



Hardin County

Planning and Development Commission

Six Hundred and Fifty-Third Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
16 December 2014 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
- A. Nationwide 401(a) Agreement – Consideration and action to enter into an agreement with Nationwide Financial Services, Inc. to establish and adopt a new qualified 401(a) Retirement Plan. (Resolution Number 10).
- B. Consideration and action on the Financial Report #5 for November FY 2015 (*Attached pg. 2*).
- C. Consideration and action on the Minutes for the meeting held on 18 November 2014 (*Attached pgs.3-5*).
- D. Consideration and action on proposed changes to the Commercial Building Inspection Fees (*Attached pg.6*).
- E. Consideration and action on the extension of the Contract for the performance of electrical inspections for calendar year 2015.
- F. Consideration and action on the extension of the Employment Agreement for Jimmy Morgan to continue as a “part time” Building Inspector for calendar year 2015.

NOVEMBER 2014 REPORT

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

The next Commission meeting is scheduled for Tuesday, 6 January 2015 at 5:00 p.m.

Six Hundred and Fifty-Second Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
18 November 2014 5:00 p.m.

1. Call to order
2. Unfinished Business
 - A. Consideration and action on a “Nonlisted Use”, as outlined in Section 15-8 of the Zoning Ordinance, to allow for a Storage Container Unit to be designed for residential occupancy as a Conditional Use within a residential zone (*Memorandum Attached pg. 3, Resolution 2014-008 pg 4*)
 - B. Consideration and action on a request by Hardin County Habitat for Humanity to waive Building and Electrical Permit fees for Single Family Dwelling Project (*Resolution 2014-007 Attached pg. 5*).
3. New Business
 - C. **MAP AMENDMENT PUBLIC HEARING** – William & Judith Lively, the owners, and Hanson Aggregates is requesting a zone change from Rural Residential (R-2) to Heavy Industrial (I-2) to allow for the expansion of the Quarry Operation in Upton. The 182.31 acre site is located on the west side of Quarry Road, south of Upton City limits and north of Hart County line. The address is 607 Quarry Road. (*Hearing Packet and Resolution Number 2014-009 provided*).
 - D. Consideration and action on the Minutes for the meeting held on 21 October 2014 (*Attached pgs. 6-8*).
 - E. Consideration and action of Financial Report # 4 October FY 2015 (*Attached pg. 9*).

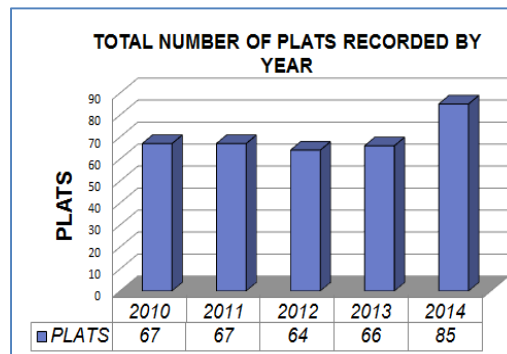
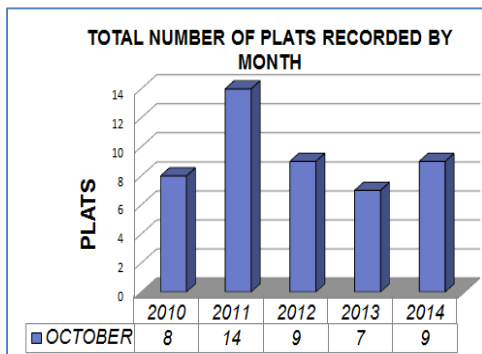
The following items are for informational purposes only and do not require Commission action:

PEAR ORCHARD RD/ PEAR ORCHARD RD NORTHWEST CORRIDOR

The Commission, along with Fiscal Court, has been invited by the Elizabethtown City Council to participate in a joint meeting to assess the entire corridor to determine an appropriate design for right-of-way improvements. In evaluating the corridor a complete street design will be analyzed, that is utilities, pavement, drainage, and multi-modal usage (vehicles, bicyclists and pedestrians). An improvement to this corridor has been one of the highest ranked projects by the MPO. Palmer Engineering will facilitate the meeting and share their preliminary findings on **Monday, November 24, 2014 at 6:00 pm** at the Elizabethtown Police Station. A light meal will be served.

OCTOBER 2014 REPORT

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



The next Commission meeting is scheduled for Tuesday, 2 December 2014 at 5:00 p.m.

Six Hundred and Fifty-first Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
21 October 2014 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Consideration and action on a “Nonlisted Use”, as outlined in Section 15-8 of the Zoning Ordinance, to allow for a Storage Container Unit to be designed for residential occupancy as a Conditional Use within a residential zone (*Memorandum Attached pg. 3*)
 - B. Consideration and action on a request by Hardin County Habitat for Humanity to waive Building and Electrical Permit fees for Single Family Dwelling Project (*Resolution 2014-007 Attached pg. 4*).
 - C. Consideration and action on the Minutes for the meeting held on 16 September 2014 (*Attached pgs. 5-8*).
 - D. Consideration and action of Financial Report # 3 September FY 2015 (*Attached pg. 9*).

SEPTEMBER 2014 REPORT

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

Commission Agenda

21 October 2014

Page 2 of 2

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

The next Commission meeting is scheduled for Tuesday, 18 November 2014 at 5:00 p.m.

Six Hundred and Fiftieth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
16 September 2014 5:00 p.m.

1. Call to Order
2. Unfinished Business
3. New Business
 - A. Closed Session to discuss pending litigation of the Commission – KRS 61.810(1)(c)
 - B. **5:00 PM MAP AMENDMENT PUBLIC HEARING** – PAUL CLARK, ET AL., owner, is requesting a zone change from Rural Residential (R-2) to Agricultural (A-1). The property consists of ±726 acres and is located on Vertrees Church Lane and north of Hardinsburg Road (KY 86) in Cecilia, Kentucky. (Hearing Packet Provided and Resolution Number 2014-006).
 - C. **5:15 PM MAP AMENDMENT PUBLIC HEARING** – RICHARD BASS, owner, is requesting a zone change from Convenience Commercial (C-1) to Urban Residential (R-1) to allow for an addition to the existing dwelling. The property consists of 0.44 acres and is located on the south side of Rineyville Big Springs Road and west of the intersection with South Wilson Road. (Hearing Packet Provided and Resolution Number 2014-005).
 - D. Consideration and action on the Minutes for the meeting held on 19 August 2014 (Attached pgs. 3-5).
 - E. Consideration and action of Financial Report # 2 August FY 2015 (Attached pg 6).
 - F. Consideration and action of the 2015 Meeting Schedule (Attached pg. 7)

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

RECEPTIONIST / PLANNING ASSISTANT HIRED

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

ADVISORY COMMITTEE met on 5 September 2014 to discuss future growth patterns and the MPO Traffic Model.

Commission Agenda

16 September 2014

Page 2 of 2

MPO – TECHNICAL ADVISORY COMMITTEE met on 11 September 2014. The group started work on the Metropolitan Transportation Plan Update by prioritizing various future road projects and also began creating a bicycle and pedestrian map between the cities of Elizabethtown & Radcliff.

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

AUGUST 2014 REPORT

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

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

BOARD OF ADJUSTMENT – The Meeting held on Thursday, 21 August at 5:00. The following actions were taken:

The next Commission meeting is scheduled for Tuesday, 21 October 2014 at 5:00 p.m.

Six Hundred and Forty-ninth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
19 August 2014 5:00 p.m.

The oath of office will be administered by Director Wright for the following individual who has been appointed to the Planning Commission by the Hardin County Fiscal Court:

- **Steve Steck** to fill the unexpired term of William Ball, term ending 30 April 2015.

1. Call to Order
2. Unfinished Business
3. New Business
 - A. **5:00 PM PUBLIC HEARING** - Public comments on proposed amendments to the Background and Community Facilities Element of the *Planning for Growth, Comprehensive Development Guide*. (Amendments provided and Resolution Number 2014-004).
 - B. Consideration and action on the Minutes for the meeting held on 5 August 2014 (Attached pgs. 3-4).
 - C. Consideration and action of Financial Report #1 July FY 2015 (Attached pg 5).

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

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

PLANNING TECHNICIAN TO RESIGN

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

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

Commission Agenda

19 August 2014

Page 2 of 2

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

[BOARD OF ADJUSTMENT](#) – The Meeting held on Thursday, 07 August at 5:00. The following actions were taken:

- **AMENDED CONDITIONAL USE PERMIT- Home Occupation; Approved:** RICKIE & SHEILA FEGETT obtained a 7-year extension of the Conditional Use Permit to continue to allow for the existing home occupation of Rick's Auto Detailing within the detached garage. The property is a 0.701 acre site located on Lot 2 of Gail Estates with an address of 1668 Rineyville Big Springs Road within the North Urban Planning Area and zoned Urban Residential (R-1).
- **AMENDED CONDITIONAL USE PERMIT: Temporary Accessory Dwelling, Approved:** RUBY GOODMAN obtained a 2-year extension of the Conditional Use Permit for the manufactured home (12' x 60') to remain the on the property. The unit will be removed when the permanent resident is built. The property is a 6.52 acre site located on Yates Chapel Road and being Lot 1 of Holbert's Point within the Natural Resource Planning Area and zoned Rural Residential (R-2).
- **AMENDED CONDITIONAL USE PERMIT: Recreational Enterprise, Approved:** DENNIS CONDER obtained a 7-year extension of the Conditional Use Permit to continue to for the Recreational Enterprise / Conder Paintball Facility. The property is a 78 acre site located on Ford Highway within the Valley Creek Urban Planning Area and zoned Rural Residential (R-2).
- **VARIANCE: Front Building Setback, Approved:** STEPHEN HORNBACK obtained relief from the 70-foot front building setback to allow for the construction of a proposed addition & covered porch (10' x 28'). The property is a 31.2 acre tract with an address of 450 Thomas Hornback Road within the South Hardin Area and zoned Rural Residential (R-2).

The next Commission meeting is scheduled for Tuesday, 02 September 2014 at 5:00 p.m.

Six Hundred and Forty-eighth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
5 August 2014 5:00 p.m.

4. Call to Order

1. Unfinished Business

2. New Business

A. Discussion of the proposed Amendments to the *Planning for Growth: Comprehensive Development Guide, 2008*.

B. Consideration and action on Budget Amendment Request FY 2014 (*Attached pg 1*).

C. Consideration and action of Financial Report # 12 June FY 2014 (*Attached pg 2*).

D. Consideration and action on the Minutes for the meeting held on 15 July 2014 (*Attached pgs. 3-5*).

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

JULY 2014 REPORT

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

Commission Agenda

5 August 2014

Page 2 of 2

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

BOARD OF ADJUSTMENT – The Meeting held on Thursday, 17 July at 5:00. The following actions were taken:

- AMENDED CONDITIONAL USE PERMIT- Mobile Office – APPROVED, RANDY BUCKLES of QUALITY DIESEL SERVICE, INC. obtained approval to continue the use of the mobile office for an additional five years. The property is a 1.149 acre site located at 473 Glendale Hodgenville Road West within the Glendale Junction Planning Area and zoned Interstate Commercial (B-1).
- AMENDED CONDITIONAL USE PERMIT Temporary Accessory Dwelling – DENIED WILLIAM BURNETT, was provided a 60-day deadline to remove the doublewide manufactured home located on a 1.8 acre site next to the new GC Burkhead Elementary *School* site. The property is located at 1309 St John Road within the St John Road Corridor Planning Area and zoned Urban Residential (R-1).
- VARIANCE – Front Building Setback TABLED DELBERT BEST, is requesting relief from the required side building setback line to allow for a proposed attached garage (28' x 28'). The property is a 0.34 acre tract located at 713 W. Glendale Hodgenville Road. This property is north and adjacent to the Glendale Industrial Site within the North Glendale Urban Planning Area and zoned Rural Residential (R-2).
- AMENDED CONDITIONAL USE PERMIT – Temporary Accessory Dwelling APPROVED JOSEPH & FRANCES WISE, obtained approval to locate a singlewide mobile home on the property at 293 Wise Lane. This will replace the house onsite which is to be removed (6 months). The 1975 mobile home (14' x 70') will remain on the property for an additional 7 years. The property is a 23.489 acre tract adjacent to Patriot Parkway and within the E2RC Corridor Planning Area and zoned Urban Residential (R-1).

Six Hundred and Forty-seventh Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
15 July 2014 5:00 p.m.

1. Call to Order

2. Unfinished Business

3. New Business
 - A. **5:00 PM MAP AMENDMENT PUBLIC HEARING** – STAN SMITH OF MISSOURI WALNUT LLC., owner, is requesting a zone change from Rural Residential (R-2) to Light Industrial (I-1) to allow for the expansion of the existing log yard on an adjacent tract. The 9.63 acre parcel is located on the north side of Leitchfield Road and west of the intersection with Summit Road in Big Clifty, KY. The address is 16508 Leitchfield Road. (Hearing Packet Provided and Resolution Number 2014-003).

 - B. Consideration and action on the Minutes for the meeting held on 17 June 2014 (Attached pgs. 1-2).

 - C. Consideration and action to update co-signers for the bank accounts and lock box.

 - D. Annual Nomination and Election of Officers.

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

JUNE 2014 REPORT

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

Commission Agenda

15 July 2014

Page 2 of 2

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

The next Commission meeting is scheduled for Tuesday, 5 August 2014 at 5:00 p.m.

Six Hundred and Forty-sixth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
17 June 2014 5:30 p.m.

1. Call to Order
2. Unfinished Business
3. New Business
 - A. Consideration and action on the Minutes for the meeting held on 3 June 2014 (Attached pgs. 1-3).
 - B. Consideration and action of Financial Report # 11 May FY 2014 (Attached pg 4).
 - C. Consideration and action of Budget Amendment Request FY 2014 (Attached pg 5).
 - D. Consideration and action of FY 2015 Budget (Attached pg 6).
 - E. Consideration and action on a 6-month extension (Expires 6/30/14) of the Employment Agreement for the Jimmy Morgan. The proposed agreement changes the employment status from “Part-Time” to “Emergency” Building Inspector.
 - F. Presentation: [Zoning Basics and Making a Decision Stick](#)

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

MAY 2014 REPORT

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

Commission Agenda

17 June 2014

Page 2 of 2

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

The next Commission meeting is scheduled for Tuesday, 15 July 2014 at 5:30 p.m.

Six Hundred and Forty-fourth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
3 June 2014 5:30 p.m.

The oath of office will be administered by *Judge/Executive Harry L. Berry* to the following individuals whom have been appointed to the Planning Commission by the Hardin County Fiscal Court:

- **Larry B. Jagers, II** to fill the expired term of Rod Grusy and to serve a four-year term ending 30 April 2018
- **Greg Lowe** to fill the unexpired term of Brent Goodin and to serve a two-year term ending 30 April 2016
- **Mark Hinton** to fill the unexpired term of Rick Baumgardner and to serve a three-year term ending 30 April 2017
- **Danny Percell** to fill the unexpired term of Steve Bland and to serve a three-year term ending 30 April 2017

1. Call to Order
2. Unfinished Business
3. New Business
 - A. Presentation: [The Role and Function of the Planning Commission](#)
 - B. Nomination and Election of Officers
 - C. Consideration and action on the Minutes for the meeting held on 15 April 2014 (Attached pgs. 1-2).
 - D. Consideration and action of Financial Report # 10 April FY 2014.

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

APRIL 2014 REPORT

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

Commission Agenda

3 June 2014

Page 2 of 2

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

The next Commission meeting is scheduled for Tuesday, 17 June 2014 at 5:30 p.m.

Six Hundred and Forty-third Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
15 April 2014 5:30 p.m.

1. Call to Order
2. Unfinished Business
3. New Business
 - a. Consideration and action on the Minutes for the meeting held on 18 March 2014 (Attached pgs. 1-4).
 - b. Consideration and action of Financial Report # 9 for MARCH FY 2014 (Attached pg. 5).

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

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

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

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

Commission Agenda

15 April 2014

Page 2 of 2

MARCH 2014 REPORT

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

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

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

The next Commission meeting is scheduled for Tuesday, 6 May 2014 at 5:30 p.m.

Six Hundred and Forty-second Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
18 March 2014 5:30 p.m.

1. Call to Order
2. Unfinished Business

5:30 PM Continuation – MAP AMENDMENT HEARING from the 4 March hearing – PARKER and MELODY DUVALL, owners are requesting a zone change from Urban Residential (R-1) to Convenience Commercial (C-1). No Project is proposed at this time. The 7.17 parcel is located at the northeast intersection of KY 220 and the new Patriot Parkway (KY 361). The address is 1164 Rineyville Big Springs Road. (Hearing Packet Provided and Resolution Number 2014-002).

3. New Business
 - a. PUBLIC FACILITY REVIEW – Consideration & Action on the Cecilia Ruritan Club’s proposal to construct a 40’ x 60’ Open Air Pavilion to replace the “stage” currently on the property. (Resolution Number 2014-003)
 - b. Consideration and action on the Minutes for the meeting held on 4 March 2014 (Attached pgs. 1-4).
 - c. Consideration and action of Financial Report # 8 for FEBRUARY FY 2014 (Attached pg 5).
 - d. Consideration and action on the Audit prepared by Stiles, Carter & Associates for Fiscal Year 2013 ending 30 June 2014. (Copy provided)
 - e. Consideration and action of Chapter 2, Section 1, Titled Employment of the Personnel Policies to include the provision that the Assistant Director’s salary is to be set by the Commission.
 - f. Consideration and action on the Agreement with the CITY OF SONORA to continue administration of the Electrical Inspection Program in Sonora City limits and to perform electrical inspections.
 - g. Consideration and action on the Agreement with the CITY OF UPTON to continue administration of the Electrical Inspection Program in Upton City limits and to perform electrical inspections.

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

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

Commission Agenda

18 March 2014

Page 2 of 2

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

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

FEBRUARY 2014 REPORT

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

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

The next Commission meeting is scheduled for Tuesday, 15 April 2014 at 5:30 p.m.

Six Hundred and Forty-first Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
4 March 2014 5:30 p.m.

1. Call to Order

2. Unfinished Business

5:30 PM; Continuation – MAP AMENDMENT HEARING from 18 February – JAMES JENKINS & JOYCE GARDNER, owners and VULCAN CONSTRUCTION MATERIALS, applicants, are requesting a zone change from Urban Residential (R-1) to Heavy Industrial (I-2). The 26.8 acre portion of a 173 acre tract is located at the end of Mount Zion Road and west of Bewley Hollow Road and north of Hollow Bridge Drive. (Hearing Packet Provided and Resolution Number 2014-001).

CONDITIONAL USE PERMIT is requested for the operation of a CRUSHED STONE, SAND AND GRAVEL OPERATION. This request will be considered should the above Map Amendment gain approval. The 26.8 acre tract will allow for the expansion of the existing rock quarry.

3. New Business

MAP AMENDMENT HEARING – PARKER and MELODY DUVALL, owners are requesting a zone change from Urban Residential (R-1) to Convenience Commercial (C-1). No Project is proposed at this time. The 7.17 parcel is located at the northeast intersection of KY 220 and the new Patriot Parkway (KY 361). The address is 1164 Rineyville Big Springs Road. (Hearing Packet Provided and Resolution Number 2014-002).

- a. Consideration and action on the Minutes for the meeting held on 18 February 2014 (Attached pgs. 1-5).

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

Commission Agenda

4 March 2014

Page 2 of 2

JANUARY 2014 REPORT

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

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

The next Commission meeting is scheduled for Tuesday, 18 March 2014 at 5:30 p.m.

Six Hundred and Fortieth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
18 February 2014 5:30 p.m.

1. Call to Order
2. Unfinished Business
3. New Business

5:30 PM MAP AMENDMENT HEARING – JAMES JENKINS & JOYCE GARDNER, owners and VULCAN CONSTRUCTION MATERIALS, applicants are requesting a zone change from Urban Residential (R-1) to Heavy Industrial (I-2). The request is for a 26.8 acre portion of a 173 acre tract. Additionally, they are requesting a **CONDITIONAL USE PERMIT** to allow for the expansion of an existing quarry. (Hearing Packet Provided and Resolution Number 20143-001).

- a. Consideration and action on the Minutes for the meeting held on 3 December 2013 (Attached pgs. 1-2).
- b. Consideration and action on the Financial Report #5 for November FY 2014 (Attached pgs. 3-4).
- c. Consideration and action on the Financial Report #6 for December FY 2014 (Attached pgs. 5-6).
- d. Consideration and action on the Financial Report #7 for January FY 2014 (Attached pgs. 7-8).
- e. Consideration and action on the Fiscal Year 2015 Proposed Budget.

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

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

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

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

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

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

DECEMBER 2013 REPORT

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

THE FOLLOWING SUBDIVISION PLATS HAVE BEEN APPROVED AND RECORDED:

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

The next Commission meeting is scheduled for Tuesday, 4 March 2014 at 5:30 p.m.