cities – BOSK Local Leaders Summit On August 8, 2023 Adam attended the KY League of Cities event at the State Theater in Elizabethtown to plan regionally for growth due to BlueOvalSK and brainstorm funding strategies.

Hardin County Chamber of Commerce Luncheon On August 9, 2023 Adam, Nikki and Haley attended the Chamber Lunch at Phillips Grove in Radcliff to hear the results from the Elizabethtown – Fort Knox Transformation Project Study.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, 5 September 2023 at 5:00 p.m. and called for the meeting to be adjourned at 7:00 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF SEPTEMBER 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 July 2023

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Chairman Mark Hinton called the seven hundred sixtieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 July 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Financial & Operations Coordinator Susan Bowen, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, an Amended Preliminary Plat of **MARTIN HILLS SUBDIVISION**. Manumission LLLP are the owners of the property, which is identified by PVA Map Number 225-00-00-049. Director King explained the proposed development is a 31.6 acre site located adjacent to 5100 Sportsman Lake Road, Elizabethtown, KY. The developer, Shannon Huffer is now proposing the creation of 67 single family residential lots, 1 multifamily lot and 1 non-buildable lot connected to Hardin County Water District #2's sewer system with three new streets proposed. The plat was previously approved as 42 multifamily residential lots. The plat will now be known as Section 2 of Martin Hills Subdivision, due to the existing home being divided off on a 3 acre lot to be known as Lot 1 of Martin Hills Subdivision, Section 1.

Meagan Sturgeon, of 5151 Jefferson Boulevard, Louisville, KY, with Mindel Scott, provided testimony and answered questions from the commission members and staff. Ms. Sturgeon explained that she is the engineer for the project and discussed the changes made to the amended preliminary plat.

Shannon Huffer, of 211 East Nalls Road, Elizabethtown, KY, provided testimony and answered questions from the commission members and staff. Mrs. Huffer explained that this proposal would be more in line with what the neighbors at the zone change hearing wanted, with these being single family residents and not rentals.

Vice Chairman Lowe made a motion to conditionally approve the Amended Preliminary Plat of Martin Hills Subdivision with the 40 conditions within the staff review comments and the following additional comments:

1. Along the northern line of Lot 2, this needs to be a double row of evergreen trees (5' tall, 10' on center).
2. Add the following Access Restriction Note:

Access Restriction Note

All lots shall be restricted from access to the existing gravel driveway along the north side of the property per the Hardin County Planning Commission

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conditional approval of the Preliminary Plat & Development Plan on 3 January 2023 and Amended Preliminary Plat on 18 July 2023.

Additionally, Lot 4 shall be restricted from access to Sportsman Lake Road with any proposed driveways being from the proposed subdivision street.

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

At 5:17 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on 20 June 2023**. Commissioner Nall made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:18 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Budget Amendments for FY 2023**. Commissioner Nelson made a motion to accept the budget amendments as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:21 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2023 #12 June 2023**. Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:24 p.m. Chairman Hinton made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Commissioner Nelson provided the second. The motion passed unanimously.

At 5:43 p.m. Chairman Hinton made a motion to **come out of the closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

Meeting with Semonin Realtors On June 20, 2023 Adam, Nikki and Haley met with a group of realtors with Semonin to discuss updates to the county's Comprehensive Plan.

BlueOvalSK Meeting in Glendale On June 27, 2023 Adam attended a meeting at Glendale Christian Church facilitated by State Representative Samara Heavrin with BlueOvalSK and the residents of Glendale to receive updates on the project.

Fiscal Court reappoints Bob Krausman Hardin County Fiscal Court has reappointed Bob Krausman to serve an additional term on the Board of Adjustment. His term will end June 30, 2027.

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Metropolitan Planning Organization – Technical Advisory Committee Meeting On July 11, 2023 Adam attended the MPO Meeting and topics discussed included an RFP for a Public Transit Study. He was also elected as Chairman of the group after previously serving as Vice Chairman.

Sonora City Council Meeting On July 13, 2023 Adam, Madeline, Jimmy and Edwin attended the Sonora City Council Meeting to discuss our KY Building Code program and the potential to implement building inspections within the city limits of Sonora.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, 15 August 2023 at 5:00 p.m., the regularly scheduled August 1st meeting is canceled due to no agenda items, and called for the meeting to be adjourned at 5:50 p.m.

ADOPTED AND APPROVED THIS 15th DAY OF AUGUST 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 20 June 2023

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Chairman Mark Hinton called the seven hundred fifty ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 June 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Financial & Operations Coordinator Susan Bowen, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet.

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

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **JONATHAN MYERS**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park). The property is a 4.87 acre site located at 4911 South Dixie Highway in Glendale, KY. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Jonathan Myers, of 4911 South Dixie Highway, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Myers explained that he passes other RV Parks everyday on his way home, near his house, and that he saw an opportunity to make some income. He stated he plans to keep as many trees as possible, and that he has been working with the Health Department on the two proposed septic tank systems for the four RV's.

Brad Kindervater, of 21 Princess Court, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Kindervater explained that he owns property next to Mr. Myers and stated that he is in favor of the proposal. He stated that Mr. Myers is going about the project the correct way, working with the Health Department, and that he should be able to get the highest and best use out of his property.

Grover Berry, of 339 Mockingbird Valley Road, Louisville, KY provided testimony and answered questions from the commission members and staff. Mr. Berry explained he owns the 40 acres to the south of the property and that part of his property was already zoned industrial, so he sees no issue with the property going commercial. He stated everything along South Dixie really needs to be commercially zoned.

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

At 5:27 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I McCamish restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park) and presented **Resolution No. 2023-011** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the proposed Recreational Enterprise (RV Park) on site, and to adopt Resolution Number 2023-011, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8 & 10; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: South Dixie Corridor Planning Area (#17) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Secretary Steck provided the second. The motion passed 5-0 (unanimously).

At 5:30 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **ESTATE OF GLAY E. MAGGARD**, requesting a Zone Change from the Industrial Holding Zone (IH) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 27.863 acre site located on the west side of South Dixie Highway at Gilead Church Road in Glendale, KY. Planner Goodman presented and entered the exhibits into the record,

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reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Dan Wentworth, of 1994 Charlestown-New Albany Road, Jeffersonville, IN, with KW Commercial, provided testimony and answered questions from the commission members and staff. Mr. Wentworth explained he is the broker for the Maggard Family and that the family is seeking the highest and best use of their property.

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

At 5:38 p.m. Chairman Hinton closed the hearing to public discussion.

Planner Goodman restated the application, and gave the recommendation for approval of the Zone Change from the Industrial Holding Zone (IH) to the General Commercial Zone (C-2) with no project proposed at this time and presented **Resolution No. 2023-012** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Industrial Holding Zone (IH) to the General Commercial Zone (C-2) with no project proposed at this time, and to adopt Resolution Number 2023-012, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8, 10 & 12; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Interstate Commercial Area; Step 4 – Planning Area: Glendale Junction (I-65) Planning Area (#27) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 6: To improve and promote Hardin County as a place for Commerce and Industry.

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

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

At 5:45 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 6 June 2023**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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At 5:45 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2023 #11 May 2023**. Commissioner Nall made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:49 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **FY 2022 Audit**. Vice Chairman Lowe made a motion to accept the audit as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:52 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, an **Amendment to the Personnel Policies Section 2, 3 and 11** regarding overtime exempt employees and compensatory time to align with KRS 337.285 and the Department of Labor's Fair Labor Standards Act. Director King presented **Resolution 2023-013** for consideration and action. Commissioner Nelson made a motion to accept the amendments to the personnel policy as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

KLC Meeting on BlueOvalSK On June 7, 2023 Adam attended a meeting at the State Theater in Elizabethtown hosted by the KY League of Cities and Lincoln Trail Area Development District to discuss the regional growth and impacts anticipated due to BlueOvalSK.

Young Professionals Network Meeting On June 9, 2023 Adam, Nikki and Haley attended a meeting with the Young Professionals Network of Hardin County here at the County Government Building to discuss the updates to the Comprehensive Plan.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 July 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:01 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF JULY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 6 June 2023

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Chairman Mark Hinton called the seven hundred fifty eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 6 June 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Financial & Operations Coordinator Susan Bowen, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Charles Nall (Commissioner) was absent from the meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment and Variance submitted by **BENNIES BARN LLC (BONNIE & GERALD LUSH)**, requesting a Zone Change from the Planned Unit Development Zone (PD-1) to the Tourist and Convenience Commercial Zone (B-2) for Lot 2 of Williams Corner Subdivision. Additionally, the applicants are requesting a Variance from the minimum road frontage, 1:4 lot width-to-length ratio and the pavement width requirements. The properties total 2.265 acres and are located at 434 East Main Street and 122 East Railroad Avenue in Glendale, KY, known as Lots 1 and 2 of Williams Corner Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change & Variance requests.

Gerald Lush, of 122 East Railroad Avenue, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Lush explained he wanted to ask for the zone change to the Tourist and Convenience Commercial Zone (B-2), because it fits the vision of Downtown Glendale and he wanted to help enhance that vision with his property. He stated he wants to clean up what was done in the past.

Sherry Vance, of 212 East Main Street, Glendale, KY asked the Commission if there was anything within the Tourist and Convenience Commercial Zone (B-2) that would restrict the size and height of a new building on the proposed vacant lot. Director King answered that the size is limited by the building setbacks and that the total lot coverage can't be greater than 85%. Lastly, he stated that another restricting factor is the volunteer fire department does not have a ladder truck.

Josh Hubbard, of 502 West Dixie Avenue, Elizabethtown, KY asked the Commission if the small cut through road that connects the bank and Mr. Lush's property was a dedicated easement. Director King stated that the cut through road is not shown on the

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plat. Mr. Lush stated that the previous owner Mr. Williams said the bank and he had a handshake agreement for the road, but that nothing was ever put into writing.

Secretary Steck stated that they saw Mr. Lush's first Variance request at the Board of Adjustments and they tried to find a way for this to work and clean up what was done in the past. He stated he thinks this request is a better proposal and fits in with the character of Downtown Glendale. Director King responded that he also thinks the proposal will help Downtown Glendale and clean up things.

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

At 5:37 p.m. Chairman Hinton closed the hearing to public discussion, and explained that the Commission would vote on the Variances first and then do a separate vote for the Zone Change.

Director King restated the Variance application, and gave the recommendation for approval of the Variances from the minimum road frontage, 1:4 lot width-to-length ratio and the pavement width requirements to allow for Lots 1 and 2 of Williams Corner Subdivision to be reconfigured and further subdivided.

Secretary Steck made a motion to grant the Variances from the minimum road frontage, 1:4 lot width-to-length ratio and the pavement width requirements based on the staff presentation and the testimony provided in the public hearing. He noted the site is unique being in Downtown Glendale, the proposal 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 will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting variance) 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 Variances from the minimum road frontage requirement, 1:4 lot width-to-length ratio and the minimum pavement width requirement.
2. An Amended Record Plat shall substitute for the required site plan.
3. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.

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

Director King restated the application, and gave the recommendation for approval of the Zone Change from the Planned Unit Development Zone (PD-1) to the Tourist and Convenience Commercial Zone (B-2) for Lot 2 of Williams Corner Subdivision and presented **Resolution No. 2023-010** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Planned Unit Development Zone (PD-1) to the Tourist and Convenience Commercial Zone (B-2) for Lot 2 of Williams Corner Subdivision, and to adopt Resolution Number 2023-010, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, 10 & 12; Step 2 – Property Characteristics 1-10; Step 3 – Land Use Plan Group: Rural Village Area; Step 4 – Planning Area: Glendale Rural Village Planning Area (#7) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

Objective: 3. To direct growth into areas where capital facilities and services are currently present and are not being utilized to full capacity.

6. To promote contiguous and in-fill development in the interest of providing community services and public facilities to new developments in the most cost-effective manner.

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

Goal 6: To improve and promote Hardin County as a place for Commerce and Industry.

Objective: 6. To expand employment and investment opportunities.

8. Promote the development and prosperity of small businesses.

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

At 5:44 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on 16 May 2023**. Secretary Steck made

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a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:45 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a request made by **LaRue County EMS** to waive the building fees associated for the proposed two additions to its current facility. Commissioner Nelson made a motion to approve the request. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:46 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Annual Nomination and Election of Officers**. Chairman Hinton asked if there were new nominations, and there were none. Commissioner Nelson made a motion to keep the current officers in their existing roles. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:48 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Second Reading of the FY 2024 Budget**. Commissioner Nelson made a motion to accept the budget as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:55 p.m. Chairman Hinton made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Commissioner Nelson provided the second. The motion passed unanimously.

At 6:10 p.m. Secretary Steck made a motion to **come out of the closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

APA-KY Spring Conference Adam & Haley attended the APA-KY Spring Conference at Barren River Lake State Park on May 17-19, 2023 and presented a session titled, "Glendale, KY from Railroad Beginnings to an Electric Vehicle Future".

Housing Roundtable Adam & Haley attended a Housing Roundtable hosted by the Lincoln Trail Area Development District on May 24, 2023 to discuss regional housing needs in relation to BlueOvalSK.

2 Years of Service Planner, Haley Goodman celebrated 2 years of service with the Planning Commission on June 4, 2023.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 20 June 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:16 p.m.

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ADOPTED AND APPROVED THIS 20th DAY OF JUNE 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred fifty seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 May 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Steve Steck (Secretary), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Greg Lowe (Vice Chairman) and Mark Nelson (Commissioner) were absent from the meeting.

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

At 5:02 p.m. Attorney Cooper announced that Kevin Cottrell is one of his law firms clients, but that he is not representing him on this proposed project, so he does not have attorney client privilege conflict for the hearing.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **KEVIN COTTRELL**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the construction of a 4,800 sq. ft. commercial retail building on site. The property is a 0.482 acre site located 6804 South Dixie Highway in Glendale, KY, known as Lot 3 of Clearview Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Secretary Steck asked Director King if Grandma's Bluegrass Kitchen was part of this subdivision and if Mr. Cottrell owns both lots proposed in this development. Director King answered that the Grandma's Bluegrass Kitchen property is not part of Clearview Subdivision and that yes Mr. Cottrell owns both properties and with this proposal they would be merged together.

Chairman Hinton asked about the shared entrance. Director King answered that the Kentucky Transportation Cabinet (KYTC) would require a commercial entrance and that both properties are sharing the two entrances.

Secretary Steck asked if the house currently on the lot was proposed to stay and how many acres the southern adjoining neighbor (Hawkins property) was. Director King responded that the current home is proposed to stay and that the Hawkins property is just under half an acre.

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Kevin Cottrell, of 572 Fernwood Boulevard, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Cottrell explained that he owns both properties, and when he proposed the 4,800 sq. ft. building on the lot with Grandma's Bluegrass Kitchen he didn't realize there was a 40' setback due to the commercial zone next to residentially zoned property. He stated, as a result, he needs to combine the two lots and both properties have to be zoned Convenience Commercial (C-1) to be able to combine the two together, hence the hearing tonight. Mr. Cottrell said he plans to keep the home on site and continue to rent it out, but is wanting to build the proposed retail building to bring more business and growth to the area. Lastly, Mr. Cottrell stated that he has already done some improvements and landscaping, but that he will be required to plant more shrubs and trees as part of his development plan.

Karl Hawkins, of 6834 South Dixie Highway, Glendale, KY asked how close the proposed building was going to be to the shed on site and asked how the commercial zone would affect the home on the property now. Director King stated that per the Development Plan the proposed building would be 15' off the pre-existing shed and that the home and shed would be grandfathered in, but that if something happened to the home a new home would require a Conditional Use Permit. Mr. Hawkins asked how far off a parking lot or any new structure would have to be from his property line. Director King stated parking lots have to be a minimum 10' off the property lines and any new structures would have to be 40' off the property line. Lastly, Mr. Hawkins asked if instead of shrubs could they install a solid privacy fence along his property line. Chairman Hinton responded that he believed something could be worked out, but that they would have to address that question in the next part of the hearing, regarding the Development Plan approval.

Julie Hawkins, of 6834 South Dixie Highway, Glendale, KY asked if this zone change would negatively affect her property value since she is zoned residential, and if this would cause them to have to sell. Chairman Hinton and Director King both stated that the Commission isn't involved with tax assessments.

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

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

Director King restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the construction of a 4,800 sq. ft. commercial retail building on site and presented **Resolution No. 2023-009** for consideration.

Commissioner Nall made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the

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construction of a 4,800 sq. ft. commercial retail building on site, and to adopt Resolution Number 2023-009, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, 10 & 12; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Interstate Commercial Area; Step 4 – Planning Area: Glendale Junction (I-65) Planning Area (#27) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Goal 6: To improve and promote Hardin County as a place for Commerce and Industry.

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

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

8. Promote the development and prosperity of small businesses.

Chairman Hinton provided the second. The motion passed 3-0 (unanimously).

At 5:41 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Development Plan submitted by **KEVIN COTTRELL** for Glendale Properties, LLC to allow for the construction of a 4,800 sq. ft. commercial retail building on site and the two properties to be combined with proposed Amended Record Plat of Clearview Subdivision, Lot 3. The property is a 1.226 acre site located at 6804 South Dixie Highway in Glendale, KY, to be known as Lot 3A of Clearview Subdivision. Director King presented a powerpoint presentation on the request.

Chairman Hinton asked Karl Hawkins, the southern adjoining property owner, if he would prefer a 6' tall solid privacy fence in place of the shrubs proposed on the Development Plan. Mr. Hawkins responded yes, from the front most point of the front porch to the rear property line a solid privacy fence would be preferred.

Secretary Steck made a motion to Conditionally Approve the Development Plan of Glendale Properties, LLC pending correction of the 39 items listed in the Staff Review

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Comments, with the additional comments of the solid privacy fence along the southern property line and the comments discussed in the May 16, 2023 Zone Change Meeting. Commissioner Nall provided the second. The motion passed 3-0 (unanimously).

At 5:47 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2023 #10 April 2023**. Secretary Steck made a motion to accept the financial report as presented. Commissioner Nall provided the second. The motion passed 3-0 (unanimously).

At 5:49 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 2 May 2023**. Commissioner Nall made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed 3-0 (unanimously).

At 5:50 p.m. Chairman Hinton made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed 3-0 (unanimously).

At 6:22 p.m. Chairman Hinton made a motion to **come out of the closed session**. Secretary Steck provided the second. The motion passed 3-0 (unanimously). Chairman Hinton noted for the record that no action was taken during the closed session.

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

MPO Meeting On April 18, 2023, Director King attended the Technical Advisory Committee Meeting of the Radcliff/Elizabethtown Metropolitan Planning Organization.

Comprehensive Plan Meetings On April 21, 2023, the staff held the second subcommittee meetings on Agriculture and on Housing.

Promotion to Planner Congratulations to Haley Goodman for her promotion from Planning Technician to Planner on May 1, 2023.

Promotion to Planner I Congratulations to Nikki McCamish for her promotion from Planner to Planner I on May 1, 2023.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 6 June 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:24 p.m.

ADOPTED AND APPROVED THIS 6th DAY OF JUNE 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred fifty sixth meeting of the Hardin County Planning and Development Commission to order at 5:03 p.m. on Tuesday, 2 May 2023, in the Third Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Financial & Operations Coordinator Susan Bowen, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet.

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

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the **Minutes for the meeting held on 18 April 2023**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:03 p.m. Vice Chairman Lowe recused himself from the proceedings and stepped down and away from the stage.

At 5:04 p.m. Secretary Steck made a motion to extend the allotted time for testimony to an hour for those in favor and in opposition of the application, due to the amount of people in attendance. Commissioner Nall provided the second. The motion passed 4-0 (unanimously).

At 5:04 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **STONEFIELD SOLAR LLC (APPLICANTS) ON BEHALF OF BUCHANAN PROPERTY GROUP, LLC; DEBORAH SUE WARF; JEFFREY A. BUCHANAN; DAVID R. BUCHANAN REVOCABLE LIVIING TRUST; DAVID STEVEN BUCHANAN; ANN KRISTEN BUCHANAN FIEPKE; SUSAN AHLER BUCHANAN AUGENSTEIN; JIMMY N. WAUGH, RUTH WAUGH, & JIMMY D. WAUGH; CHRISTOPHER G. KNIGHT & DANE NELL KNIGHT**, requesting a Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the Heavy Industrial Zone (I-2) to allow for the proposed Stonefield Solar Project. The property consists of 12 tracts totaling \pm 1,030 acres located along Leitchfield Road (US 62) and West Glendale Hodgenville Road (KY 222) in Elizabethtown & Cecilia, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

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At 5:30 p.m. Rick Ferrera, of 2143 Juliet Avenue, St. Paul, MN, with Stonefield Solar LLC, provided testimony and answered questions from the commission members and staff. Mr. Ferrera presented **Exhibit KK** – PowerPoint Submitted by Stonefield Solar LLC, and went through the presentation and explained that there are thousands of solar power plants across the U.S. operating safely. He stated that their project represents less than 1% of crop land in Hardin County and went over the existing features of the property. Mr. Ferrera discussed the proposed projects location, acres of panels, fenced areas, vegetation plan and analysis of the closest homes to panels.

Gregg Dutton, of 400 West Market Street, Louisville, KY, attorney for the applicants, provided testimony and answered questions from the commission members and staff. Mr. Dutton stated that his clients and he disagree with the statement that the current Comprehensive Plan supersedes the 2004 Industrial Element of the Comprehensive Plan. He stated there is no evidence of this element being removed and the plan is on the Planning Commission's website. Mr. Dutton then stated that electrical generation is a manufacturing use and referenced that manufacturing use is a permitted use within a Heavy Industrial (I-2) Zone.

Aubrey Muse, of 744 Brock Road, Rineyville, KY, with Stonefield Solar LLC, provided testimony and answered questions from the commission members and staff. Ms. Muse explained that she is a Hardin County native and was excited to see solar projects interested in the County. She discussed some common misconceptions with solar and went over KY House Bill 4, in regards to decommissioning. Ms. Muse also described the TCLP method that solar panels are tested with and reminded everyone of property owner rights.

Drew Augustine, of 1620 Griffith Avenue, Owensboro, KY, provided testimony and answered questions from the commission members and staff. Mr. Augustine explained that he was one of the property owners by marriage, with his wife being Susan Buchanan. He stated that it is their legal right to do what they want with their property, and that this proposal is the highest and best use of their property right now. Mr. Augustine explained that there are binding and enforceable covenants between them and Stonefield Solar LLC to protect the farm. Mr. Augustine presented **Exhibit LL** – Right of Entry Agreement from Elizabethtown – Hardin County Industrial Foundation, that was sent to the Buchanan Family in 2018. Lastly, Mr. Augustine stated that it would be a detriment to the property's value if the Commission ruled that the property was no longer within the Western KY Parkway Corridor from the 2004 Industrial Element.

Rick Ferrera, of 2143 Juliet Avenue, St. Paul, MN, with Stonefield Solar LLC, requested that the last 20 minutes of their time be reserved for after questions.

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David Broderick, of 921 College Street, Bowling Green, KY, asked questions of Rick Ferrera. He asked is there a reason you dispute the Natural Resource Area and dispute the number of homes nearby. Mr. Ferrera responded this is an industrial use and that the number of homes mentioned was a different area calculation than that done by Planning Staff. Mr. Broderick then asked if Mr. Ferrera agreed with the calculation presented by the Planning staff and the 433% increase of the industrial area. Mr. Ferrera answered yes. Then Mr. Broderick asked where in the Zoning Ordinance did the company find solar. Mr. Ferrera answered that solar is a manufacturing use and manufacturing use is a permitted use in the Heavy Industrial Zone. Lastly, Mr. Broderick asked who is Stonefield Solar LLC? Mr. Ferrera answered Stonefield Solar LLC is the entity that is responsible for all the compliance aspects of the proposed project.

April Hilse, of 60 Farmers Road, Elizabethtown, KY, asked questions of Aubrey Muse. Mrs. Hilse asked what evidence did she have that the Hardin County Citizens for Responsible Solar group is not a local grass roots organization. Ms. Muse responded that she personally had went to the groups April 2022 meeting where the speaker presenting was from the national organization.

Emery Martin, of 257 Airview Drive, Elizabethtown, KY, asked questions of Rick Ferrera. Mr. Martin asked how tall the screening for the project would be and if the company would be willing to plant taller mature trees. Mr. Ferrera asked his teammate Josh Adams, of 9200 Shelbyville Road, Louisville, KY, to answer the questions. Mr. Adams responded that the proposed trees would be 5-6 feet tall and that they chose this height because the trees have a better survival rate. Mr. Martin then asked what would happen if the company sold and then the new company went bankrupt. Mr. Ferrera answered Stonefield Solar LLC will be there throughout the life of the project so all "conditions" will be in place. Mr. Martin asked about the glare study and risk to the airport. Mr. Adams answered the FAA Approved Glare Study showed no effect to the airport, helicopter pads, etc. in the area. Lastly, Mr. Martin asked about contamination to the soil from the panels. Mr. Ferrera re-iterated the safety of the panels and the rigorous TCLP test they go through, proving they don't leach toxins into the soil.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY, asked questions of Rick Ferrera. Mrs. Martin asked if anyone had corresponded with the fire department. Mr. Ferrera stated they had went to the April 10th local chiefs meeting. Mrs. Martin then asked if they had corresponded with the local volunteer fire department. Mr. Ferrera stated they are working with a company out of Louisville to coordinate, but that they started the conversations at the April 10th meeting.

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Garrett Swift, of 532 Gates Road, Elizabethtown, KY, asked questions of Rick Ferrera. Mr. Swift asked what his uncle had told Mr. Ferrera when he was approached about being part of this project. Mr. Ferrera answered that his uncle farms the projects land.

Bobbie Coleman, of 327 Riesling Court, Vine Grove, KY, asked questions of Rick Ferrera. Mrs. Coleman asked how the panels would effect the soil. Mr. Ferrera answered there would be no effect on the soil and gave an example of a solar facility that was decommissioned in the early 90's and reverted back to a farm. Mrs. Coleman then asked how they could guarantee the project wouldn't hurt the water. Mr. Ferrera asked his teammate Reed Sellers, of 2525 Arapahoe Avenue, Boulder, CO, to answer the questions. Mr. Sellers answered they have done extensive surveys with sinkholes, stream, etc. on the site and they have a Best Management Practice (BMP) Plan for the project. He also stated that the panels are not toxic and can technically go to the landfill, but that they plan to recycle the panels at the end of the project. Mrs. Coleman then asked why they couldn't just do solar on rooftops instead of taking up farmland. Mr. Ferrera answered that roof mount solar is great, but that it's about three times as expensive.

Paul Brantingham, of 148 Deerbrook Lane, Elizabethtown, KY, asked questions of Rick Ferrera. Mr. Brantingham asked if this particular proposal was for a Map Amendment to an Industrial Zone and if approved could anything approvable in industrial go on the site. Mr. Ferrera answered yes any permitted industrial use could go on the site.

Teresa Redmond, of 8145 Leitchfield Road, Cecilia, KY, asked questions of Rick Ferrera. Mrs. Redmond asked who she can contact when her well water gets contaminated from the project. Mr. Ferrera answered there shouldn't be any contaminants, but there will be a complaint hotline with a local contractor she could call.

Charles Spivey, of 114 Wellesly Court, Cecilia, KY, asked questions of Rick Ferrera. Mr. Spivey asked who benefits for this project and how would it help Hardin County. Mr. Ferrera answered it would help the projects property owners, who feel this is the highest and best use of their property, and that it would also help the Public Service Commission and the grid. He then stated for Hardin County residents it would help with the property being taxed industrial, rather than agricultural like it is now, and they will offer the County a Payment in Lieu of Taxes (PILOT) agreement.

At 7:11 p.m. Chairman Hinton announced a 15-minute recess. The meeting continued at 7:27 p.m.

Lucy Dunford, of 219 Poplar Trace, Elizabethtown, KY, asked questions of Rick Ferrera. Mrs. Dunford asked does this property have to go industrial and how can you justify all this in people's backyards. Mr. Ferrera answered yes they have to go industrial, per the

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zoning ordinance, and that the project is away from multiple homes. Mrs. Dunford then asked how other places handle solar facilities. Mr. Ferrera answered it depends on the state, but typically its either industrial, agricultural or utility. Mrs. Dunford then asked why can't this project go utility instead. Chairman Hinton answered that utility is not currently a zone in the zoning ordinance.

Patrick Lohden, of 777 Cecilia Smith Mill Road, Cecilia, KY, asked questions of Rick Ferrera. Mr. Lohden asked if the property the company bought in Russel Ridge Subdivision was part of this project, and if the substation would be on that parcel. Mr. Ferrera answered no, that property is not included in this proposal.

Matthew Crain, of 177 Crain Lane, Glendale, KY, asked questions of Rick Ferrera. Mr. Crain asked if Mr. Ferrera was aware of multiple different calculations, on how precious and productive this agricultural land is, and how quickly we are losing our farmland. Mr. Ferrera answered that they understand how precious farmland is and that is why this project uses the least amount possible, and that after the project is completed the land is still farmable.

At 7:46 p.m. no one else had questions for the Stonefield Solar LLC group presenters and so the time allotted for people who wanted to speak in favor continued.

Sam Avery, of 745 Portland Road, Upton, KY, provided testimony and answered questions from the commission members and staff. Mr. Avery explained that he is a retired solar installer and was the former Vice Chair for the Hart County Planning Commission. He stated that he is in favor of the zone change and agrees that solar generating facilities are utility scale and that we need it. Mr. Avery stated multiple responses from scientists that our planet needs help, and stated we are experiencing more energized storms. He said he appreciates the scrutiny of the projects plans, but doesn't know if industrial solar is the correct wording, since this project will not have the issues a typical industrial project will have.

April Hilse, of 60 Farmers Road, Elizabethtown, KY, asked Mr. Avery if crops expelled carbon dioxide and also helped preserve farmland. Mr. Avery responded yes, but that we need more than just crops helping.

Matthew Crain, of 177 Crain Lane, Glendale, KY, asked Mr. Avery if he was aware of multiple different calculations of farmland production and carbon dioxide expelling, and that not all soils are the same. Mr. Avery responded yes, and that there isn't a perfect solution, but that there is in unbalance and we need to do something.

Jacklyn Gerard, of 709 Pear Orchard Road, Elizabethtown, KY, provided testimony and answered questions from the commission members and staff. Mrs. Gerard explained that her neighbor has one hundred panels next door and they don't bother her at all, in

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fact she is looking at roof mount solar for her home. She stated Hardin County is growing and we need energy.

Jeff Richardson, of 1455 Duggin Switch Road, Vine Grove, KY, provided testimony and answered questions from the commission members and staff. Mr. Richardson stated that he wanted the Commission to know that he supports solar.

Nancy Givens, of 3086 Bunnel Crossing Road, Horse Cave, KY, provided testimony and answered questions from the commission members and staff. Mrs. Givens stated that she strongly supports the solar development. She also stated that the scrutiny of the project is more than normal for something non-toxic. Mrs. Givens stated that this is a good application and that we can't lose site of the future and protecting our atmosphere.

Drew Augustine, of 1620 Griffith Avenue, Owensboro, KY, provided testimony and answered questions from the commission members and staff. Mr. Augustine stated that a Hardin County School representative was here and he wanted to ask him to come speak on behalf of the schools.

John Stith, of 98 Canary Drive, Elizabethtown, KY, provided testimony and answered questions from the commission members and staff. Mr. Stith stated that he is here on behalf of the Hardin County Board of Education. He explained that the school district has no issue with the proposed solar project, and that the project could actually allow for more educational opportunities for the schools.

Jason Gullany, of 3262 Ruckriegel Parkway, Louisville, KY, with Pye Barker Fire & Safety, provided testimony and answered questions from the commission members and staff. Mr. Gullany stated he is working with Stonefield Solar LLC, and that they received good feedback from the volunteer fire chiefs and will be working with the Glendale fire department, but that Glendale Fire wasn't at the meeting.

David Broderick, of 921 College Street, Bowling Green, KY, asked Mr. Gullany if he specifically spoke with the Stephensburg fire department and if he asked them if they had the proper equipment for a solar facility fire. Mr. Gullany answered that there were about twenty in the group, so he doesn't know specifically if Stephensburg fire department was there, and that any fire department should have all the proper equipment.

Rick Ferrera, of 2143 Juliet Avenue, St. Paul, MN, with Stonefield Solar LLC, provided testimony and answered questions from the commission members and staff. Mr. Ferrera stated that all fire/emergency plans will be addressed in the projects Emergency Response Plan. He stated there will be developer commitments recorded in the Clerk's office to assure everything is done right and protected. Mr. Ferrera stated, in regards to

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economic impact, in their economic report is states 7.8 million dollars over the life of the project with 209 jobs during construction.

At 8:16 p.m. five minutes was reserved for anyone to speak in favor of the proposal at the end of the hearing.

At 8:17 p.m. the one hour allotted time for anyone to speak in opposition of the proposal was opened.

David Broderick, of 921 College Street, Bowling Green, KY, spoke in opposition of the proposal. Mr. Broderick stated that he is an attorney who represents several landowners in the room. He asked for all those in opposition of the proposal to stand and for those across the hall to yell out. Lastly, he requested that five minutes be reserved for anyone to speak in opposition of the proposal at the end of the hearing.

Dan Feeser, of 3438 Hardinsburg Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Feeser stated that the Stonefield Solar website is wrong in stating that their group is part of a national organization. He stated they are a local group that previously submitted a petition for a moratorium on solar with over 1,500 signatures on it. Mr. Feeser requested that the proposal be denied, stating multiple goals and objectives out of the Comprehensive Plan and Zoning Ordinance that this project does not comply with and some KRS statutes. He mentioned that the Public Service Commission had denied Stonefield Solar LLC's application, and that this project is in the natural resource area which states to protect agricultural land.

David Miller, of 1608 Franklin Crossroads, Cecilia, KY, spoke in opposition of the proposal. Mr. Miller stated that he would much rather have been out farming today than to be here, but that his family farm is adjacent to this proposal and he has many concerns about the karst topography of the land. He explained that he has a geology degree and previously taught at a college, before retiring and coming back to the farm. Mr. Miller stated this project is a risk to human safety and will have structural integrity problems. He explained he personally used to farm the Buchanan Farm and that twice he had a cover collapse sinkhole open up while he was farming. Mr. Miller quoted the Comprehensive Plan in regards to source water protection area and protecting our water. He explained this area floods and is structurally at risk, because geologist agree that the continuous blasts from rock quarries create hazardous, unstable areas not suited for structures.

Glenn Harrington, of 2528 Hardinsburg Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Harrington stated he is a fourth generation farmer and spent 17 years on the Hardin County Soil Conservation Board. He explained that he personally had pulled off the road and studied the lay of the projects land, while doing this it reminded him of

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the multiple floods throughout the past thirty years of this property and even the state roads around it. Mr. Harrington stated this area has always had water issues and that is why Vulcan has had so many issues; he then said putting all the solar panels on site will cause more erosion and water issues. He stated he is worried about the water table and the multiple people who use well water in this area. Mr. Harrington stated that no MSDS sheets for the panels have been presented, and that no matter what some toxins will leach out because of the solder on the panels. Lastly, Mr. Harrington raised concerns about losing thousands of acres of prime farmland and raised the issue of if the United States loses its farmland then our food will come from overseas.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY, spoke in opposition of the proposal. Mrs. Martin presented **Exhibit MM** – Kirkland Appraisals, LLC Report on the Stonefield Solar Project. She stated that she is a licensed broker in the area and that the report presented was submitted to the Public Service Commission, but not Hardin County Planning. Mrs. Martin mentioned multiple goals and objectives out of the Comprehensive Plan that this project does not comply with, and stated that this solar facility will not function in harmony with the area. Lastly, she stated this proposal does create noise, dust, negative impacts, etc. and asked how it could be considered an industrial operation or manufacturing use.

David Taul, of 6325 North Long Grove Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Taul stated he was born and raised in Hardin County and that he is the owner/manager of Taul Equipment, which is one mile from the proposal. He explained that he has seen multiple things come and go throughout the years, but that he has never seen anything come in as fast and hard, with such a negative impact, as industrial solar has. Mr. Taul gave multiple economic impacts statistics on how this specific solar project would be a detriment to Hardin County. He stated there would be around a 7 million dollar loss for the community as a whole after the lifetime of this project, when compared to if the farm was still being farmed. Mr. Taul asked if it would be a wise decision to bet the farm on a project that will only be 18% efficient. Lastly, Mr. Taul brought up an industrial solar site in Mt. Olive that currently is only partially installed, and the contractors are now backing out and the barns and land are laying in ruin.

Bobby Alexander, of 491 Boulder Drive, Elizabethtown, KY, spoke in opposition of the proposal. Mr. Alexander stated it is common knowledge that we are producing more people than we are producing food. He stated if we continue to cover up and lose our precious farmland, what are we going to do when it's gone. Mr. Alexander raised concerns about how quickly Hardin County is growing and that there is nothing preventing all the farmland from being developed.

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Lawrence Hoh, of 1700 South Long Grove Road, Cecilia, KY, spoke in opposition of the proposal. Mr. Hoh presented **Exhibit NN** – Crops That Are Grown in Kentucky, and stated that he was the seventh speaker in opposition and wanted it noted for the record that everyone speaking in opposition lives in Hardin County, and that everyone except one who spoke in favor does not live in Hardin County. He stated that it is a big deal to replace 1,000 acres of farmland with industry, and specifically farmland with crider soils, which are prime producing soils. Mr. Hoh referenced the handout that was presented and the crop production rates within it. He explained that the Comprehensive Plan states to discourage the loss of agricultural land. Mr. Hoh also spoke about how crops help clean the water runoff, and expressed his concerns about the water issues from potential industry. Lastly, Mr. Hoh asked the Commission to please vote no and stated that solar can be in areas that aren't prime farmland.

Dolly Guenthner, of 5795 Rineyville Road, Rineyville, KY, spoke in opposition of the proposal. Mrs. Guenthner stated that she wanted it noted for the record since the Commission Members can't see the overflow room, that no one stood up in favor of the proposal, but of those seventy-three chairs everyone stood up in opposition.

Paul Brantingham, of 148 Deerbrook Lane, Elizabethtown, KY, spoke in opposition of the proposal. Mr. Brantingham stated he is in opposition of the proposal and does not envy the Commission's decision. He stated this proposal is almost the same size as the Glendale Industrial Site, which took years of deliberation before it was industrial.

At 9:18 p.m. five minutes was reserved for anyone to speak in opposition of the proposal at the end of the hearing.

At 9:20 p.m. Chairman Hinton announced a 15-minute recess. The meeting continued at 9:35 p.m.

Aubrey Muse, of 744 Brock Road, Rineyville, KY, with Stonefield Solar LLC, asked questions of Dan Feeser. Ms. Muse asked if he was aware of the developer commitments that had been submitted. Mr. Feeser responded no.

Vatsal Shah, of 1201 Dublin Road, Columbus, OH, asked questions of David Miller. Mr. Shah asked if Mr. Miller had spoken with Dr. Currins last week and recited a phone number, from which he had spoken with last week, asking if it was Mr. Millers. Mr. Miller answered yes. Mr. Shah asked if Mr. Miller's background was in geology. Mr. Miller responded yes. Then Mr. Shah asked if he had seen or was aware of the extensive geotechnical surveys that were done with a Karst Survey Mitigation Plan. Mr. Miller responded no.

Reed Sellers, of 2525 Arapahoe Avenue, Boulder, CO, asked questions of Glenn Harrington. Mr. Sellers asked if he had reviewed the Development Plan or the

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Vegetation Management Plan. Mr. Harrington answered no. Mr. Sellers asked if he was aware that the current condition is row crops and the proposed condition is meadow grass. Mr. Harrington responded yes. Mr. Sellers asked how often fields were left bare. Mr. Harrington responded not often in Hardin County.

Kristen Fiepke, of 801 Lakeside Drive, Elizabethtown, KY, asked questions of David Taul. Mrs. Fiepke asked if Mr. Taul expects the family to farm the property until the end of time. Mr. Taul answered yes, he would prefer them to continue to farm. Mrs. Fiepke then asked if he would like her to tell him what he could do with his property. Mr. Taul responded you can give me a price.

Drew Augustine, of 1620 Griffith Avenue, Owensboro, KY, asked questions of Trina Martin. Mr. Augustine asked would you rather the land all go to Vulcan and be mined? Mrs. Martin responded she didn't know if that could be done. Mr. Augustine then asked if she did a negative impact study on the property if it was not industrial. Mrs. Martin responded no, but that she can.

Kenny Rambo, of 553 Lombardy Drive, Cecilia, KY, asked questions of Trina Martin. Mr. Rambo asked if Mrs. Martin would be in attendance if this was for a residential development and not a solar hearing. Mrs. Martin answered no. Mr. Rambo asked how many acres of farmland she had sold. Mrs. Martin responded if she had to guess probably tens of thousands. Mr. Rambo asked how many acres of that land is still being farmed. Mrs. Martin responded some. Mr. Rambo asked if Mrs. Martin was familiar with multiple different goals and objectives within the Comprehensive Plan. Mrs. Martin responded yes that she has read the Comprehensive Plan.

At 10:07 p.m. no one else had questions, so both sides remaining five minutes for closing comments were heard.

David Broderick, of 921 College Street, Bowling Green, KY, thanked everyone for their patience. He stated many things have been stated but that tonight's issue is if the application complies with the Comprehensive Plan. Mr. Broderick stated the Comprehensive Plan has nothing about solar and that the legislative body (Hardin County Fiscal Court) has chosen not to put anything about solar on the books. He stated there is no definition for manufacturing use and that changing the properties zone to industrial, when its 87% prime farmland, in a Natural Resource Area, does not comply with the Comprehensive Plan. Lastly, Mr. Broderick stated solar panels do not enhance the rural character of the area and that no farmers came in favor of this proposal.

Greg Dutton, of 400 West Market Street, Louisville, KY, thanked the commission for their time and patience. He stated the Comprehensive Plan does support this project.

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He stated karst is a problem everywhere in Kentucky and that the development plan has extensive plans on karst and remediation. Mr. Dutton stated that extensive environmental studies have been completed. He stated no one has spoken about the opportunity for the property owners, and how this project would benefit them. Mr. Dutton explained that they agree this is the natural resource area, but that there is an overlay of the Western Kentucky Parkway Corridor that would promote industrial. Lastly, he stated multiple goals and objectives that support the project.

At 10:18 p.m. Commissioner Nall made a motion to allow for questions of Director King with both those in favor and in opposition an opportunity for rebuttals. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

The Commission asked Director King about the Western Kentucky Parkway Corridor in the 2004 Industrial Element of the Comprehensive Plan. Director King stated the plan was adopted in 2004 in reference to the Glendale Mega Site, but that it included an inventory of all parcels zoned Industrial at the time and maps of multiple corridors were established. He explained this plan predates him since he did not work for the Planning & Development Commission until 2008. He stated there is only one paragraph in the entire current Comprehensive Plan that mentions the 2004 Industrial Element and that it's in reference to an Interstate and Highway Overlay Zone Map around Glendale. Lastly, Director King stated he had never researched the 2008/2014/2019 Comprehensive Plan superseding the 2004 Industrial Element until preparing this staff report.

Greg Dutton, of 400 West Market Street, Louisville, KY, stated there is nothing in the Comprehensive Plans that repeals the 2004 Industrial Element and the plan is still on the Planning Commissions website. He asked if Director King didn't realize this issue until a couple days ago, how the property owners and Stonefield Solar LLC were supposed to know. Lastly, he stated the application relied heavily upon the corridor in the 2004 Industrial Element and if the Commission believes the current plan supersedes that would put them at a deep disadvantage.

David Broderick, of 921 College Street, Bowling Green, KY, stated the Comprehensive plan, since at least 2008, has viewed this area as natural resource and defines the area as a protected natural resource area. He stated that when the Comprehensive Plan was amended that should have excluded that corridor and the 2004 Industrial Element.

At 10:29 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application and presented **Resolution No. 2023-008** both to Approve and to Deny the Map Amendment for consideration. He gave the staff recommendation for denial of the Map Amendment.

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Chairman Hinton asked Attorney Cooper for his legal opinion on if the 2004 Industrial Element still stands. Attorney Cooper stated that it's up to the Commission on how much weight they want to give it, but that in his opinion the 2004 Industrial Element still stands.

Secretary Steck asked for clarification on if there would be a decommissioning plan and bonds. Director King responded that would be part of the development plan, which we haven't gotten to yet, but that within the submitted 36 developer commitments there is a decommissioning plan and bonds.

Commissioner Nelson asked what specifically the waiver from neighbors was for. Director King answered it's a waiver from landscape screening from two adjoining property owners.

Secretary Steck asked if the zone change to Heavy Industrial (I-2) is approved and then something changes and the solar proposal doesn't happen, has the door been opened for any permitted Heavy Industrial (I-2) use. Director King responded with the Land Use Table criteria for permitted and conditional uses within the Heavy Industrial (I-2) Zone.

Commissioner Nelson asked if there was a way to do binding elements. Director King answered no, only Louisville and Lexington can do binding elements, per KRS 100.

Chairman Hinton stated that this is a hearing about a zone change and when reviewing a zone change there are three main questions the Commission has to look at. Question one, is the zone change allowed within the wording of the Comprehensive Plan; to which he stated this zone change is not. Question two, has the character of the area changed in this location; to which he stated the character of the area has not changed in this location. Lastly, question three, is the current zoning appropriate; to which he stated yes the current zone is appropriate.

At 10:52 p.m. Chairman Hinton made a motion to deny the Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the Heavy Industrial Zone (I-2) based on testimony provided by Staff and those in attendance at the Public Hearing and the proposal not being in compliance with Step 3 – Land Use Plan Group: Natural Resource & Urban Area; Step 4 – Planning Area: Natural Resource Area (#21) & Leitchfield Road Corridor Planning Area (#14) and that the proposal is not in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 5: To encourage the location and development of different land uses in the most appropriate manner.
- Objective: 2. To promote planned development so as to insure the best possible utilization of land within the County.

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

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

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

Commissioner Nall provided the second. The motion to deny the Map Amendment passed 3-1, with Commissioner Nelson voting in opposition to the motion.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 16 May 2023 at 5:00 p.m. and called for the meeting to be adjourned at 10:58 p.m.

ADOPTED AND APPROVED THIS 16th DAY OF MAY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred fifty fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 April 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman and the individuals listed on the attached sign in sheet.

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

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **VIRGINIA COUCH**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time. The property is a 1.005 acre site located at 2010 Gilead Church Road in Glendale, KY, known as Lot 1 of Holstein Acres Subdivision. Planning Technician Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Allen Couch, of 2822 West Glendale Hodgenville Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Couch explained that the property is his mothers, who he has Power of Attorney for. He stated that the Gilead Church Road widening project is going to be cutting through the property and that being zoned commercial just seemed like the best thing to do. He felt the Zone Change made sense because they are in the “bulls-eye” of Glendale development.

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

At 5:17 p.m. Chairman Hinton closed the hearing to public discussion.

Planning Technician Goodman restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed and presented **Resolution No. 2023-007** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time, and to adopt Resolution Number 2023-007, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8 & 10; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group:

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Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 6: To improve and promote Hardin County as a place for Commerce and Industry.
- Objective: 1. To provide adequate space for the proper location of commercial and industrial land uses.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

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

At 5:18 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the contract with **Cooper & Cooper Law Offices, PLLC for legal services**. Vice Chairman Lowe made a motion to accept the legal services contract as presented. Commissioner Nelson provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:24 p.m. Chairman Hinton called for consideration and action on the third and fourth items on the agenda, the **Financial Report FY 2023 #9 March 2023** and the **Minutes for the meeting held on 21 March 2023**. Commissioner Nall made a motion to accept the financial report and the minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

Comprehensive Plan Open Houses On March 29, 2023, the Planning & Development staff held an Open House on the Comprehensive Plan update at the Woodland Elementary School in Radcliff. There were over 25 in attendance.

Comprehensive Plan Glendale Subcommittee On March 31, 2023, the Planning & Development staff held the first Glendale Subcommittee meeting at the County Government Center regarding the Comprehensive Plan. There were 14 in attendance.

Comprehensive Plan Meeting with Fort Knox On April 14, 2023, the Planning Commission staff held our second meeting with Fort Knox to discuss the Comprehensive Plan update and the KY 313 Corridor language.

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Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 2 May 2023 at 5:00 p.m. and called for the meeting to be adjourned at 5:31 p.m.

ADOPTED AND APPROVED THIS 2nd DAY OF MAY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred fifty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 March 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Administrative Assistant Miranda Garrison, Assistant County Attorney, Don Jones and the individuals listed on the attached sign in sheet.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **CHARLOTTE CRAWLEY**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time. The property is a 1.066 acre site located on the north side of Glendale Hodgenville Road West in Glendale, KY, known as Lot 1 of Homer's Acres Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Philip Harris, of 385 Woodsbend Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Harris explained that Mrs. Crawley does not have any intentions for the property currently; that she is just trying to better position herself so that if a good opportunity arises in the future, from all the growth in Glendale, she will be ready. He also stated that the Kentucky Utilities (KU) new electric transmission lines, for the BlueOval SK plant, does clip the corner of this property, taking about a 0.06 acre portion of the 1.066 acres in easements.

Larry Hagan, of 1055 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Hagan explained that he owns land across from Mrs. Crawley and that he is in favor of the commercial zone change. He stated that the commercial zone would help the community more than her current residential zone and that he would like to see some kind of restaurant on the property one day.

Kimberly Mansfield, of 1062 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mrs. Mansfield explained that she is in opposition of this proposal and that she has multiple

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questions for the commission. She asked what the purpose of the commission was and stated that it seems like the commission does not take into account the public's input and only focuses on growth and development. Director King stated that KRS Law requires when zoning is adopted for there to be a Planning Commission and that the commission votes on zone changes, road closings, and reviews new subdivisions with streets. Chairman Hinton stated that the commission is unbiased and listens to all sides. He explained that not all proposals brought before them are approved, in addition to approving the County's Zoning Ordinance, Subdivision Regulations and Comprehensive Plan.

Shirley Glover, of 992 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mrs. Glover explained that she has some concerns and questions. She stated that she realizes Glendale is growing but asked if there had ever been a case where the public's input has won over a business getting approved. Director King responded yes, and gave an example.

Barbara Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mrs. Bransford explained that she also understands that progress is always going to happen, but that she has worked hard for her property and pays her taxes and does not appreciate her heritage and property being taken from her. She stated she didn't choose to live in the city or around commercial properties, and that now she has no choice.

Chairman Hinton asked Director King if he could explain more in detail the KY 222 realignment and specifically the area around this property that everyone is concerned about traffic and safety issues. Director King stated that Kevin Blain, with Kentucky Transportation Cabinet (KYTC) was in the audience and asked Mr. Blain if he could elaborate on the plans. Mr. Blain explained that the red area depicted on the drawing is the proposed new route and that the area directly in front of tonight's zone change request is a connector to the new KY 222. He also stated the yellow area in front of the adjacent homes is an area where the road pavement will actually be removed, making this section a dead end road.

Jerry Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Bransford asked about the new KU electric lines and asked if KU would enforce eminent domain, and also asked if the electric tower would influence tonight's decision.

Kimberly Mansfield, of 1062 Glendale Hodgenville Road West, Glendale, KY asked if there was anyone here to represent KU to address her safety concerns about the

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electric tower. Director King explained that the way state law is written, utility companies are exempt from Planning and Zoning rules and that our office cannot regulate them.

Philip Harris, of 385 Woodsbend Road, Elizabethtown, KY explained that he had spear headed the conversations with KU about the towers coming across his families properties for seven months, and that there wasn't anything they could do to stop them. He explained, if they refused, that KU would either use eminent domain or condemn the property.

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

At 5:48 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed and presented **Resolution No. 2023-006** for consideration.

Commissioner Nelson stated that he is sympathetic to the public's situation here and is worried about the fast pace progress; but that per KRS 100.213 specifically number 2 which states, "There have been major changes of an economic, physical, or social nature in the area involved that were not anticipated by the Comprehensive Development Guide and that have substantially altered the basic character of the area" he doesn't see how the commission could deny this zone change.

Secretary Steck stated that everyone on the commission is sympathetic to the situation here, but that he agrees per KRS 100.213 number 2 he doesn't see how the commission could deny this proposal.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) with no project proposed at this time, and to adopt Resolution Number 2023-006, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 12; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: North Glendale Urban Planning Area (#2) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 6: To improve and promote Hardin County as a place for Commerce and Industry.

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

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

6. To expand employment and investment opportunities.

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

At 5:57 p.m. Kevin Blain, with Kentucky Transportation Cabinet (KYTC) and John West, with HDR Engineering, presented the **KYTC US 62 Corridor Planning Study**.

At 6:12 p.m. Chairman Hinton called for consideration and action on the third and fourth items on the agenda, the **Financial Report FY 2023 #8 February 2023** and the **Minutes for the meeting held on 7 March 2023**. Secretary Steck made a motion to accept the financial report and the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:15 p.m. Vice Chairman Lowe made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:51 p.m. Secretary Steck made a motion to **come out of the closed session**. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

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

MPO Meeting On March 8, 2023, Director King attended the Technical Advisory Committee Meeting of the Radcliff-Elizabethtown Metropolitan Planning Organization. The topic of discussion was the SHIFT 2024 (Strategic Highway Investment Formula for Tomorrow) sponsorship process.

KYTC US 62 Corridor Planning Study On March 9, 2023, Director King, Planner McCamish and Planning Technician Goodman attended a meeting at the Elizabethtown Tourism office to preview the initial planning concepts for the US 62 Corridor and Exit 94 Interchange.

City of Elizabethtown Planning Commission Meeting On March 14 2023, Director King, Chairman Hinton and Vice Chairman Lowe attended the City of Elizabethtown's Planning Commission Meeting to present our 2022 Annual Report.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 April 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:55 p.m.

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ADOPTED AND APPROVED THIS 18th DAY OF April 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred fifty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 March 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman and the individuals listed on the attached sign in sheet. Commissioner Charles Nall and Assistant County Attorney, Don Jones were absent from this meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **LUCY & ROBERT ASH**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 4.78 acre site located at 911 Gilead Church Road, Glendale, KY. Planning Technician Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

John Edwards, of 495 Gilead Church Road, Glendale, KY provided testimony and answered questions from the commission members and staff. Mr. Edwards explained that he is a neighbor to the Ash's and he is in favor of the proposed zone change. He stated with the new road alignment, that would be encroaching into the property, and BlueOvalSK being right in front of the house it makes sense for the property to be zoned commercial.

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

At 5:11 p.m. Chairman Hinton closed the hearing to public discussion.

Planning Technician Goodman restated the application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed and presented **Resolution No. 2023-005** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time, and to adopt Resolution Number 2023-005, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7, 8 & 10; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group:

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Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 6: To improve and promote Hardin County as a place for Commerce and Industry.
- Objective: 1. To provide adequate space for the proper location of commercial and industrial land uses.
5. To use all resources available to attract new commercial, service and industrial development.
6. To expand employment and investment opportunities.

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

At 5:15 p.m. Director King presented the **County's 2022 Annual Report**.

At 5:22 p.m. Joe Reverman, AICP, the Director for Elizabethtown City Planning, presented the **City of Elizabethtown's 2022 Annual Report**.

At 5:45 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 21 February 2023**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

BlueOvalSK Meeting On February 24 2023, Director King attended a meeting at the Hardin County / Elizabethtown Industrial Foundation with other government and elected officials to discuss BlueOvalSK and its impacts on the region.

Comprehensive Plan Open House On March 1 2023, the Planning & Development staff held an Open House on the Comprehensive Plan update at the Old East Hardin Middle School in Glendale. There were over 200 in attendance.

Lincoln Trail Homebuilders Association Meeting On March 2, 2023, Director King and Building Inspectors Edwin & Jimmy met with the Registered Home Builders group at Lincoln Trail Homebuilders Association to review the 2022 Annual Report.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 21 March 2023 at 5:00 p.m. and called for the meeting to be adjourned at 5:48 p.m.

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ADOPTED AND APPROVED THIS 21st DAY OF MARCH 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred fifty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 21 February 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Don Jones, Financial and Operations Coordinator, Susan Bowen and the individuals listed on the attached sign in sheet. Commissioner Mark Nelson was absent from this meeting.

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

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **JOHN AND MARY BLOYD**, requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be reconfigured and correct the split zoning on site. The property is a 2 acre portion of a 5.953 acre site located at the corner of Rineyville Road and Salt River Road with an address of 40 Salt River Road, Vine Grove, KY, known as Lot 3 of Bloyd Subdivision, Section 2. Planner McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

John Bloyd, of 40 Salt River Road, Vine Grove, KY provided testimony and answered questions from the commission members and staff. Mr. Bloyd explained that the property was previously split zoned C-1 and R-2 because their daughter had plans of opening a craft shop on the site. However, because of financial constraints the craft shop was never opened, so they built a home instead. Mr. Bloyd explained that he and his wife wish to subdivide the property, but they cannot do so until the site has consistent zoning.

Veronica Stith, of 480 Salt River Road, Vine Grove, KY asked the commission if there was a minimum lot size requirement for this property, and Director King explained that in the R-2 Zone there is a 3 acre minimum requirement.

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

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

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Planner McCamish restated the application, and gave the recommendation for approval of the Zone Change from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be reconfigured and correct the split zoning on site and presented **Resolution No. 2023-004** for consideration.

Secretary Steck made a motion to approve the Zone from the Convenience Commercial Zone (C-1) to the Rural Residential Zone (R-2) to allow for the property to be reconfigured and correct the split zoning on site, and to adopt Resolution Number 2023-004, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-5, 7 & 8; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: Kentucky 1600 Corridor Planning Area (#13) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 5:20 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, an Amended Development Plan Review submitted by **CARROLL & BRENDA ALLEN (Owners)** and **BLAKE DUGGINS (Applicant)** for the Country Club Golf Homes to allow for the construction of two duplexes instead of a single four-plex as previously approved as part of a binding element of their Zoning Change to Planned Unit Development (PD-1) in 2001. The property is a 4.58 acre site located at the intersection of Hodgenville Road and Winning Colors Boulevard in Elizabethtown, KY, known as Lot 45A of Thoroughbred Estates, Section 3. Director King presented a powerpoint presentation on the request.

Vice Chairman Lowe made a motion to Conditionally Approve the Amended Development Plan of Country Club Golf Homes pending correction of the 42 items listed in the Staff Review Comments, and an Amendment to the 2001 Binding Elements (#3) of the PD-1 Zone Change to allow for four total buildings with 10 total units so that two duplexes can be constructed in place of an additional 4-plex. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:34 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 17 January 2023**. Secretary Steck

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made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:35 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2023 # 7 January 2023**. Vice Chairman Lowe made a motion to accept the financial report as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:40 p.m. Secretary Steck made a motion to go into a **closed session to discuss personnel appointments** (KRS 61.810(1)f). Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:46 Secretary Steck made a motion to **come out of the closed session**. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining. Chairman Hinton noted for the record that no action was taken during the closed session.

At 5:47 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **First Reading of the FY 2024 Budget**. Secretary Steck made a motion to accept the budget as presented. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

APA-KY Meeting Director Adam King, AICP conducted his first meeting as President of the KY Chapter of the American Planning Association held virtually on 27 January 2023. He will serve a two year term as President followed by a one year term as Immediate Past President.

15 Years of Service Director Adam King, AICP celebrated 15 years of service with the Planning Commission on 15 February 2023.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 7 March 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:08 p.m.

ADOPTED AND APPROVED THIS 7th DAY OF MARCH 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred fifty first meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 17 January 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Don Jones, Financial and Operations Coordinator, Susan Bowen and the individuals listed on the attached sign in sheet.

At 5:01 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a **Road Closing Review of a portion of West Anjou Court** submitted by **VONCE & LATARSHA ISOM** and **DEENA & DANIEL LONDON**, who are requesting a favorable recommendation from the Planning Commission to Hardin County Fiscal Court to close a 50' undeveloped right-of-way for future street at the end of West Anjou Court in Elizabethtown, KY in the Orchard Subdivision to allow for the property to be merged with the adjoining lots. Planner McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Road Closing Request.

At 5:08 p.m. Commissioner Nelson recused himself from the proceedings because he lives on West Anjou Court in the Orchard Subdivision.

Latarsha Isom, of 67 West Anjou Court, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mrs. Isom stated that they have been maintaining the area for the past 8 years.

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

At 5:11 p.m. Chairman Hinton closed the hearing to public discussion.

Planner McCamish gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court to close the 50' undeveloped right-of-way at the end of West Anjou Court in Elizabethtown, KY in The Orchard Subdivision to allow for the property to be merged with adjoining lots and presented **Resolution # 2023-003** for consideration.

Vice Chairman Lowe made a motion for a favorable recommendation from the Planning Commission to Fiscal Court to close the 50' undeveloped right-of-way for a portion of West Anjou Court in Elizabethtown, KY in the Orchard Subdivision to allow for the property to be merged with adjoining lots, and to adopt Resolution # 2023-003 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining and Commissioner Nelson having recused himself from the proceedings.

At 5:13 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Jones conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:14 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment Submitted by **BSTF INVESTMENTS, LLC**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for the pre-existing mobile home park to be converted to a proposed Recreational Enterprise (RV Park) with 72 spaces called Royal Oaks RV Park. The property is a 7.778 acre site located at 6353 South Dixie Highway in Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change and accompanying Development Plan.

Rob Campbell, a representative of QK4 the engineer for the project, of 9420 Corporate Campus Drive, Louisville, KY provided testimony and answered questions from the commission members and staff. Mr. Campbell stated that he has worked with the applicants on coordinating all of the utility work, and has general approval from Water District No. 2. Mr. Campbell explained that there will be a small pump station on site in addition to a 3-inch forced main sewer system, and they will be expanding and paving the road entrances. Mr. Campbell stated that he is not aware of any other design standards that have not been met.

Chairman Hinton asked if tent camping would be allowed on site?

Troy Fackler, of 1389 Shot Hunt Road, Flaherty, KY provided testimony and answered questions from the commission members and staff. Mr. Fackler stated that they currently do not have anything in the rental agreement about tents, but that they were agreeable to adding that restriction. Commissioner Nall asked about a boundary fence, and Mr. Fackler explained that they have a proposed fence in addition to the existing fence on the south side.

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Kevin Conder, of 6455 South Dixie Highway, Glendale, KY asked if the tree line could be extended? Mr. Conder noted that he lives right next to the proposed RV Park, and is glad that the mobile homes are gone.

Mr. Campbell stated that would be up to the owners, but that they could likely add fencing or trees along the property line.

Mr. Conder asked if there would be a restriction on the age of the RV's allowed on site?

Mr. Fackler stated that the target audience is for long term leases and contractors at the BlueOvalSK site, and that he has not run into that issue yet. Mr. Fackler explained that given the clientele he does not see that becoming an issue, but that he would address it if it becomes one.

John Grey, of 6384 South Dixie Highway, Glendale, KY asked about leases after the BlueOvalSK construction has been completed?

Mr. Fackler stated that he foresees this site being an RV Park for 8-10 years and then it may become a different type of commercial development.

Chairman Hinton stated that he still had concerns over the tent issue and the screening. Director King suggested for the applicants to agree to uphold the lease agreement on the Development Plan, which could state "no primitive or tent camping for human occupancy shall be allowed". Director King also suggested a complete new row of fencing along the south property line, and Mr. Fackler agreed to both items.

Brad Preston, of 6229 South Dixie Highway, Glendale, KY asked if the zoning change would increase or decrease his property value? Director King responded that he is not a real estate appraiser, but that this area is greatly changing because of the BlueOvalSK site, and due to the potential availability of sewer. Mr. Preston asked how the sewer would affect his residential property on septic? Mr. King stated that connection to the sewer will not be required, but that it greatly improves his future development potential.

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

At 5:50 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck made a motion to conditionally approve the Development Plan for Royal Oaks RV Park. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park/Campground) on site and presented **Resolution Number 2023-002** for consideration.

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Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1), and to adopt Resolution Number 2023-002, based on the staff report, the exhibits entered into the record, the testimony provided by the applicants and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, & 12; Step 2 – Property Characteristics 1-6 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: South Dixie Corridor Planning Area (#17) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

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

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

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

At 5:58 p.m. Chairman Hinton called for consideration and action on the third and fourth item on the agenda, the **Financial Report FY 2023 #5 November 2022** and **Financial Report FY 2023 #6 December 2022**. Vice Chairman Lowe made a motion to approve the Financial Reports as presented. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:02 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Budget Amendments for FY 2023**. Commissioner Nall made a motion to approve the Budget Amendments as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 6:04 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on 3 January 2023**. Vice Chairman Lowe made a motion to approve the Minutes as presented. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

Comprehensive Plan Meetings On 11 January 2023, the Planning Commission staff met with Fort Knox to discuss the Comprehensive Plan update. On 13 January 2023, the staff held the first subcommittee meetings on Agriculture and on Housing.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 21 February 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:09 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF FEBRUARY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

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Chairman Mark Hinton called the seven hundred fiftieth meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 3 January 2023, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Nikki McCamish, Planning Technician Haley Goodman, Assistant County Attorney, Philip Moore and the individuals listed on the attached sign in sheet.

At 5:02 p.m. Vice Chairman Lowe made a motion to re-open an item from the 6 December 2022 meeting, a Preliminary Plat and Development Plan of **MARTIN HILLS SUBDIVISION**. JAMES & GRETA MARTIN are the owners of the property and the applicant is SHANNON HUFFER which is identified by PVA Map Number 225-00-00-049. Director King explained the proposed development is a 34.67 acre site located at 5100 Sportsman Lake Road, Elizabethtown, KY. The developer, Shannon Huffer is proposing the creation of 42 multi-family residential lots connected to Hardin County Water District #2's sewer system with three new streets proposed. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, engineer for the project, explained that he has not yet heard back from the Road Department about an entrance for Lot 4 because of the holidays. He indicated that he tried to address some of the neighbors concerns with this latest draft of the plans.

Frances Carter, of 5028 Sportsman Lake Road, Elizabethtown, KY stated that she is still concerned about the shared gravel drive, and residents of the proposed subdivision having access to it. Mrs. Carter stated she would prefer to see some fencing, or another type of barrier along the rear property lines of the subdivision all the way up to the utility pole in her backyard.

Mr. Billings asked if the trees to the south of the site could be cut in half, and Director King suggested that they stop at the electrical easement.

Commissioner Nall made a motion to conditionally approve the Preliminary Plat of Martin Hills Subdivision with the 39 conditions within the staff review comments and the following restrictions:

1. An access restriction note prohibiting use of the gravel driveway along the north side of the property.
2. Preserve the existing trees around the boundary/perimeter of the site.
3. Adjacent to the Carter property to the North, plant a double row of evergreen trees (5' tall at planting and 10' on center) on Lots 4 & 5. Along the rear of Lot 6 a single row of evergreen trees is required (5' tall, 10' on center).

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4. Adjacent to the Davidson property to the south, plant a double row of evergreen trees (5' tall at planting and 10' on center) from the Sportsman Lake Road right-of-way back to the overhead electric easement on Lot 2.

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

At 5:26 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Waiver from the Zoning Ordinance – Multifamily Standards 17-9(3) for **MARTIN HILLS SUBDIVISION**. JAMES & GRETA MARTIN are the owners of the property and the applicant is SHANNON HUFFER who is requesting a waiver from the multifamily parking standards to allow for parking within the front yard setback. Director King presented a powerpoint presentation on the request.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, engineer for the project, explained that with the attached garage in the front of the duplexes that parking in the rear was unnecessary. Mr. Billings also added that it will make the site look more like a single family dwelling, and with driveways accommodating two vehicles for each unit that the 3 parking spaces per unit exceeds the necessary parking per the ordinance.

Commissioner Nelson made a motion to approve the Waiver from the multifamily parking standards. Commissioner Nall provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:37 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Assistant County Attorney Moore conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:39 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a Map Amendment submitted by **JCC CONSTRUCTION INC.**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park). The property is an 8.233 acre site located on the south side of Gilead Church Road in Glendale, KY known as Lot 20A of G. Children's Home Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Rachel Harman, of 1621 Windsor Place, Louisville, KY, architect for the project, provided testimony and answered questions from the commission members and staff. Ms. Harman explained that the proposed RV Park is really just Phase 1 of a much larger project to preserve and revitalize the existing buildings on site. Ms. Harman explained that the ultimate goal would be to enhance the site to provide a service for the community. Ms. Harman stated that the proposed RV Park would be a temporary use to

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facilitate the means to a much bigger project in the future. Ms. Harman explained that there are 30 RV sites as illustrated on the plans, and a lot of landscaping/fencing to buffer the perimeter of the property from the surrounding neighbors.

Chairman Hinton asked if the campground/RV Park would allow primitive/tent camping, and asked if the applicants have any regulations in place to prevent that?

Ms. Harman stated that they have a list of regulations they are agreeable with being written into the development plan, and presented **Exhibit W**. Potential Rules and Regulations. Ms. Harman explained that they will have a 7' solid wood fence in place to screen the proposed duplexes from the properties to the west, including the Bland property. Ms. Harman explained that while the long-term use has not been established, they have spoke with many people who are interested in the site, and intend for it to be a campus of some sort that provides a service. Ms. Harman stated that they see the property becoming an oasis in the industrial area.

Thomas Green, of 1324 Star Mills Road, Glendale, KY asked if there was going to be a fence around the entire perimeter of the property? Ms. Harman explained that there would be a combination of fencing and trees along the front, east, and west boundaries of the property.

Caleb Bland, of 2391 Gilead Church Road, Glendale, KY asked how the applicants would transition from Phase 1 to Phase 2? Ms. Harman explained that they plan to start the transition in at least 3 years, with a maximum of 5 years for the RV park on site. Mr. Bland asked how they determined a max of 5 years, and Ms. Harman explained they put together a proposed income analysis. Ms. Harman explained that the end goal is to have RV's off the site and for the existing buildings to be rehabilitated. Ms. Harman stated their goals for Phase 2 include establishing improved parking, better vegetation and landscaping including a memorial garden and walking paths.

David Drane, of 2125 Gilead Church Road, Glendale, KY spoke in favor of the proposal. Mr. Drane explained that he and his wife live in between the old children's home and the train tracks. Mr. Drane stated that it would be amazing for the site to be revived, and that the applicant has already made several improvements to the site. Mr. Drane explained that he intends to hold Mr. Jones accountable to his word and not let the site go downhill. Mr. Drane reiterated that he is in support of the project and is excited to see what it becomes.

Caleb Bland, of 2391 Gilead Church Road, Glendale, KY spoke in opposition of the proposal. Mr. Bland stated that he was in favor of improving the state of the buildings and their aesthetics. Mr. Bland explained that he wants to be a good neighbor, but he is worried about the RV Park being so close to his house. Mr. Bland stated that he has already experienced theft due to the nearby construction site, is concerned about how aesthetically pleasing the property will be, and that there is nothing to hold the

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applicants to the 3-5 year time frame on the RV park. Mr. Bland explained that the applicants could completely demolish the property and not even turn it into an RV Park. Mr. Bland stated that he doesn't know many people jumping at the opportunity to live next to an RV Park.

Chairman Hinton asked about the road on site and entrance requirements. Director King explained that the site will be required to put in a commercial entrance and that the applicants are also proposing to widen the entrance road to accommodate two way traffic. Director King stated that the applicant intends to use crushed stone for the RV sites, and place the dumpster and shower trailer on the existing concrete pads. Director King also explained that the Commission must look beyond the proposed project and only consider the Zone Change. Director King stated that the Commission does not have the ability to put a time limit on the project, but instead can regulate items such as screening, lighting, and landscaping on the Development Plan.

Ms. Harman explained that they also intend to get historic tax credits, which would further regulate what they could do on the property.

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

At 6:25 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the application, and gave the recommendation for approval of the Zoning Change from Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for a proposed Recreational Enterprise (RV Park/Campground) on site and presented **Resolution Number 2023-001** for consideration.

Commissioner Nall asked if the buffer shown on the Development Plan would suffice, and Director King stated that the applicant has gone above and beyond with trees, shrubs, and a solid wood fence which exceeds the necessary requirements.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1), to conditionally approve the Development Plan with the 53 comments, and 20 additional items in **Exhibit W**, and to adopt Resolution Number 2023-001, based on the staff report, the exhibits entered into the record, the testimony provided by the applicants and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8, & 10; Step 2 – Property Characteristics 1-10; Step 3 – Land Use Plan Group: Industrial Area; Step 4 – Planning Area: Glendale Industrial Planning Area (#25) and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

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

At 6:43 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 6 December 2022**. Commissioner Nall made a motion to approve the Minutes as presented. Secretary Steck provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

Administrative Assistant Hired Miranda Garrison has been hired as our new Administrative Assistant. Miranda's first day was 30 December 2022. She is graduate of Elizabethtown High School and has completed coursework in Electronics Engineering at ECTC.

BlueOvalSK Meeting On 20 December 2022, Director King and Chairman Hinton attended a meeting with Judge Executive Taul at the Elizabethtown - Hardin County Industrial Foundation to meet with leaders from the City of Elizabethtown to discuss planning efforts and cooperation regarding Glendale & the BlueOvalSK project.

KYTC Meeting on US 62 On 13 December 2022, Director King attended the Local Officials meeting regarding KYTC's corridor planning study on a Mulberry Street / Exit 94 at the Elizabethtown Tourism Building.

Comprehensive Plan Open Houses On 12 & 14 December 2022, the Planning & Development staff held two open houses to gain additional public input on the Comprehensive Plan update at Rineyville Elementary & Cecilia Valley Elementary.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 17 January 2023 at 5:00 p.m. and called for the meeting to be adjourned at 6:46 p.m.

ADOPTED AND APPROVED THIS 17th DAY OF JANUARY 2023 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY