



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Ninth Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
December 6, 2022

5:00 p.m.

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

A. **MAP AMENDMENT:** JAMES & GRETA MARTIN (Owners) & SHANNON HUFFER (Applicant) are requesting a Zone Change from the Rural Residential Zone (R-2) to the Multi-Family Residential Zone (R-4) to allow for a proposed multi-family residential development on site. The property is a 34.6 acre site located 5100 Sportsman Lake Road in Elizabethtown, KY. (Resolution #2022-031)

B. Consideration and action on the following Preliminary Plat:

**Martin Hills Subdivision**

This 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. (*Staff Review Comments Attached pgs.4-8*)

C. **AGRICULTURE DISTRICT (047-02) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the North Urban Planning Area, the Kentucky 1600 Corridor Planning Area and the West Urban Planning Area and is zoned Urban Residential (R-1) and Rural Residential (R-2). The 846.811 acres consists of 22 parcels located on the southwest side of Rineyville Road, the southeast side of Crume Road, east side of Browns Lane, the south side of McIntyre Road, the south side of Milimish Lane, the west side of Burns Road, and the northeast side of Ranch Road in Vine Grove, KY. The following owners have petitioned the Board of Supervisors to consider the request: JAMES & GLENDA BERRY, JULIE DOWNS, FLIPPIN CREEK FARM LLC, DEBORAH & CHARLES GOODLET, JOSEPH & DONNA HUGHES, CHARLES & BETTY JONES, CASEY LANHAM, CONRAD LANHAM, ADAM MATTINGLY, PAMELA & SCOTT MATTINGLY, SARAH MATTINGLY, LAURA STRATE, RICHARD & JUDYTH SKEETERS, STEVEN & KAREN AULBACH, WARDEN THOMAS, JEFFREY & REBECCA SMITH. (Resolution 2022-032).

D. **AGRICULTURE DISTRICT (047-03) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program.



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The District is located in the KY 361 Corridor Area and is zoned Urban Residential (R-1). The 44.374 acres consists of 1 parcel with an address of 118 Knox Avenue Spur, Vine Grove, KY. The following owner has petitioned the Board of Supervisors to consider the request: LEVERN & BERNICE MCCOMBS. (Resolution 2022-033).

- E. Consideration and action on the Financial Report FY 2023 # 4 October 2022. *(Attached pg.9).*
- F. Consideration and action on the Minutes for the meeting held on 15 November 2022. *(Attached pgs. 10-12).*
- G. Informational Items
- H. Adjourn

**The next Commission meeting is scheduled for Tuesday, January 3, 2023 at 5:00 p.m.**

**Electrical Inspector Hired** Greg Carwile has been hired as our new contract electrical inspector. Greg’s first day was 7 November 2022. He had previously served as the electrical inspector in Breckenridge, Grayson and Hancock counties of Kentucky.

**Cecilia Ruritan Presentation** Director King attended the Cecilia Ruritan Club Meeting at to present information regarding the updated Comprehensive Plan on 21 November 2022.

**Fort Knox Compatible Use Plan Meeting** Director King attended a meeting at the Lincoln Trail Area Development District to discuss implementation strategies for the Fort Knox Compatible Use Plan on 29 November 2022.

**KBC Assistant Resigns** Julia McBeth’s last day of employment with the Commission was 1 December 2022. Julia accepted a position with Schuler Bauer to start a career in Real Estate.

**NOVEMBER 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 7 Subdivision plats were approved for the month</li> <li>• 84 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 11 New lots approved for the month</li> <li>• 56 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 10 SFD Permits for the month</li> <li>• 108 SFD Permits for the year</li> <li>• 110 Total Building Inspections for the month</li> <li>• 1,276 Total Building Inspections for the year</li> <li>• 642 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 109 Total Permits for the month</li> <li>• 1,152 Total Permits for the year</li> <li>• 211 Total Electrical Inspections for the month</li> <li>• 2,379 Total Electrical Inspections for the year</li> </ul>



**SUBDIVISION PLATS RECORDED IN NOVEMBER 2022**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
RONNIE'S SUBDIVISION	1031 & 1073 RINEYVILLE BIG SPRINGS ROAD, RINEYVILLE, KY 40162	2	6.4180	10/25/2022	11/2/2022
PRIMROSE ESTATES, SECTION 2	NACKE PIKE ROAD, CECILIA, KY 42724	1	4.7220	10/27/2022	11/7/2022
CHINOE HILLS, SECTION 2, LOTS 34, 35 & 36	192 HILLSTONE CT. RADCLIFF	-1	0.0000	9/14/2022	11/9/2022
BUCHANAN FARM SUBDIVISION & BOUNDARY SURVEY OF THE BUCHANAN PROPERTY GROUP LLC PROPERTY	LEITCHFIELD ROAD	3	24.7100	7/12/2022	11/22/2022
LEENA HILLS SUBDIVISION & BOUNDARY SURVEY OF BRAD SKEES FARM	331 LEWIS LANE, WHITE MILLS, KY 42788	2	14.7330	9/9/2022	11/23/2022
ANITA ESTATES	NEW GLENDALE ROAD, SONORA, KY 42776	1	1.7040	11/18/2022	11/28/2022
OWSLEY FARM DIVISION	WEST MAIN STREE/PARK LANE	2	16.0300	10/20/2022	11/30/2022
		<b>10</b>	<b>68.3170</b>		

**Total Records: 7**

**12/1/2022**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Eighth Meeting**

Hardin County Government Center  
Second Floor Meeting Room

November 15, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT:** CENN LLC is requesting a Zone Change from the Industrial Holding Zone (IH) to the Heavy Industrial Zone (I-2) with no project proposed at this time. The property is an 82.518 acre site located at 8839 South Dixie Highway in Elizabethtown, KY. (Resolution #2022-028)
  - B. **AGRICULTURE DISTRICT (047-05) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). The 264.085 acres consists of 1 parcel located on the south side of Meredith Road in Rineyville, KY. The following owner has petitioned the Board of Supervisors to consider the request: HAGER BROTHERS LLC. (Resolution 2022-029).
  - C. **AGRICULTURE DISTRICT (047-06) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Industrial Park Planning Area and is zoned Industrial Holding (IH). The 349.566 acres consists of 7 parcels located on the east side of Bacon Creek Road in Elizabethtown, KY. The following owners have petitioned the Board of Supervisors to consider the request: LINDSEY THOMAS MILLER, CHARLES & BRENDA STUECKER, JAMES STUECKER, JAMES & CHARLES STUECKER – ETAL, JAMES & MARIA STUECKER, JOSEPH & REBECCA THOMAS. (Resolution 2022-030).
  - D. Consideration and action on the Minutes for the meeting held on 1 November 2022. (*Attached pgs.4-9*).
  - E. Informational Items
  - F. Adjourn



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**30 Years of Service** KBC Coordinator, Madeline Hornback celebrated 30 years of service with the Planning Commission on 2 November 2022.

**AM Rotary Presentation** Director King attended the AM Rotary Club Meeting at Memorial Methodist Church to present information regarding the updated Comprehensive Plan on 4 November 2022.

**2 Years of Service** Planner, Nikki McCamish celebrated 2 years of service with the Planning Commission on 6 November 2022.

**The next Commission meeting is scheduled for Tuesday, December 6, 2022 at 5:00 p.m.**

**OCTOBER 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 14 Subdivision plats were approved for the month</li> <li>• 77 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 22 New lots approved for the month</li> <li>• 46 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 7 SFD Permits for the month</li> <li>• 98 SFD Permits for the year</li> <li>• 129 Total Building Inspections for the month</li> <li>• 1,165 Total Building Inspections for the year</li> <li>• 445 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 100 Total Permits for the month</li> <li>• 1,043 Total Permits for the year</li> <li>• 212 Total Electrical Inspections for the month</li> <li>• 2,168 Total Electrical Inspections for the year</li> </ul>



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**SUBDIVISION PLATS RECORDED IN OCTOBER 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MAURICE'S ACRES SUBDIVISION, LOTS 1 & 2	HODGENVILLE ROAD, ELIZABETHTOWN, KY 42701	0	0.0000	8/11/2022	10/3/2022
EFFIE'S ACRES LOTS 1 & 2	10539 HARDINSBURG RD	-1	0.0000	7/17/2022	10/7/2022
KELLY AND RICHARD SUBDIVISION	RICHARDSON RD	8	37.9930	9/14/2022	10/7/2022
MOKE'S PLACE SUBDIVISION, LOT 2	HOWEVALLEY RD	1	0.0000	9/26/2022	10/7/2022
HUNT ESTATES	702 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY 42701	2	17.4000	10/10/2022	10/12/2022
TROTTERS RIDGE SUBDIVISION LOTS 61 & 62, SECTION 1	HITCH CT	-1	0.0000	9/6/2022	10/14/2022
BURKHEAD ESTATES SECTION 1, LOT 1A AND BURKHEAD ESTATES, SECTION 3, LOT 3 & AMENDED BOUNDARY SURVEY OF MARGARET S. DAVIS & PATRICIA A. REESOR PROPERTY, TRACT II	330 BURKHEAD LANE	0	44.4560	9/27/2022	10/17/2022
SNODGRASS ESTATES	CECILIA RD	1	1.9690	10/5/2022	10/18/2022
NEEDHAM SPRING FARM, SECTION 2, LOT 37	751 NEEDHAM ROAD, EASTVIEW, KY 42732	1	0.0000	10/11/2022	10/20/2022
TREVA'S FARM SUBDIVISION LOT 3C	SLAUGHTER LANE	0	0.0000	9/15/2022	10/21/2022
SCHNITZLER SUBDIVISION	SALT RIVER ROAD/MEREDITH ROAD, RINEYVILLE, KY 40162	2	16.1310	10/11/2022	10/24/2022
CS FIELDS SUBDIVISION	HOGAN ROAD, SONORA, KY 42776	5	25.1740	10/24/2022	10/31/2022
RACoon HOLLOW SUBDIVISION	RACoon HOLLOW ROAD, BIG CLIFTY, KY 42712	1	5.0790	10/27/2022	10/31/2022
MACI DILL ACRES, LOT 3	199 S BLACK BRANCH RD	1	0.0000	9/27/2022	10/31/2022
		<b>20</b>	<b>148.2020</b>		

**Total Records: 14**

**11/1/2022**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Seventh Meeting**

Hardin County Government Center  
Second Floor Meeting Room

November 1, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business

**Continued from 18 October 2022 - AGRICULTURE DISTRICT (047-011)**

**REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Industrial Planning Area and is zoned General Commercial (C-2), Heavy Industrial (I-2) & Rural Residential (R-2). The 650.78 acres consists of 8 parcels on both sides of Gilead Church Road in Glendale, KY. The following owners have petitioned the Board of Supervisors to consider the request: PAUL & ELIZABETH HOWLETT, JAYSON & LESLIE MEREDITH, RICHARD & MARJORIE PRESTON, NORMA HOWLETT, JOHN & CATHY BROWN. (Resolution 2022-025).

3. New Business

A. **MAP AMENDMENT:** 1100 PROPERTIES, LLC is requesting a Zone Change from the Interstate Commercial Zone (B-1) to the General Commercial Zone (C-2) to allow for a proposed Recreational Enterprise - RV Park (Campground) and self-storage mini-warehouses on site. The property is a 6.76 acre site known as Lot 9A of Glendale Junction Farms located at 6625 South Dixie Highway in Glendale, KY. (Resolution #2022-024)

B. **AGRICULTURE DISTRICT (047-07) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Agricultural (A-1). The 306 acres consists of 1 parcel with an address of 240 Farley Lane, Glendale, KY. The following owner has petitioned the Board of Supervisors to consider the request: HUGH & KIMBERLY BLAND. (Resolution 2022-026).

C. **AGRICULTURE DISTRICT (047-08) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Agricultural (A-1). The 222.618 acres consists of 4 parcels located on the west side of New Glendale Road (KY 1868) and the north side of Shady Bower Lane in Glendale, KY. The following owners have petitioned the Board of Supervisors to consider the request: HEIBERT HOLDINGS LLC, ZACHERY & ANDREA HEIBERT, BERT & BONNIE JOLLY. (Resolution 2022-027).



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- D. Consideration and action on a 5% cost of living increase as approved by Hardin County Fiscal Court with Resolution No.2022-216 on 25 October 2022. (*Attached pgs.3*).
- E. Consideration and action on the Minutes for the meeting held on 18 October 2022. (*Attached pgs.4-7*).
- F. Informational Items
- G. Adjourn

**Meeting with City of Elizabethtown Planning** On 19 October 2022, Director King & Chairman Hinton met with Elizabethtown City Manager, Ed Poppe and Planning Commission Chairman, Steve Rice to discuss coordination between the two Planning Commissions and an annual joint meeting.

**5 Years of Service** K.B.C. Assistant, Julia McBeth celebrated 5 years of service with the Planning Commission on 31 October 2022.

**9 Years of Service** Financial & Operations Coordinator, Susan Bowen celebrated 9 years of service with the Planning Commission on 1 November 2022.

**The next Commission meeting is scheduled for Tuesday, November 15, 2022 at 5:00 p.m.**





**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Sixth Meeting**

Hardin County Government Center  
Second Floor Meeting Room

October 18, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT:** AULBACH PENCE LLC are requesting a Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) with no project proposed at this time. The property is a 19 acre site located at 8026 South Dixie Highway in Elizabethtown, KY. (Resolution #2022-022)
  - B. **AGRICULTURE DISTRICT (047-09) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2). The 254 acres consists of 1 parcel with an address of 3048 Nolin Road, Sonora, KY. The following owner has petitioned the Board of Supervisors to consider the request: WENDELL JOLLY LIFETIME ESTATE & MARK WYNN JOLLY - ETAL. (Resolution 2022-023).
  - C. **AGRICULTURE DISTRICT (047-011) REVIEW:** Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Industrial Planning Area and is zoned General Commercial (C-2), Heavy Industrial (I-2) & Rural Residential (R-2). The 650.78 acres consists of 8 parcels on both sides of Gilead Church Road in Glendale, KY. The following owners have petitioned the Board of Supervisors to consider the request: PAUL & ELIZABETH HOWLETT, JAYSON & LESLIE MEREDITH, RICHARD & MARJORIE PRESTON, NORMA HOWLETT, JOHN & CATHY BROWN. (Resolution 2022-024).
  - D. Consideration and action on the Financial Report FY 2023 # 2 August 2022. (*Attached pg.4*).
  - E. Consideration and action on the Financial Report FY 2023 # 3 September 2022. (*Attached pg.5*).
  - F. Consideration and action on the Minutes for the meetings held on 6 September 2022. (*Attached pgs.6-8*).
  - G. Informational Items



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H. Adjourn

**Lincoln Trail Homebuilders and Heart of KY Association of Realtors Meeting** – On September 12, 2022 Adam & Edwin attended this joint meeting of the Homebuilders Association and the Association of Realtors at Freeman Lake. The guest speaker was Steven Freed with Barton Malow to give an update on the BlueOvalSK project in Glendale.

**KYTC Meeting on Ring Road** - On September 15, 2022 Adam attended the KY Transportation Cabinet’s Meeting at New Hope Community Church to discuss the extension of Ring Road (KY 3005) from the Western KY Parkway over to I-65 and South Dixie Highway (US 31W).

**Comprehensive Plan Open House** – On September 20, 2022 the Planning Commission held an Open House for the general public on the Comprehensive Plan update at the State Theater in Elizabethtown with our consultants from TSW Design Group.

**15 Years of Service** – Building Inspector, Jimmy Morgan celebrated 15 years of service with the Planning Commission on 27 September 2022.

**OKI Regional Planning Conference** - Adam, Nikki and Haley attended the Ohio-Kentucky-Indiana Regional Planning Conference in Louisville hosted by APA-KY on September 28-30, 2022.

**KYTC: Glendale Mobility Study** - On October 13, 2022 Adam attended the Local Officials Meeting hosted by the KY Transportation Cabinet at Glendale Christian Church. KYTC and their consultants gave updates on the current and proposed road projects near Glendale. See [www.GlendaleStudy.com](http://www.GlendaleStudy.com) for more info.

**2 Years of Service** - Building Inspector, Edwin Alicea celebrated 2 years of service with the Planning Commission on 14 October 2022.

**SEPTEMBER 2022 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 6 Subdivision plats were approved for the month</li> <li>• 63 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 5 New lots approved for the month</li> <li>• 26 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 15 SFD Permits for the month</li> <li>• 91 SFD Permits for the year</li> <li>• 115 Total Building Inspections for the month</li> <li>• 1,036 Total Building Inspections for the year</li> <li>• 401 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 89 Total Permits for the month</li> <li>• 943 Total Permits for the year</li> <li>• 216 Total Electrical Inspections for the month</li> <li>• 1,956 Total Electrical Inspections for the year</li> </ul>



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October 18, 2022  
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**SUBDIVISION PLATS RECORDED IN SEPTEMBER 2022**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
CHERRY HILL ESTATES, LOTS 1-6	2146 HUTCHERSON LANE, ELIZABETHTOWN, KY 42701	-5	4.8760	6/17/2022	9/6/2022
VANVIN SUBDIVISION LOT 3	1368 AKERS SCHOOL RD	0	-27.0250	7/25/2022	9/6/2022
ORLENE'S HOLLOW, LOTS 3, 4 & 5	15265 LEITCHFIELD ROAD, EASTVIEW, KY 42732	0	0.0000	8/24/2022	9/6/2022
HARDWICK'S CORNER SUBDIVISION	694 CAVE ROAD	2	18.6280	8/12/2022	9/15/2022
AMMONS ACRES, SECTION 3	14990 RINEYVILLE BIG SPRINGS ROAD	2	25.9060	4/29/2022	9/19/2022
INDUSTRIAL PARK OF GLENDALE SECTION 1, LOT 2 AND RECORTD PLAT OF INDUSTRIAL PARK OF GLENDALE, SECTION 2	GILEAD CHURCH RD	1	29.9300	9/26/2022	9/30/2022
		<b>0</b>	<b>52.3150</b>		

**Total Records: 6**

**10/3/2022**

**The next Commission meeting is scheduled for Tuesday, November 1, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Fifth Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
September 6, 2022

5:00 p.m.

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

A. **MAP AMENDMENT:** RACHEL & JOSH WILSON are requesting a Zone Change from the Agricultural Zone (A-1) to the Rural Residential Zone (R-2) to allow for the creation of a 3.48 acre lot to build a house on. The property owners are also requesting waivers from the 100' building setbacks adjacent to the Agricultural Zone (A-1) and within a previous Agricultural Zone (see DGS 17-4 & 17-13). The property is a 3.48 acre portion of a ±57.38 acre site located on the north side of Pierce Mill Road in Big Clifty, KY. (Resolution #2022-021)

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

**Divine Woods Subdivision**

Developers Karen & Ricky Crain are requesting a waiver from the 8% maximum grade for the roadways within their development. (Subdivision Regulations – Street Design Standards 4-1(P)5)

C. Continued from August 16, 2022:

Consideration and action on the following Preliminary Plat:

**Diala Deer Subdivision**

This proposed development is a 22.35 acre site located on the west side of Deckard School Road. The developer, Luai Hasouneh is proposing the creation of 35 single-family residential lots connected to Hardin County Water District #1's sewer system with two new streets proposed. (*Staff Review Comments Attached pgs.3-7*)

D. Consideration and action on the 2023 Meeting Schedule (*Attached pg.8*).

E. Consideration and action on the Minutes for the meeting held on 16 August 2022. (*Attached pgs.9-12*).

F. Informational Items

G. Adjourn

**The next Commission meeting is scheduled for Tuesday, September 20, 2022 at 5:00 p.m.**



**Administrative Assistant Hired**

The newest member of the Planning Commission staff is Michaila Barren. Michaila is a graduate of ECTC & Western Kentucky University with a Bachelor’s degree in Elementary Education. She was previously employed with the Swope Family of Dealerships as a Receptionist and as a Third Grade Teacher at Vine Grove Elementary.

**AUGUST 2022 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 7 Subdivision plats were approved for the month</li> <li>• 57 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 3 New lots approved for the month</li> <li>• 26 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 9 SFD Permits for the month</li> <li>• 76 SFD Permits for the year</li> <li>• 131 Total Building Inspections for the month</li> <li>• 920 Total Building Inspections for the year</li> <li>• 464 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 109 Total Permits for the month</li> <li>• 854 Total Permits for the year</li> <li>• 251 Total Electrical Inspections for the month</li> <li>• 1,739 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN AUGUST 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ORTIZ ESTATES	7776 RINEYVILLE BIG SPRINGS ROAD, RINEYVILLE, KY	2	13.5580	5/18/2022	8/4/2022
VAUGHN KATELIN PLACE	151 ROUNDTOP RD	1	0.9360	5/26/2022	8/4/2022
DUNAGAN'S VIEW, LOTS 1 & 2 AND BOUNDARY SURVEY OF TAYLOR PROPERTY	190 MEREDITH RD	0	-0.8800	6/14/2022	8/10/2022
LINCOLN HIGHWAY SUBDIVISION LOTS 9, 10, & 11	2030 HODGENVILLE RD	-2	0.0000	4/28/2022	8/17/2022
BRADLEY SUBDIVISION, SECTION 2, LOT 14	530 BRADLEY TRAIL	0	2.9500	5/20/2022	8/17/2022
BROKEN ARROW SUBDIVISION LOT 3	LOWER COLESBURG ROAD, ELIZABETHTOWN, KY	0	0.0000	7/15/2022	8/24/2022
WINGATE WEST SUBDIVISION, LOTS 28 & 29	868 SANTA FE TRAIL, ELIZABETHTOWN, KY	-1	0.0000	8/8/2022	8/29/2022
		<b>0</b>	<b>16.5640</b>		

**Total Records: 7**

**9/2/2022**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Fourth Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
August 16, 2022

5:00 p.m.

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

A. **MAP AMENDMENT:** RICHARD & STELLA KERR are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a  $\pm 4$  acre site located at 801 Glendale Hodgenville Road West in Glendale, KY. (Resolution #2022-020)

B. Consideration and action on the following Preliminary Plat:

**Diala Deer Subdivision**

This proposed development is a 22.35 acre site located on the west side of Deckard School Road. The developer, Luai Hasouneh is proposing the creation of 35 single-family residential lots connected to Hardin County Water District #1's sewer system with two new streets proposed. (*Staff Review Comments Attached pgs.2-6*)

C. Consideration and action on the Financial Report FY 2023 # 1 July 2022. (*Attached pg.7*).

D. Consideration and action on the Minutes for the meeting held on 2 August 2022. (*Attached pgs.8-9*).

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

F. Informational Items

G. Adjourn

**MPO Meeting** – On August 10, 2022 Adam attended the Technical Advisory Committee Meeting of the Radcliff-Elizabethtown Metropolitan Planning Organization. Consultants from QK4 and KYTC gave an update on the Glendale Area Transportation projects.

**The next Commission meeting is scheduled for Tuesday, September 6, 2022 at 5:00 p.m.**



**Hardin County**  
 Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Third Meeting**  
 Hardin County Government Center  
 Second Floor Meeting Room  
 August 2, 2022

5:00 p.m.

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

A. **MAP AMENDMENT:** JUSTIN DIEHL is requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for a proposed 30’x76’ manufactured home on site. The property is a ±0.68 acre site located at the corner of Bardstown Road (US 62) & Chestnut Grove Road in Elizabethtown, KY. (Resolution #2022-019)

B. Annual Nomination and Election of Officers (*Current positions*)

- Chairman – Mark Hinton
- Vice Chairman – Greg Lowe
- Secretary – Steve Steck

C. Consideration and action on the Minutes for the meeting held on 19 July 2022. (*Attached pgs.3-5*).

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

E. Informational Items

F. Adjourn

**JULY 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 4 Subdivision plats were approved for the month</li> <li>• 50 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 1 New lots approved for the month</li> <li>• 26 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 9 SFD Permits for the month</li> <li>• 67 SFD Permits for the year</li> <li>• 93 Total Building Inspections for the month</li> <li>• 786 Total Building Inspections for the year</li> <li>• 305 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 104 Total Permits for the month</li> <li>• 746 Total Permits for the year</li> <li>• 232 Total Electrical Inspections for the month</li> <li>• 1,476 Total Electrical Inspections for the year</li> </ul>



Commission Agenda  
August 2, 2022  
Page 2 of 2

**SUBDIVISION PLATS RECORDED IN JULY 2022**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
PROLIFIC BLUFF, LOTS 4 AND 5	LEITCHFIELD RD, EASTVIEW, KY	-1	0.0000	7/11/2022	7/19/2022
MAYS RUN SUBDIVISION LOTS 1 AND 2	MEREDITH RD	-1	0.0000	6/23/2022	7/28/2022
HEAVENLY HILLS SUBDIVISION, SECTION 1, LOT 1A, SECTION 2, LOTS 4 & 5A & SECTION 3, LOT 6	500 HARCOURT RD & 3722 STAR MILLS RD	0	0.0000	7/12/2022	7/29/2022
BAMA CORNER, SECTION 1 & RECORD PLAT OF BAMA CORNER, SECTION 2	3615 & 3757 STAR MILLS ROAD, GLENDALE, KY 42740	1	29.0300	5/19/2022	7/29/2022
		<b>-1</b>	<b>29.0300</b>		

**Total Records: 4**

**7/31/2022**

**The next Commission meeting is scheduled for Tuesday, August 16, 2022 at 5:00 p.m.**





**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty Second Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
July 19, 2022 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **ROAD CLOSING REVIEW:** ROBERT MOORE is requesting a favorable recommendation from the Planning Commission to Fiscal Court to close Cherry Hill Drive (a 40' undeveloped right-of-way) in Elizabethtown, KY off Hutcherson Lane in Cherry Hill Estates to allow for the property to be merged with the adjoining lots. (Staff Report provided and Resolution #2022-018)
  - B. Consideration and action on Budget Amendments for FY 2022. (*Attached pg.2*).
  - C. Consideration and action on the Financial Report # 12 June 2022. (*Attached pg.3*).
  - D. Consideration and action on the Minutes for the meeting held on 5 July 2022. (*Attached pgs.4-6*).
  - E. Informational Items
  - F. Adjourn

**Lincoln Trail Home Builders Association** – On July 18, 2022 Adam, Edwin & Jimmy attended a meeting of the Lincoln Trail Home Builders Association at Heartland Golf Club. Adam presented on the development activity for 2021 and the first half of 2022 in addition to the upcoming update to the Comprehensive Plan.

**KYTC: Glendale Mobility Study** – On July 14, 2022 Adam attended the Local Officials Meeting hosted by the KY Transportation Cabinet at Glendale Christian Church. KYTC and their consultants gave updates on the current and proposed road projects near Glendale.

**The next Commission meeting is scheduled for Tuesday, August 2, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Forty First Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
July 5, 2022 5:00 p.m.

1. Call to order
  2. Unfinished Business
  3. New Business
- 
- A. **MAP AMENDMENT:** T&J PRICE PROPERTIES, INC. are requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for expansion of the existing RV Park Campground. The property is a ±14.5 acre site known as Lots 16A and 23A of Longview Subdivision located at 4643 & 4685 South Wilson Road (KY 447) in Elizabethtown, KY. (Resolution #2022-017)
  - B. Consideration and action on the Minutes for the meeting held on 21 June 2022. (*Attached pgs.3-4*).
  - C. Consideration and action on a Contract with Taylor Siefker Williams Design Group for preparation of an updated Comprehensive Plan.
  - D. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
  - E. Informational Items
  - F. Adjourn

**The next Commission meeting is scheduled for Tuesday, July 19, 2022 at 5:00 p.m.**



Commission Agenda  
July 5, 2022  
Page 2 of 2

**JUNE 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 9 Subdivision plats were approved for the month</li> <li>• 46 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 12 New lots approved for the month</li> <li>• 27 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 13 SFD Permits for the month</li> <li>• 58 SFD Permits for the year</li> <li>• 132 Total Building Inspections for the month</li> <li>• 691 Total Building Inspections for the year</li> <li>• 266 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 136 Total Permits for the month</li> <li>• 644 Total Permits for the year</li> <li>• 250 Total Electrical Inspections for the month</li> <li>• 1,245 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN JUNE 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DOG ROSE ESTATES	18187 SALT RIVER ROAD, BIG CLIFTY, KY 42712	2	10.9930	5/25/2022	6/6/2022
DUPIN LOOP SUBDIVISION, LOT 6A	981 DUPIN LOOP, BIG CLIFTY, KY 42712	2	0.0000	5/23/2022	6/8/2022
WINGATE WEST SUBDIVISION, SECTION 2	839 ST JOHN CHURCH RD	0	0.0000	3/7/2022	6/10/2022
GREEN ACRES SUBDIVISION, LOTS 71-76	140 S LONG GROVE ROAD, GLENDALE, KY 42740	-5	0.0000	4/26/2022	6/10/2022
EDRY A ESTATES SUBDIVISION	160 OPTIMIST RD	2	24.7050	5/31/2022	6/10/2022
MAMAW & PAPA'S FARM LOT 1A & 1B AND REVISED BOUNDARY SURVEY OF BARRY & DEBBIE GOODIN FARM TRACT "A"	202 & 451 MCMILLAN LOOP, ELIZABETHTOWN, KY 42701	0	3.0540	6/8/2022	6/13/2022
THOROUGHbred ESTATES SUBDIVISION, SECTION 4, LOT 51E	340 WINNING COLORS BLVD	0	3.6290	6/7/2022	6/15/2022
FERGUSON SUBDIVISION AND BOUNDARY SURVEY OF JOHN & PAMELA FERGUSON PROPERTY	2535 MEETING CREEK ROAD, EASTVIEW, KY 42732	5	31.8000	6/8/2022	6/23/2022
J AND C ASHLOCK SUBDIVISION	LAFOLLETTE RD	1	5.0280	6/16/2022	6/27/2022
		<b>7</b>	<b>79.2090</b>		

**Total Records: 9**

**7/1/2022**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Fortieth Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
June 21, 2022 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT:** TAMMY & MITCHELL DEVORE are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a ±25.963 acre site known as Lot 1 of Dorsey Run Estates located at 13039 South Dixie Highway (US 31W) in Sonora, KY. (Resolution #2022-016)
  - B. Consideration and action on the Financial Report # 11 May 2022. (*Attached pg.2*).
  - C. Consideration and action on the Minutes for the meeting held on 7 June 2022. (*Attached pgs.3-5*).
  - D. Adjourn

**The next Commission meeting is scheduled for Tuesday, July 5, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirty Ninth Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
June 7, 2022 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT:** JOHN & CATHY BROWN are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a  $\pm 2.5$  acre site located on the north side of Gilead Church Road (KY 1136) in Glendale, KY. (Resolution #2022-015)
  - B. Discussion on updating the Comprehensive Plan.
  - C. Consideration and action on the Minutes for the meeting held on 17 May 2022. (*Attached pgs.3-4*).
  - D. Closed Session to discuss personnel appointments. (KRS 61.810(1)f)
  - E. Consideration and action on the Second Reading of the FY 2023 Budget. (*Copy Provided*)
  - F. Informational Items
  - G. Adjourn

**1 Year of Service** Planning Technician, Haley Goodman celebrated 1 years of service with the Planning Commission on 4 June 2022.

**RFP for Comprehensive Plan Update** A Request for Proposals has been issued for a professional planning consultant to assist with updating the Comprehensive Plan. The deadline for submissions is June 10<sup>th</sup> with an estimated start date of July 5<sup>th</sup>.

**The next Commission meeting is scheduled for Tuesday, June 21, 2022 at 5:00 p.m.**



**MAY 2022 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 9 Subdivision plats were approved for the month</li> <li>• 37 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 8 New lots approved for the month</li> <li>• 20 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 10 SFD Permits for the month</li> <li>• 45 SFD Permits for the year</li> <li>• 144 Total Building Inspections for the month</li> <li>• 559 Total Building Inspections for the year</li> <li>• 205 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 119 Total Permits for the month</li> <li>• 508 Total Permits for the year</li> <li>• 229 Total Electrical Inspections for the month</li> <li>• 995 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN MAY 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MORGAN ESTATES, LOTS 3-6 & AMENDED BOUNDARY SURVEY OF MORGAN PROPERTY, TRACT A	HARDINSBURG ROAD, CECILIA, KY 42724	1	-14.7220	12/16/2021	5/3/2022
LAKEWOOD SUBDIVISION, SECTION 2, LOTS 104 & 105	198 WOODLAND WAY, CECILIA, KY 42724	-1	0.0000	2/15/2022	5/11/2022
TRIPLE S SUBDIVISION	988 JAMES DUVALL LANE, CECILIA, KY	1	5.5830	5/16/2022	5/20/2022
LONGVIEW ESTATES, SECTION 2, LOTS 38 AND 39	MAPLE CT ELIZABETHTOWN, KY	-1	0.4990	5/13/2022	5/23/2022
ORTIZ ESTATES	7776 RINEYVILLE BIG SPRINGS ROAD, RINEYVILLE, KY 40162	2	13.5580	1/1/1900	5/25/2022
MONICA & MELISSA ACRES	10889 & 10961 LEITCHFIELD RD EASTVIEW, KY	2	24.9350	5/11/2022	5/26/2022
PITCOCK SUBDIVISION AND BOUNDARY SURVEY OF THE JEAN H. PITCOCK PROPERTY	2786 SPORTSMAN LAKE RD ELIZABETHTOWN, KY	2	7.8710	5/17/2022	5/26/2022
FERNWOOD, SECTION 2, LOT 31 & FERNWOOD, SECTION 4, LOT 65	195 & 271 FERNWOOD BOULEVARD, ELIZABETHTOWN, KY 42701	0	0.0000	4/19/2022	5/26/2022
MORRISON MEADOWS SUBDIVISION LOTS 23 & 24	WONDERLAND CAVERN RD CECILIA, KY	-1	0.0000	5/5/2022	5/27/2022
		<b>5</b>	<b>37.7240</b>		



**Hardin County**  
 Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirty Eighth Meeting**  
 Hardin County Government Center  
 Second Floor Meeting Room  
 May 17, 2022 5:00 p.m.

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

A. **MAP AMENDMENT:** CATHY & JOHN BROWN are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a ±87.408 acre total site (with a portion being known as Lot 2 of Aches & Pains Subdivision, Section 2) located at 1141 Gilead Church Road (KY 1136) in Glendale, KY. (Resolution #2022-014)

B. Consideration and action on the Financial Report # 10 April 2022. *(Attached pg.3).*

C. Consideration and action on the Minutes for the meeting held on 3 May 2022. *(Attached pgs.4-6).*

D. Adjourn

**The next Commission meeting is scheduled for Tuesday, June 7, 2022 at 5:00 p.m.**

**APRIL 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 11 Subdivision plats were approved for the month</li> <li>• 28 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 12 New lots approved for the month</li> <li>• 15 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 11 SFD Permits for the month</li> <li>• 35 SFD Permits for the year</li> <li>• 120 Total Building Inspections for the month</li> <li>• 414 Total Building Inspections for the year</li> <li>• 150 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 107 Total Permits for the month</li> <li>• 389 Total Permits for the year</li> <li>• 191 Total Electrical Inspections for the month</li> <li>• 766 Total Electrical Inspections for the year</li> </ul>



Commission Agenda  
May 17, 2022  
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**SUBDIVISION PLATS RECORDED IN APRIL 2022**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
ONEIL'S HIDEAWAY, LOTS 2A AND 2B	1199 BLUEBALL CHURCH ROAD	0	0.0000	3/25/2022	4/1/2022
NEELY BRANCH SUBDIVISION	2755 MIDDLE CREEK ROAD	2	19.2920	2/25/2022	4/12/2022
RUSSELL RIDGE ESTATES LOT 10	CECILIA SMITH MILL RD	1	0.0000	3/29/2022	4/13/2022
GERTRUDE DAUNIS SUBDIVISION	825 KRAFT ROAD, RINEYVILLE KY 40162	5	17.0500	10/13/2021	4/18/2022
CHAPARRAL SUBDIVISION, LOTS 10 & 11	410 CHAPARRAL DRIVE, ELIZABETHTOWN, KY 42701	-1	0.0000	3/28/2022	4/18/2022
TODD'S HOME PLACE	2551 & 2635 MIDDLE CREEK ROAD, ELIZABETHTOWN, KY 42701	2	4.7890	3/28/2022	4/18/2022
WOODHAVEN ESTATES LOTS 13B & 14A	342 MAPLE DRIVE, ELIZABETHTOWN, KY 42701	-1	0.6620	2/7/2022	4/19/2022
THOROUGHRED ESTATES SECTION 5, LOTS 71A AND 67	179 SEA HERO DR	0	0.0000	4/6/2022	4/19/2022
NORBERT'S ACRES SUBDIVISION AND BOUNDARY SURVEY OF THE NORBERT IRWIN WILLIAMS ESTATE PROPERTY	5694 SONORA HARDIN SPRINGS ROAD	1	8.4070	4/7/2022	4/19/2022
DEAN SUBDIVISION LOT 2B	OVERALL PHILLIPS ROAD	1	0.0000	4/13/2022	4/25/2022
AMENDED RECORD PLAT OF SANDSTONE ESTATES LOT 3 AND 4	LONG HOLLOW ROAD	0	0.0000	2/10/2022	4/25/2022
		<b>10</b>	<b>50.2000</b>		

**Total Records: 11**

**5/3/2022**





**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirty Seventh Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
May 3, 2022 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT:** NORMA HOWLETT (OWNER) AND LIZ TABB (APPLICANT) are requesting a Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) with no proposed project at this time. The property is a ±95.737 acre site located at 1408 Gilead Church Road (KY 1136) in Glendale, KY. (Resolution #2022-013)
  - B. Consideration and action on a request by Stephensburg Volunteer Fire Department to waive the planning review fees associated with the proposed fire station.
  - C. Consideration and action on the Financial Report # 9 March 2022. (*Attached pg. 2*).
  - D. Consideration and action appointing Commission Member Steve Steck as Secretary.
  - E. Consideration and action on the Minutes for the meeting held on 19 April 2022. (*Attached pgs.3-5*).
  - F. Informational Items
  - G. Adjourn

**APA-KY Regional Conference**

On April 21-22, 2022 Director Adam King, Planner Nikki McCamish and Planning Technician Haley Goodman attended the APA-KY Regional Conference in Owensboro, KY. They presented on the past, present and future of Planning & Zoning in Hardin County.

**The next Commission meeting is scheduled for Tuesday, May 17, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

SHardin County Planning Commission  
**Seven Hundred Thirty Sixth Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
April 19, 2022 5:00 p.m.

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

A. **MAP AMENDMENT:** ELIZABETH & PAUL HOWLETT and NORMA HOWLETT (OWNERS) are requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no proposed project at this time. The property is a  $\pm 72.68$  acre site located on the south side of Gilead Church Road (KY 1136) in Glendale, KY. (Resolution #2022-011)

B. Consideration and action on the following Preliminary Plat:

**Divine Woods Subdivision**

This proposed development is a 26 acre site located on the north side of Lincoln Parkway (KY 61). The developers, Karen & Ricky Crain are proposing the creation of 13 single-family residential lots with three new streets. (*Staff Review Comments Attached pgs. 3-6*).

C. Consideration and action on **Resolution No. 2022-012** authorizing the transfer of funds from the Letter of Credit for Whistling Oaks Subdivision for the completion of the streets and drainage ways to the Hardin County Road Department (*Attached pg. 7*).

D. Consideration and action on the Minutes for the meeting held on 15 March 2022. (*Attached pgs. 8-10*).

E. Informational Items

F. Adjourn

**Commercial Building Inspector**

Congratulations to Building Inspector, Edwin Alicea for passing the International Code Council's Commercial Building Inspector exam to become a KY Certified Level 1 Commercial Building Inspector.

**Muddy Water Blues Training**

On March 23, 2022 Planner Nikki McCamish attended an all-day training hosted by Mid-TN Erosion & Sediment Control, Inc. in Bowling Green, KY.



**Hardin County Chamber of Commerce Meeting**

On April 13, 2022 Director Adam King, Planner Nikki McCamish and Planning Technician Haley Goodman attended the Chamber of Commerce Lunch at the Pritchard Community Center to celebrate the BlueOvalSK Battery Park Announcement for Glendale.

**MARCH 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 8 Subdivision plats were approved for the month</li> <li>• 17 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 11 New lots approved for the month</li> <li>• 7 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 11 SFD Permits for the month</li> <li>• 24 SFD Permits for the year</li> <li>• 132 Total Building Inspections for the month</li> <li>• 292 Total Building Inspections for the year</li> <li>• 104 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 109 Total Permits for the month</li> <li>• 283 Total Permits for the year</li> <li>• 218 Total Electrical Inspections for the month</li> <li>• 575 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN MARCH 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF REFFETT ESTATES SECTION 2 LOT 7B	REFFETT LANE	0	0.0000	1/31/2022	3/3/2022
CHESTER'S ACRES SUBDIVISION	LEASOR LANE	3	12.8050	3/4/2022	3/10/2022
ROYAL OAKS SUBDIVISION LOTS 28 & 17	40 DAWN AVENUE	-1	0.0000	11/29/2021	3/11/2022
CEDAR GROVE ACRES, SECTION B, LOTS 1A & 3	SPRING MEADOW DRIVE, RADCLIFF, KY	1	0.5660	11/2/2021	3/16/2022
ESTES ESTATES	3189 NEW GLENDALE ROAD,	7	17.2940	3/17/2022	3/23/2022
CORBIT SUBDIVISION LOT 1C & LOT 1D	1753 ST JOHN RD	0	0.0000	3/9/2022	3/23/2022
AMENDED RECORD PLAT OF DAVIDS WAY ESTATES, LOT 5 AND WISE BERRY ESTATES, LOTS 12B & 12C	2766 RINEYVILLE BIG SPRINGS ROAD, RINEYVILLE, KY	0	0.0000	3/15/2022	3/29/2022
CEDAR GROVE ACRES SECTION A LOTS 31-34	485 SPRING MEADOW DRIVE	-3	0.0000	3/9/2022	3/30/2022
		<b>7</b>	<b>30.6650</b>		

**Total Records: 8**

**4/1/2022**

**The next Commission meeting is scheduled for Tuesday, May 3, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission

**Seven Hundred Thirty Fifth Meeting**

Hardin County Government Center

Second Floor Meeting Room

March 15, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT:** KEVIN & ALICIA ESTES (OWNERS) and LEWIS AUCTION COMPANY (APPLICANT), are requesting a Zone Change from the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for the property to be used for single family residential purposes. The property is a  $\pm$ 1 acre site located on the east side of New Glendale Road in Glendale, KY. (Resolution #2022-010)
  - B. Consideration and action on the Financial Report # 8 February 2022. (*Attached pg.3*).
  - C. Consideration and action on the FY 2021 Audit. (*Copy Provided*)
  - D. Consideration and action on the Minutes for the meeting held on 1 March 2022. (*Attached pgs.4-7*).
  - E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
  - F. Informational Items
  - G. Adjourn

**Leadership Hardin County** Director Adam King presented to the Hardin County Chamber of Commerce's Leadership group on their tour of the Hardin County Government Center on 3 March 2022.

**Heart of KY Association of Realtors** Director Adam King, Planner Nikki McCamish and Planning Technician Haley Goodman attended the Heart of KY Association meeting on 7 March 2022. Adam presented a 10 year history on building and land use statistics, the 2021 Annual Report and gave a brief of overview of the Zoning Ordinance and Comprehensive Plan.

**The next Commission meeting is scheduled for Tuesday, April 19, 2022 at 5:00 p.m.**



Commission Agenda  
 March 15, 2022  
 Page 2 of 2

**FEBRUARY 2022 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 3 Subdivision plats were approved for the month</li> <li>• 9 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 1 New lots approved for the month</li> <li>• 0 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 7 SFD Permits for the month</li> <li>• 13 SFD Permits for the year</li> <li>• 84 Total Building Inspections for the month</li> <li>• 159 Total Building Inspections for the year</li> <li>• 50 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 92 Total Permits for the month</li> <li>• 174 Total Permits for the year</li> <li>• 183 Total Electrical Inspections for the month</li> <li>• 357 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN FEBRUARY 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
GLENVIEW HEIGHTS, LOTS 28-31 AND AN UNNUMBERED PARCEL	676 WEST GLENDALE HODGENVILLE ROAD, GLENDALE KY 42740	-3	0.4740	12/6/2021	2/10/2022
QUEEN CREEK SUBDIVISION, LOT 2 AND RECORD PLAT OF QUEEN CREEK SUBDIVISION, SECTION 2	162 GIBSON LN	1	0.1300	1/3/2022	2/17/2022
AMENDED RECORD PLAT OF RUSSEL RIDGE ESTATES LOT 13-14	CECILIA-SMITH MILL ROAD	0	0.0000	2/11/2022	2/22/2022
		<b>-2</b>	<b>0.6040</b>		

**Total Records: 3**

**3/1/2022**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirty Fourth Meeting**  
Hardin County Government Center  
Second Floor Meeting Room  
March 1, 2022 5:00 p.m.

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

A. **ROAD CLOSING REVIEW:** Brett & Valerie Fisher, are requesting a favorable recommendation from the Planning Commission to Fiscal Court to close a 60' undeveloped right-of-way for an unconstructed portion of Dogwood Lane in Elizabethtown, KY in Woodhaven Estates to allow for the property to be merged with adjoining Lots 13B & 14A. (Information Packet Provided and Resolution #2022-008).

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

The Stephensburg Fire Department is proposing to construct a new fire station on a 1.617 acre site known as Lot 1 of Stephensburg Fire & Rescue located at 10639 Leitchfield Road, Cecilia KY. (Resolution Number 2022-009) (*Attached pg 2*)

C. Consideration and action on the Minutes for the meeting held on 15 February 2022. (*Attached pgs.3-5*).

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

E. Informational Items

F. Adjourn

**The next Commission meeting is scheduled for Tuesday, March 15, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirty Third Meeting**

Hardin County Government Center  
Second Floor Meeting Room

February 15, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT** – DOUG WARREN & DEBORAH JANE HAGAN (OWNERS) are 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 ±12.197 acre site known as Lot 11 of G. Children's Home Subdivision, Section 2 located at the northeast corner of New Glendale Road (KY 1136) and Gilead Church Road (KY 1136) in Glendale, KY. (Resolution #2022-006).
  - B. Consideration and action on a Budget Amendment for Fiscal Year 2022. (*Attached pg 3.*)
  - C. Consideration and action on the Financial Report # 6 December 2021. (*Attached pg.4.*)
  - D. Consideration and action on the Financial Report # 7 January 2022. (*Attached pg.5.*)
  - E. Consideration and action on the Minutes for the meeting held on 1 February 2022. (*Attached pgs.6-9.*)
  - F. Consideration and action on the First Reading of the FY 2023 Budget. (*Copy Provided*)
  - G. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
  - H. Informational Items
  - I. Adjourn

**The next Commission meeting is scheduled for Tuesday, March 1, 2022 at 5:00 p.m.**

**14 Years of Service** Director Adam King, AICP celebrated 14 years of service with the Planning Commission on 15 February 2022.



**JANUARY 2022 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 6 Subdivision plats were approved for the month</li> <li>• 6 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 2 New lots approved for the month</li> <li>• 0 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 6 SFD Permits for the month</li> <li>• 6 SFD Permits for the year</li> <li>• 75 Total Building Inspections for the month</li> <li>• 75 Total Building Inspections for the year</li> <li>• 23 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 82 Total Permits for the month</li> <li>• 82 Total Permits for the year</li> <li>• 174 Total Electrical Inspections for the month</li> <li>• 174 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN JANUARY 2022**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF IRWIN SUBDIVISION, SECTION 2, LOT 2 & AMENDED RECORD PLAT OF DOTTIE ACRES, LOT 1A	433 MASTERS LANE, ELIZABETHTOWN, KY	1	0.0000	9/6/2021	1/4/2022
AMENDED RECORD PLAT OF PLANTATION PARK SUBDIVISION, SECTION 2 LOTS 39 AND 47	98 THIRD ST & SECOND ST	-1	0.0000	12/21/2021	1/12/2022
CLAN'S ACRES SUBDIVISION	NEW GLENDALE ROAD, SONORA, KY	1	5.0070	1/3/2022	1/14/2022
KALEB SQUARE SUBDIVISION SECTION 2 LOTS 6, 7, 8, 9, AND 10	12593 SALT RIVER ROAD	-1	25.3030	1/13/2022	1/21/2022
DODSON'S ACRES SUBDIVISION, LOT 3 & AMENDED BOUNDARY SURVEY OF THE FLOYD DODSON PROPERTY, TRACT A	1788 BETHLEHEM ACADEMY ROAD, CECILIA, KY	0	0.0520	1/6/2022	1/25/2022
AMENDED RECORD PLAT OF HOAGLAND ACRES LOT 1 AND BOUNDARY SURVEY OF THE DONALD AND MARY ISHAM PROPERTY	521 OLD SONORA RD	0	0.0000	11/22/2021	1/27/2022
		<b>0</b>	<b>30.3620</b>		

**Total Records: 6**

**2/9/2022**





**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirty Second Meeting**

Hardin County Government Center  
Second Floor Meeting Room

February 1, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT** – DOUG WARREN & DEBORAH JANE HAGAN (OWNERS) are 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 ±3.786 acre site to be known as Lot 31A of Glenview Heights located at 676 and 708 West Glendale Hodgenville Road (KY 222) at the intersection with Robey Drive in Glendale, KY. (Resolution #2022-005).
  - B. Consideration and action on an Amendment to the Hardin County Planning & Development Commission By-Laws, Article II – Commission Members Compensation. (*Attached pg.2-3*)
  - C. Consideration and action on a Budget Amendment for Fiscal Year 2022. (*Attached pg.4.*)
  - D. Consideration and action on the Minutes for the meeting held on 18 January 2022. (*Attached pgs.5-26*).
  - E. Presentation of the 2021 Annual Report.
  - F. Informational Items
  - G. Adjourn

**The next Commission meeting is scheduled for Tuesday, February 15, 2022 at 5:00 p.m.**



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirty First Meeting**

Hardin County Government Center  
Second Floor Meeting Room

January 18, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT & CONDITIONAL USE PERMIT – COMMUNITY ENERGY**, doing business as HARDIN SOLAR LLC (APPLICANTS) ON BEHALF OF ALLEN & SUSAN SUMMERS, PATRICK PRESTON, SUSAN SMITH WRIGHT COOMBS & PATRICIA WILLIAMS, CLARA GREER, RED OAK HILL FARM, LLC AND JOYCE & CHARLES SOLAR (OWNERS & APPLICANTS) are requesting a Zone Change from the Rural Residential Zone (R-2) to the Agriculture Zone (A-1) and a Conditional Use Permit to allow for a Solar Farm known as “Hardin Solar”. The property consists of 8 tracts totaling ±868 acres located along South Black Branch Road, Hansborough Road, Leitchfield Road (US 62) and North & South Long Grove Roads (KY 1375) in Cecilia, KY. (Resolution #2022-002).
  - B. Consideration and action on an Amendment to the Personnel Policies Sections 2, 7 and 11 moving Hardin County Planning & Development to a 40 hour workweek. (Resolution #2022-003) (*Attached pg.3*)
  - C. Consideration and action on a Budget Amendment for Fiscal Year 2022. (*Attached pg.4*)
  - D. Consideration and action on Fiscal Year 2022 Increases based on Hardin County Fiscal Court Resolution 2022-008. (Resolution #2022-004) (*Attached pg.5*)
  - E. Consideration and action on the Minutes for the meeting held on 4 January 2022. (*Attached pgs.6-8*).
  - F. Informational Items
  - G. Adjourn

**The next Commission meeting is scheduled for Tuesday, February 1, 2022 at 5:00 p.m.**



**David Veirs Retirement**

Congratulations to Electrical Inspector, David Veirs on his well-deserved retirement after 40+ years of Service to the Planning Commission. David has served as the contract Electrical Inspector for the Commission since 1981. His last day of inspections will be 14 January 2022 and we will be hosting a Retirement Celebration on Friday 28 January at 3pm.

**Electrical Inspector Hired**

James “Bud” Thompson has been hired as David Veirs’ replacement after previously serving as David’s backup. Bud is an Elizabethtown native with Associates Degrees in both Science and Applied Science. He worked as a Master Electrician for Thompson & Son Electric since 2006 and received his Electrical Inspector license in 2020. Bud’s first day with the Planning Commission was 18 January 2022.

**SUBDIVISION PLATS RECORDED IN DECEMBER 2021**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MAGGIES ACRES SUBDIVISION, LOTS 7 AND 8	NEW GLENDALE ROAD	-1	0	11/29/2021	12/3/2021
PADGETT VIEW ESTATES, SECTION 1, LOTS 8, 9, 10, AND 11A	215 PADGETT ROAD, ELIZABETHTOWN, KY	-3	0	11/17/2021	12/9/2021
COLE CREEK ESTATES SECTION 3 & BOUNDARY SURVEY OF PUCKET PROPERTY, TRACT A	195 MIDDLE CREEK ROAD, ELIZABETHTOWN, KY 42701	1	16.511	12/6/2021	12/14/2021
RECORD PLAT OF DODSON'S ACRES SUBDIVISION AND BOUNDARY SURVEY OF THE FLOYD DODSON PROPERTY	1788 BETHLEHEM ACADEMY ROAD	3	43.344	11/22/2021	12/16/2021
LUTZ ESTATE, SECTION 2, LOTS 2 & 3	5094 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY	0	-1.38	11/8/2021	12/21/2021
<b>Total Records: 5</b>		<b>0</b>	<b>58.475</b>		<b>12/31/2021</b>

**DECEMBER 2021 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 5 Subdivision plats were approved for the month</li> <li>• 88 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 4 New lots approved for the month</li> <li>• 155 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 7 SFD Permits for the month</li> <li>• 138 SFD Permits for the year</li> <li>• 104 Total Building Inspections for the month</li> <li>• 1,390 Total Building Inspections for the year</li> <li>• 495 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 97 Total Permits for the month</li> <li>• 1,172 Total Permits for the year</li> <li>• 178 Total Electrical Inspections for the month</li> <li>• 2,184 Total Electrical Inspections for the year</li> </ul>



**Hardin County**  
Planning and Development Commission

Hardin County Planning Commission  
**Seven Hundred Thirtieth Meeting**

Hardin County Government Center  
Second Floor Meeting Room

January 4, 2022

5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
  - A. **MAP AMENDMENT:** SUZANNE PETRASKA, is requesting a Zone Change from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) to allow for two dwellings on site. The property consists of one tract (60.785 acres) and one lot Granchi Estates, Lot 2 (9.368 acres) totaling approximately  $\pm$  70.153 acres located at 1424 & 1426 Yates Chapel Road, Cecilia, KY. (Resolution #2022-001)
  - B. Consideration and action on the Financial Report # 5 November 2021. (*Attached pg.2*).
  - C. Consideration and action on the Minutes for the meeting held on 7 December 2021. (*Attached pgs.3-9*).
  - D. Informational Items
  - E. Adjourn

**Radcliff-Elizabethtown Metropolitan Planning Organization Technical Advisory Committee Meeting**

On 1 December 2021, Director Adam King attended a virtual meeting of the MPO Technical Advisory Committee Meeting to discuss the FY 2023 Unified Planning Work Program.

**KY Chapter of the American Planning Association Meeting**

On 10 December 2021, Director Adam King attended the APA-KY meeting in Louisville, KY to discuss the Ohio-Kentucky-Indiana Regional Planning Conference for the Fall of 2022.

**1&2 Family Building Inspector**

Congratulations to Building Inspector, Edwin Alicea for passing the International Code Council's Residential Mechanical Inspector exam to become a KY Certified One & Two Family Dwelling Inspector.

**The next Commission meeting is scheduled for Tuesday, January 18, 2022 at 5:00 p.m.**