

Hardin County Planning and Development Commission

Minutes: 4 December 2018

Page 1 of 3

Chairman Mark Hinton called the six hundred and ninety first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 December 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Danny Percell, Sr. (Member) & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Assistant Hardin County Attorney Shelt Michael Lewis, Planner Thomas McIntyre and Planning Assistant Julia McBeth were not in attendance.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the Preliminary Plat of **VICTORY ESTATES SUBDIVISION**. The proposed development is a 64.4 acre site located between Patriot Parkway (KY 361) and Rineyville Road (KY 1600) identified by PVA map parcel number 165-00-00-024 and the property is zoned Urban Residential (R-1). The developer, ARP Management Corp. is proposing the creation of 36 single-family residential lots. Director King presented the Preliminary Plat, reviewed the staff review comments and a powerpoint slide presentation. The surveyor for the project, Darren Clemons of Clemons Land Surveying provided testimony and answered questions from the Commission members. A motion was made by Commission Member Steck to conditionally approve the Preliminary plat of Victory Estates Subdivision pending approval of a Road Closing request and correction of the 25 items listed in the staff review comments. Vice Chairman Lowe provided second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:35 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held on 20 November 2018 (Attached)**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Jagers II provided a second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:40p.m. Chairman Hinton called for consideration and action on the FY 2018 Annual Audit, Financial Report # 4 October 2018 and Merit Increases as outlined in the FY 2019 Budget. Commission Member Percell made a motion to accept the FY 2018 Annual Audit, Financial Report # 4 October 2018 and the Merit Increases for FY 2019 as presented. Secretary Jagers II provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

APA-KY CONFERENCE

Director King attended the half day Western KY Regional Planning Conference in Madisonville on November 30th. He obtained 4.5 hours of continuing education credits.

Hardin County Planning and Development Commission

Minutes: 4 December 2018

Page 2 of 3

NOVEMBER 2018 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 102 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 9 New lots approved for the month • 114 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 13 SFD Permits for the month • 146 SFD Permits for the year • 80 Total Building Inspections for the month • 1149 Total Building Inspections for the year • 453 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 112 Total Permits for the month • 965 Total Permits for the year • 178 Total Electrical Inspections for the month • 1776 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN NOVEMBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RALPH LEE FARM & BOUNDARY SURVEY OF GREGORY RALPH & ERIN ELIZABETH LEE PROPERTY	BACON CREEK RD	1	5.3820	9/17/2018	11/13/2018
HUFFINES SUBD.; LOT 2	3369 ST JOHN CHURCH RD	1	0.0000	8/29/2018	11/14/2018
LITTLE MEETING CREEK	18109 & 18024 SONORA HARDIN SPRINGS ROAD	3	10.2900	8/23/2018	11/14/2018
ALFALFA ACRES LOT 1	4250 N GRANDVIEW CHURCH RD.	0	1.9510	8/2/2018	11/19/2018
MEILAN MEADOWS SUBDIVISION	LIMP ROAD	2	8.0490	11/2/2018	11/20/2018
WIMP ESTATES, SECTION 3 & BOUNDARY SURVEY OF THE JOYCE WIMP FARM	309 WIMP LN.	1	2.8590	11/6/2018	11/20/2018
WINDING BROOK SUBDIVISION, LOTS 1A & 2A	BEWLEY HOLLOW ROAD	0	0.0000	11/9/2018	11/20/2018
SYCAMORE BEND, LOTS 1 & 2	SYCAMORE TRACE RD.	-1	0.0000	10/29/2018	11/21/2018
PEEBLES SUBDIVISION	3720 MILLERSTOWN RD	1	7.3950	11/6/2018	11/29/2018
		8	35.9260		

Total Records: 9

11/30/2018

Hardin County Planning and Development Commission

Minutes: 4 December 2018

Page 3 of 3

Chairman Hinton announced that the next meeting will be held on Tuesday, 15 January 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:54 p.m. Secretary Jagers II made a motion to adjourn the meeting. Vice Chairman Lowe provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 15th DAY OF JANUARY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 20 November 2018

Page 1 of 8

Chairman Mark Hinton called the six hundredth and ninetieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 November 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Danny Percell, Sr. (Member) & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Planner Thomas McIntyre, Planning Assistant Julia McBeth, Assistant Hardin County Attorney Shelt Michael Lewis, County Engineer Vicki Meredith, P.E. and the individuals listed on the attached sign-in sheet.

Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing. Assistant Hardin County Attorney Shelt Michael Lewis conducted the swearing in ceremony for all those in attendance that planned to speak.

At 5:00 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Urban Residential (R-1) to Convenience Commercial (C-1) to allow for a proposed Dollar General store. The property is known as Lots 1 & 2 of Sharp's Flat Subdivision and is a 1.083-acre site located at 421 & 451 East Main Street, Glendale, KY in the Glendale Rural Village Planning Area. **Angela Carter and Marisa Estes** are the owners of the property which is identified by PVA map parcel number 190-30-00-027 & 190-30-00-030. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Map Amendment request and Variance. County Engineer Meredith was called upon by Director King, to discuss the potential drainage issues due to the flat terrain in Glendale and that both she and the applicant's engineer are agreeable to underground stormwater storage. Director King then concluded his presentation.

Attorney, John Baker, of 500 West Jefferson Street, Suite #2800, Louisville, KY provided testimony and answered questions from the Commission members. He entered the application and a justification statement into the record as Exhibit U and then presented a Powerpoint presentation entered into the record as Exhibit V. Mr. Baker stated that Dollar General is not a regional attraction, rather they focus on customers within a two to four-mile radius. Mr. Baker explained that the proposed rendering will include a brick façade with faux window designs and will include a parapet and awnings. Additionally they propose a matching brick monument style sign. Secretary Jagers II asked if variations of the "yellow box" style sign are available as the individual letters may be more in character with the existing signage in Glendale. The Developer, Susan Cox, of 2768 North Highland Avenue, Jackson, TN 38305 was agreeable to the wall mounted signage using the individual letters.

Hardin County Planning and Development Commission

Minutes: 20 November 2018

Page 2 of 8

Brandon Hart, of 101 E. Maple Street, Glendale, KY asked about screening and screening materials. A 6' solid wood fence and evergreen trees are proposed on the south and east sides. Additionally, the dumpster will be within an enclosure.

Angela Carter, of 163 Winter Park Place, Elizabethtown, KY, is a property owner (along with her sister) and stated that they have been very conflicted over the decision to sell the property they inherited from their father, Hardin Hatfield. She stated that they want only the best for Glendale and believe that introducing Dollar General to the community will do just that.

Tom Cooper, of 215 N. Mulberry Street, Elizabethtown, KY spoke and entered Exhibit W (Suggestions by Dogwood Circle Investments, LLC) in to the record which speaks to a "conditioned" zone change. He would like to see 1.) "Horse Farm" fencing, 2.) Produce pavilion (Farmers Market), 3.) Signage (individual letters), 4.) Hitching post and water trough, 5.) Porch with roof and, 6.) Variance reviews to be recurring to verify compliance with the conditions.

David Hill, of 1595 W. Glendale-Hodgenville Road, Glendale, KY asked Chairman Hinton to reset the 30-minute allotted time for those in opposition as he felt Tom Cooper's comments were in favor of the proposal as opposed to being in opposition to the proposal.

Danny Hill, of 7436 New Glendale Road, Glendale, KY spoke in opposition of the development. He does not believe it blends in with the Glendale community and is adamantly against this development.

Karen Hill, of 1595 W. Glendale-Hodgenville Road, Glendale, KY has concerns over children riding bikes on the road and the extra traffic that Dollar General would create. She suggested siting the Dollar General closer to the interstate and keeping the quaintness/character of downtown Glendale.

Alan Ash, of 244 Jagers Road, Glendale, KY spoke that at first he was against the development but now is for Dollar General. Although, he believes there are 3 suitable sites at the intersection of KY HWY 31W and KY HWY 222. He is agreeable to the screening fence on south property line and the individual lettering for the signage.

Gerald Ash, of 122 E. Railroad Avenue, Glendale, KY owns Bennie's Barn Antique Mall. He spoke in favor of the project. He stated that he has spent a lot of time driving to other Dollar Generals for bread and milk. The adjacent bank and post office is not a historical building and the proposed commercial zoning is appropriate for the site.

Hardin County Planning and Development Commission

Minutes: 20 November 2018

Page 3 of 8

Dennis Large, of 139 E. Maple Street, Glendale, KY spoke that he likes Dollar General but would like the site to be closer to the interstate. He pointed out that Glendale is not semi-truck friendly and does not see the semi-trailers being able to maneuver within the proposed site. Also stated that he does not believe the items sold at Dollar General (pool noodles, windshield wipers) are quaint.

Mark Cook, of 151 E. Main Street, Glendale, KY added Exhibit X (Written Comments by Mark & Jan Cook) into the record which speaks to six points he finds necessary in establishing a bench mark moving forward so the local residents and shop owners have a say in the design/aesthetics of development. The points are as follows: 1.) The proposed structure(s) should have a similar architectural pattern like several other established buildings, 2.) Side and rear screening should be completed through landscaping, not fencing, 3.) Sidewalks along KY HWY 222 should be necessary, 4.) Would like to see either wood or brick masonry siding, not metal or exposed concrete block, 5.) Monument style signage would be desirable and exterior lighting should be dimmed to security levels after store closing, and 6.) to show a final rendering to the community prior to build out.

Chuck Freed, of 67 Shipp Lane, Glendale, KY inquired about any traffic analysis that has occurred. Director King stated that due to E. Main Street being a state highway all encroachment permits would be issued through the KY State Transportation Cabinet. Freed had concerns about semi drivers getting stuck elsewhere in Glendale and causing additional traffic/street damage due to their negligence.

Dan Lanker, of 147 E. Main Street, Glendale, KY stated he is in favor of the development but would like clarification if "Tourism" means Dollar General. Director King stated that B-2 zone is unique to Glendale and encompasses both tourism AND convenience commercial.

Steve Wade, of 705 Crump Lane, Elizabethtown, KY stated that he believes Dollar General is something the community needs and wants. He stated it has been 30 years since Glendale has had a convenience store to purchase milk, bread, shoes, bib overalls. Shares similar concerns along with rest of community but believes it won't hurt Glendale.

David Helm, of 5195 Glendale-Hodgenville Road, Glendale, KY spoke and agrees that Glendale needs a grocery/convenience store but states it's not unique to Glendale. He named four sites that are more suitable for this development at the intersection of KY HWY 222 and I-65 & KY HWY 222 and US 31W.

Russel Young, 459 E. Main Street, Glendale, KY spoke that he lives directly adjacent to the proposed site (to the east) and is the Step-Father to the owners. He stated that

Hardin County Planning and Development Commission

Minutes: 20 November 2018

Page 4 of 8

mobile homes used to sit on the proposed site for many years. Mr. Young also brought up that Dollar General more than likely did their due diligence in site acquisition and the available properties by the interstate may be too high of a dollar point to be financially feasible.

Director King gave a summary of the proposal, reviewed Resolution 2018-006, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. Chairman Hinton and Commission Member Percell both spoke sharing the same concern over the C-1 zone and how an approval will open this property to all permitted uses within said zone. Additionally, the Commission clarified that particular conditions can be placed on the proposed Variance to achieve the desired outcome. In order to gain clarification on what the applicant is agreeable to, Director King asked John Baker (Lawyer) and Susan Cox (Developer) back to the podium. The Developer, Susan Cox stated that she has developed 250 Dollar General Stores across Kentucky and Tennessee since 1994. The following items were discussed and the applicant was agreeable 1.) The applicants will develop the property as shown on the Development Plan to include a 9100 sq. ft. Dollar General Store with 31 parking spaces, 2.) Hitching Posts are possible, 3.) The structure will include a brick facade, 4.) The proposal will include faux windows and awnings across the front and 5.) The property will be screened to the south and east with evergreen trees and a privacy fence. Additionally, the applicant is willing to record deed restrictions to only allow retail uses as allowed in the C-1 zone.

Chairman Hinton closed the hearing at 7:05 p.m. Commission Member Percell made a motion to adopt RESOLUTION Number 2018-006 (attached) approving the Map Amendment to Convenience Commercial (C-1) based on the staff report and the testimony provided at the public hearing. His motion included adopting the Staff Report and the exhibits entered into the record and he stated that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4, 5, 7, 8 & 12; Step 2: Property Characteristics 1, 2, 3, 4, 5 & 10; Step 3: Land Use Plan Group: Rural Village; Step 4: Planning Area: Glendale Rural Village (#7) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

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

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

The motion was seconded by Secretary Jagers, II. The motion passed 4-0 with Chairman Hinton abstaining.

Hardin County Planning and Development Commission

Minutes: 20 November 2018

Page 5 of 8

At 7:07 p.m. Chairman Hinton called for consideration and action for the second item on the agenda, a request for a Variance from the 40' rear building setback (where commercial zoned property adjoins residential zone property) to allow for the proposed Dollar General Store & dumpster enclosure to be no closer than 26.9' from the rear property line. Director King announced that Section 5-4 of the Development Guidance System Zoning Ordinance allows for Variances and Conditional Use Permits in the company of Map Amendments. Director King then entered the exhibits into the record and reviewed the powerpoint slide presentation regarding the proposed Variance. Attorney, John Baker and Developer, Susan Cox stated that they are agreeable to the proposed Staff Conceptual Design & Recommended Conditions mentioned in the Zone Change portion of the hearing which are as follows: 1.) Add a parapet, 2.) Windows on façade or window treatments with brick or stone, 3.) Provide awnings or covered front porch, 4.) Require sidewalk along East Main Street (KY 222) & 5.) Provide pedestrian access to park/ballfields to the rear. Additionally, Larry Jaggars, II (Secretary) stated that individual letters encompass the rural village character much more than the typical yellow Dollar General box sign and the Developer was agreeable. Commission Member Steck made a motion to approve the Variance and stated that it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of this regulation and will satisfy the language of the KENTUCKY REVISED STATUTES (Section 100.243 and DGS 5-3 (B) (1) Findings necessary for granting Variance) which are as follows:

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

The variance was granted with the noted conditions:

1. To allow for a Variance from the 40' rear building setback (where commercial adjoins residential) to allow for the proposed Dollar General Store & dumpster enclosure to be no closer than 26.9' from the rear property line.
2. An Amended Subdivision Plat of Sharp's Flat Subdivision shall be required.
3. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
4. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
5. The proposed free standing signage will be a brick monument style sign and the wall mounted signage will use the individual letters.

Hardin County Planning and Development Commission

Minutes: 20 November 2018

Page 6 of 8

6. The proposed store will include a parapet.
7. The proposed store will include windows or window treatments with brick or stone on the façade.
8. The proposed store will include awnings or a covered front porch.
9. A sidewalk shall be required along KY 222 (Main Street).
10. Pedestrian access to the park/ball fields will be provided.

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

At 7:35 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held on 16 October 2018 (Attached)**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Jagers II provided a second. The motion passed 4-0 with Chairman Hinton abstaining.

At 7:37p.m. Chairman Hinton called for consideration and action on the **2019 Meeting Schedule**. Secretary Jagers II made a motion to accept the 2019 Meeting Schedule as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

400th MEETING OF THE BOARD OF ADJUSTMENT On 8 November 2018 the Board of Adjustment held its 400th meeting. Former members Brent Goodin & Dennis Parrett attended the meeting/celebration.

26 YEARS OF SERVICE Madeline Hornback celebrated 26 years of service with the Planning Commission on 2 November 2018.

5 YEARS OF SERVICE Susan Bowen celebrated 5 years of service with the Planning Commission on 1 November 2018.

1 YEAR OF SERVICE Julia McBeth celebrated 1 year of service with the Planning Commission on 31 October 2018.

Hardin County Planning and Development Commission
 Minutes: 20 November 2018
 Page 7 of 8

OCTOBER 2018 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 13 Subdivision plats were approved for the month • 93 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 18 New lots approved for the month • 106 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 10 SFD Permits for the month • 133 SFD Permits for the year • 137 Total Building Inspections for the month • 1069 Total Building Inspections for the year • 414 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 78 Total Permits for the month • 853 Total Permits for the year • 160 Total Electrical Inspections for the month • 1597 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
TREE TOP ESTATES; LOTS 2 & 2A	1161 & 1135 SUMMIT EASTVIEW RD	0	0	9/11/2018	10/1/2018
GARLAND HART HOME PLACE	1484 ROCK CREEK RD	2	93.276	9/14/2018	10/2/2018
AMBROOK ESTATES LOTS 43 + 44	CLYMENE RD	-1	0	8/22/2018	10/9/2018
PENDLETON SUBDIVISION; SECTION 2, LOT 2	PENDLETON LN	1	6.797	9/24/2018	10/9/2018
WALT'S HOMESTEAD	898 BURKHEAD LANE	1	7.023	9/18/2018	10/10/2018
CREWZ ACRES, LOT 2	125 EAGLE MILLS RD	1	0	1/1/1900	10/16/2018
GRIMES SUBDIVISION, SECTION 3	436 CECILIA SMITH MILL ROAD	1	1.221	10/12/2018	10/22/2018
BRUCE'S ACRES	3342 PIERCE MILL RD	1	6.005	9/27/2018	10/22/2018
TEAROSE ESTATES, LOTS 2 & 3	2267 RED MILL RD	1	0	9/28/2018	10/22/2018
SIDONIE'S ACRES	N GRANDVIEW CHURCH RD.	4	27.995	9/13/2018	10/22/2018
CASH SUBDIVISION	5056 MILLERSTOWN RD.	3	22.811	9/24/2018	10/24/2018
THE ORCHARD, LOTS 35 & 36A	205 DAMSON TRAIL	-1	0	8/24/2018	10/31/2018
COLE CREEK ESTATES; SECTION 2	1755 VALLEY CREEK RD	3	20.541	6/20/2018	10/31/2018
		16	185.669		
Total Records: 13				11/1/2018	

Hardin County Planning and Development Commission

Minutes: 20 November 2018

Page 8 of 8

At 7:40 p.m. Chairman Hinton called for the meeting to be adjourned and Secretary Jagers II provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 4th DAY OF DECEMBER 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 16 October 2018

Page 1 of 3

Vice Chairman Greg Lowe called the six hundredth and eighty ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 October 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Larry Jaggars, II (Secretary), and Danny Percell, Sr. (Member). Also in attendance were Director Adam King, AICP, Planner Tom McIntyre, and Administrative Assistant Susan Bowen. Mark Hinton (Chairman), Steve Steck (Member), Assistant Hardin County Attorney Shelt Michael Lewis, and Julia McBeth, Planning Assistant were not in attendance.

At 5:01 p.m. Vice Chairman Lowe called on Director King to present consideration and action on Resolution No. 2018-003 authorizing a return of funds to the developer for the completion of a Drainage Basin in Bacon Creek Meadows, Section 2, Lot 21. Director King updated the Commission that the letter of credit financial security was obtained 28 October 2005 in the amount of \$34,000.00. On 23 November 2005, \$15,000.00 was returned to the developer for the completion of the streets and \$19,000.00 was retained until all the drainage ways and detention basins had been completed. This amount has been earmarked in the Planning Commission account ever since that date. After meeting with the developer's son, JE Miles and a site visit by staff and the Engineering Department, it has been determined that the drainage basin has been installed and the Commission was never notified. Director King recommended consideration and action on Resolution No. 2018-003, authorizing a return of the \$19,000.00 to the developer, Jim Miles for the completion of the drainage basin on Lot 21 of Bacon Creek Meadows Subdivision, Section 2 pending the following:

- 1) Inspection by the County engineer of the basin and the 24" inlet pipe to include any necessary rip-rap and/or seed and straw work.
- 2) An Amended Record Plat of Bacon Creek Meadows, Section 2, Lot 21 illustrating and labeling the basin is approved by the Planning Commission.

Commissioner Percell, made a motion to adopt Resolution Number 2018-003 (attached) approving the return of funds to the developer, Jim Miles for the completion of a drainage basin in Bacon Creek Meadows, Section 2, Lot 21. The motion was seconded by Secretary Jaggars, II and the motion passed unanimously.

At 5:18 p.m. Vice Chairman Lowe called on Director King to present consideration and action on Resolution No. 2018-004 authorizing the transfer of funds to the Hardin County Road Department for completion of the streets and drainage ditches of Settlers Crest Subdivision. Director King updated the Commission that the letter of credit financial security (\$30,825.00) was set to expire 13 September 2018. The developer of Settlers Crest Subdivision, Jerry Jones, passed away on 24 November 2017 and Jason D. Jones was named executor of the estate by Will Book 55, Page 173 as recorded in

Hardin County Planning and Development Commission

Minutes: 16 October 2018

Page 2 of 3

the Office of the Hardin County Clerk. Jason D. Jones indicated that it was the families' intentions to forfeit the funds to the Planning Commission. Jason Jones instructed Director King and Miller Boley with South Central Bank to call the letter of credit financial security upon expiration and that he had no intentions to complete the streets and drainage ways in the subdivision. Director King and Administrative Assistant, Susan Bowen called the Letter of Credit on 12 September 2018 and deposited in the Planning Commission's bank account with Magnolia Bank. Director King recommended consideration and action on Resolution No. 2018-004, that the letter of credit of \$30,825 funds be transferred to the Hardin County Road Department via the Hardin County Treasurer for the completion of the streets and drainage ways within Settlers Crest Subdivision:

- 1) Inspection by the Director of Planning, Road Supervisor and County Engineer shall be required at the completion of work for a recommendation to the Public Works Committee of Fiscal Court.
- 2) At the completion of work and after recommendation by the Public Works Committee, the streets and drainage ways shall be accepted into the County Road Maintenance System by Hardin County Fiscal Court.

Commissioner Percell made a motion to adopt Resolution Number 2018-004 (attached) authorizing the transfer of funds from the Letter of Credit for Settlers Crest Subdivision for the completion of the streets and drainage ways to the Hardin County Road Department via the Hardin County Treasurer. The motion was seconded by Secretary Jagers, II and the motion passed unanimously.

At 5:40 p.m. Vice Chairman Lowe called on Director King to present consideration and action on Resolution No. 2018-004 authorizing the transfer of funds to the Hardin County Road Department for completion of the streets and drainage ditches of Wakefield Farms, Section 1 and 2. Director King updated the Commission that the letter of credit financial securities (\$11,030.25) and (\$16,843.50) totaling \$27,873.75 were to expire on 11 September 2018. The developer Alvin Worner indicated that it was his intention to forfeit the letter of credit financial securities to the Planning Commission and that he had no intentions to complete the streets and drainage ways in the subdivision. He made this known to both Director King and also communicated this to Josh Hubbard of West Point Bank. Director King and Administrative Assistant, Susan Bowen called the Letter of Credits on 7 September 2018 and deposited in the Planning Commission's bank account with Magnolia Bank. Director King recommended consideration and action on Resolution No. 2018-005, that the letter of credit funds totaling \$27,873.75 be transferred to the Hardin County Road Department via the Hardin County Treasurer for the completion of the streets and drainage ditches within Wakefield Farms, Sections 1 and 2:

Hardin County Planning and Development Commission

Minutes: 16 October 2018

Page 3 of 3

- 1) Inspection by the Director of Planning, Road Supervisor and County Engineer shall be required at the completion of work for a recommendation to the Public Works Committee of Fiscal Court.
- 2) At the completion of work and after recommendation by the Public Works Committee, the streets and drainage ways shall be accepted into the County Road Maintenance System by Hardin County Fiscal Court.

Secretary Jaggars II, made a motion to adopt Resolution Number 2018-005 (attached) authorizing the transfer of funds from the Letter of Credits for Wakefield Farms Section 1 and 2, for the completion of the streets and drainage ways to the Hardin County Road Department via the Hardin County Treasurer. The motion was seconded by Commissioner Percell and the motion passed unanimously.

At 6:05 p.m. Vice Chairman Lowe called for consideration and action on the **Minutes from the meeting held on 4 September 2018**. Secretary Jaggars made a motion to accept the Minutes as presented. Commissioner Percell provided the second. The motion passed unanimously.

At 6:08 p.m. Vice Chairman Lowe called for consideration and action on the **Financial Report # 2 August FY 2019**. Commissioner Percell made a motion to accept the Financial Report. Secretary Jaggars, II provided the second. Motion passed unanimously.

At 6:11 p.m. Vice Chairman Lowe called for consideration and action on the **Financial Report # 3 September FY 2019**. Secretary Jaggars, II made a motion to accept the Financial Report. Commissioner Percell provided the second. Motion passed unanimously.

At 6:20 p.m. Commissioner Percell called for the meeting to be adjourned and Secretary Jaggars II provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 20th DAY OF NOVEMBER 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 4 September 2018

Page 1 of 4

Chairman Mark Hinton called the six hundredth and eighty eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 September 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), and Danny Percell, Sr. (Member). Also in attendance were Director Adam King, AICP and Julia McBeth, Planning Assistant, and the individuals listed on the attached sign-in sheet. Steve Steck (Member), Assistant Hardin County Attorney Shelt Michael Lewis, and Planner Thomas McIntyre were not in attendance.

At 5:01 p.m. Chairman Hinton called on Director King to present the proposed Public Facility to determine compliance with the Comprehensive Plan (KRS 100.324): The Hardin County Board of Education is proposing to construct a new Lincoln Trail Elementary School on a 45.28 acre site in the 3800 block of Bardstown Road (US 62) and being Lot 1 of Penny Pinch Farms, Elizabethtown, KY.

Director King gave a summary of the proposal, reviewed proposed Resolution 2018-002, and presented the reasons established in KRS and the Development Guidance System ordinance for approving a Public Facility.

Mike Billings P.E., the Engineer of the Project of 315 S. Mulberry St Elizabethtown, KY provided testimony and answered questions from the Commission members and staff. Mike advised that of the 45 acre site, only 12 acres will be impacted with the construction of the new Lincoln Trail School.

Secretary Larry Jagers, II, made a motion to adopt Resolution Number 2018-002 (attached) approving the Proposed Lincoln Trail Elementary School based on the staff report and that the request is in agreement with the Comprehensive Plan. The motion was seconded by Vice Chairman Greg Lowe and the motion passed unanimously.

At 5:13 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held on 17 June 2018**. Vice-Chairman Lowe made a motion to accept the Minutes as presented. Secretary Larry Jagers, II, provided the second. The motion passed unanimously.

At 5:15 p.m. Chairman Hinton called for consideration and action on the **Financial Report # 1 July FY 2019**. Vice-Chairman Lowe made a motion to accept the Financial Reports. Secretary Larry Jagers, II, provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 4 September 2018

Page 2 of 4

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

APA-KY EXECUTIVE COMMITTEE MEETING

Adam hosted the Executive Committee Meeting of the KY Chapter of the American Planning Association at the Hardin County Government Building on Friday July 20th. There were planners in attendance from Owensboro, Louisville, Northern Kentucky and Elizabethtown.

CONTINUING EDUCATION

Steve Steck & Greg Youngblood attended a Planning & Zoning Training hosted by the KY League of Cities on Thursday July 26th in Cave City, KY and each obtained 8 hours of continuing education hours.

16 YEARS OF SERVICE

Ed Bryan, Building Inspector, celebrated 16-years of service with the Planning Commission on 31 July 2018.

JULY 2018 REPORT

Plats Recorded: <ul style="list-style-type: none">• 6 Subdivision plats were approved for the month• 64 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 3 New lots approved for the month• 80 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 21 SFD Permits for the month• 97 SFD Permits for the year• 109 Total Building Inspections for the month• 734 Total Building Inspections for the year• 297 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 102 Total Permits for the month• 586 Total Permits for the year• 163 Total Electrical Inspections for the month• 1047 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JULY

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PENNY PINCH FARMS	BARDSTOWN ROAD	1	45.2800	5/30/2018	7/2/2018
LONGVIEW ESTATES, SECTION 2, LOTS 71 & 72	758 MEADOWVIEW	-1	0.0000	6/8/2018	7/10/2018
CORBIT SUBDIVISION, LOTS 3 & 4	1701 ST JOHN RD	1	0.0000	6/21/2018	7/10/2018
LORA ACRES, LOTS 9 & 10	55 IRELAND SCHOOL ROAD	-1	0.0000	6/7/2018	7/20/2018
O'BRYAN AUTO AUCTION	6915 S DIXIE HWY	1	13.5000	6/15/2018	7/25/2018
SERENE OAKS, SECTION 2, LOTS 60 & 61	134 BOGGS COURT	-1	0.0000	7/13/2018	7/25/2018
		0	58.7800		

Total Records: 6

7/31/2018

Hardin County Planning and Development Commission
 Minutes: 4 September 2018
 Page 3 of 4

AUGUST 2018 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 73 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 13 New lots approved for the month • 95 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 15 SFD Permits for the month • 112 SFD Permits for the year • 101 Total Building Inspections for the month • 835 Total Building Inspections for the year • 337 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 118 Total Permits for the month • 704 Total Permits for the year • 218 Total Electrical Inspections for the month • 1267 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN AUGUST

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HINTON FARM DIVISION TRACT 6 & SETTLERS CREST SECTION 3	GRACELAND TRAIL	1	23.4570	7/19/2018	8/1/2018
MANCO SUBD.; SECTION 2	592 LEASOR LN	1	1.0000	7/9/2018	8/10/2018
BLUE BALL HILL ESTATES	8075 RINEYVILLE RD	2	6.6470	8/2/2018	8/20/2018
RICKY'S ACRES SUBDIVISION	14345 SONORA HARDIN SPRINGS RD	3	30.3940	8/17/2018	8/23/2018
CHAMBERS HILL ESTATES, SECTION 4, LOT 8	595 HALL RD	1	3.4200	8/9/2018	8/24/2018
BURCHETTE'S ACRES SUBDIVISION	1042 UPPER COLESBURG RD	1	7.8990	8/17/2018	8/27/2018
EVANS SQUARE SUBD, LOTS 4 & 5	FRANKLIN LN	0	0.0000	8/3/2018	8/28/2018
TRUBY ACRES SUBDIVISION	6532 HARDINSBURG RD	1	20.2090	8/7/2018	8/28/2018
HORSE LOVERS' DELIGHT, SECTION 2, LOT 4	1589 NOLIN RD	0	0.0000	8/21/2018	8/31/2018
		10	93.026		

Total Records: 9

9/4/2018

Chairman Hinton announced that the next meeting will be held on Tuesday, 16 October 2018 at 5:00 p.m. and called for the meeting to be adjourned at 5:24 p.m. Danny Percell, Sr. made a motion to adjourn the meeting. Vice Chairman Greg Lowe provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 4 September 2018

Page 4 of 4

ADOPTED AND APPROVED THIS 16th DAY OF OCTOBER 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 17 July 2018

Page 1 of 3

Chairman Mark Hinton called the six hundredth and eighty seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 July 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman) and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Susan Bowen, Administrative Assistant and Assistant Hardin County Attorney Shelt Michael Lewis. Secretary Larry Jagggers, II and Danny Percell (Member) were not in attendance.

At 5:01 p.m. Chairman Hinton called on Director King to present the Planning Commission Activity Report presentation for May and June 2018.

At 5:10 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held on 5 June 2018**. Vice-Chairman Lowe made a motion to accept the Minutes as presented. Commissioner Steck provided the second. The motion passed unanimously.

At 5:11 p.m. Chairman Hinton called for consideration and action on Budget Amendments for FY 2018. Director King presented the Budget Amendments to the Commission. Commissioner Steck made a motion to accept the three Budget Amendments for FY 2018 as presented with the 3 amendments. Vice Chairman, Lowe provided the second. Motion passed unanimously.

At 5:15 p.m. Chairman Hinton called for consideration and action on the **Financial Report # 11 May FY 2018 and Financial Report # 12 June FY 2018**. Vice-Chairman Lowe made a motion to accept the Financial Reports. Commissioner Steck provided the second. Motion passed unanimously.

At 5:15 p.m. Chairman Hinton called for consideration and action on the **Annual Nomination and Election of Officers**. Vice-Chairman Lowe made a motion for the officers to remain the same. Commissioner Steck provided the second. Motion passed unanimously.

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

JUNE 2018 REPORT

Plats Recorded: <ul style="list-style-type: none">• 13 Subdivision plats were approved for the month• 58 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 24 New lots approved for the month• 80 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 76 SFD Permits for the year• 116 Total Building Inspections for the month• 619 Total Building Inspections for the year• 264 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 110 Total Permits for the month• 484 Total Permits for the year• 207 Total Electrical Inspections for the month• 884 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HILLCREEK FARMS, SECTION 1, LOTS 1, 2, & 3 & RECORD PLAT OF LEIGH FAMILY CEMETERY	622 HILLCREEK DR	0	0.0000	5/17/2018	6/1/2018
TMG ACRES SUBDIVISION	4232 BACON CREEK ROAD	1	16.3500	4/9/2018	6/4/2018
BRIZENDINE SUBD; LOTS 3 & 4	TYSON LANE	-1	0.0000	5/25/2018	6/5/2018
WINK ACRES	13225 S DIXIE HWY	2	24.5000	3/26/2018	6/11/2018
PLEASANT VALLEY MANOR, SECTION 3, LOTS 36A & 38	CORVIN LANE	-1	0.0000	4/13/2018	6/11/2018
HORSE LOVERS' DELIGHT, SECTION 2	1589 NOLIN RD	2	16.8360	5/15/2018	6/12/2018
DETER ESTATES	N LONG GROVE RD	3	24.4020	5/17/2018	6/12/2018
LITTLE SPRINGS SUBDIVISION LOT 3 & WEIKEL ESTATES SECTION 1, LOT 9	3771 N GRANDVIE W CHURCH ROAD	-1	0.0000	5/14/2018	6/13/2018
SEAGRAVES FARM DIVISION, SECTION TWO	208 STARKY LANE	3	39.3600	6/5/2018	6/15/2018
KIDDER ESTATES	SALT RIVER RD	9	60.3630	6/11/2018	6/15/2018
LASTINGER ACRES	CANN SCHOOL LN	2	22.3580	4/19/2018	6/20/2018
AUDIE FLOYD RIDGE ESTATES	8601 BARDSTOWN ROAD	2	25.0000	4/27/2018	6/21/2018
DEBORAH ESTATES LOTS 39 & 40	319 GLENWOOD DR	-1	0.0000	5/9/2018	6/21/2018
		20	229.1690		

Total Records: 13

7/12/2018

6 MONTHS OF SERVICE

Tom McIntyre, Planner, celebrated the successful completion of his six month probationary period with the Planning Commission.

Chairman Hinton announced that the next meeting will be held on Tuesday, 14 August 2018 at 5:00 p.m. and called for the meeting to be adjourned at 5:30 p.m. Vice Chairman Lowe made a motion to adjourn the meeting. Commissioner Steck provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 17 July 2018

Page 3 of 3

ADOPTED AND APPROVED THIS 4th DAY OF SEPTEMBER 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 5 June 2018

Page 1 of 3

Chairman Mark Hinton called the six hundredth and eighty sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 June 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Member), and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Assistant Hardin County Attorneys Steve Wheatley and Shelt Michael Lewis and the individuals listed on the attached sign-in sheet. Secretary Larry Jagers, II was not in attendance.

At 5:01 p.m. Chairman Hinton called for consideration and action on **Second Reading of the FY 2019 Budget**. Director King presented the Budget to the Commission. Commissioner Percell made a motion to accept the Second Reading of the FY 2019 Budget as presented with the 5 amendments. Vice Chairman Lowe provided the second. Motion passed unanimously.

At 5:25 p.m. Chairman Hinton called for consideration and action on the **Financial Report # 10 April FY 2018 and Minutes from the meeting held on 1 May 2018**. Vice-Chairman Lowe made a motion to accept the Financial Report and Minutes as presented. Commissioner Percell provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

Director King then presented a PowerPoint presentation regarding subdivision development within the county and an overview of several of the letter of credits on file and the status of those subdivision developments.

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

APA-KY SPRING CONFERENCE

Adam & Tom attended the APA-KY Spring Conference at the Historic Boone Tavern Hotel in Berea, KY on May 10th & 11th and received over 10 hours of continuing education credit hours.

MAY 2018 REPORT

Plats Recorded: <ul style="list-style-type: none">• 14 Subdivision plats were approved for the month• 45 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 31 New lots approved for the month• 60 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 18 SFD Permits for the month• 64 SFD Permits for the year• 122 Total Building Inspections for the month• 503 Total Building Inspections for the year• 206 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 119 Total Permits for the month• 375 Total Permits for the year• 170 Total Electrical Inspections for the month• 676 Total Electrical Inspections for the year

Hardin County Planning and Development Commission
 Minutes: 5 June 2018
 Page 2 of 3

MAY 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
COYNE EST LOTS 1 & 5A	983 DECKARD SCHOOL RD	0	0.0000	3/29/2018	5/4/2018
FRANCES VOWELS ESTATE SUBDIVISION	201 TAYLORS LANE	2	17.6050	4/30/2018	5/7/2018
SPROWLS EST, SECTION 2	1075 OPTIMIST RD	3	16.1000	5/8/2018	5/14/2018
AMENDED RECORD PLAT OF EDWARDS SUBDIVISION, LOT 3 AND RECORD PLAT OF WADDELL ESTATES SECTION 1	1755 VALLEY CREEK RD	1	61.3910	4/23/2018	5/14/2018
JACKSON ESTATES, SECTION 1	359 THOMAS LANE	2	16.2320	3/8/2018	5/17/2018
OLD TUNNEL HILL ESTATES	1707 TUNNEL HILL ROAD	2	9.1210	5/1/2018	5/21/2018
CECILIAN COLLEGE WAY	284 & 364 BETHLEHEM ACADEMY RD	2	4.0560	5/16/2018	5/21/2018
SPRINGER ACRES	996 MUD SPLASH RD	1	3.9400	3/21/2018	5/23/2018
EVANS SQUARE SUBDIVISION	ST JOHN RD	6	9.8770	5/21/2018	5/23/2018
AMENDED RECORD PLAT OF ALCORN HILLS; LOT 1 & RECORD PLAT OF ALCORN HILLS, SECTION 2	3385 & 3509 HORN RD	2	7.3000	5/9/2018	5/24/2018
ALDER'S HILL; SECTION 2	CANN SCHOOL LN	1	8.0860	5/22/2018	5/24/2018
CRANDALL'S SUBDIVISION, SECT 2, LOT 2	19894 SALT RIVER RD	0	0.8610	5/7/2018	5/29/2018
MAMAW & PAPA'S FARM, LOT 1 & REVISED BOUNDARY SURVEY OF BARRY & DEBBIE GOODIN FARM- TRACT A	451 MCMILLIAN LOOP	1	0.1100	5/8/2018	5/31/2018
CABIN RIDGE ESTATES	CONSTANTINE RD	8	52.0650	5/07/2018	5/31/2018
		31	206.7440		

Total Records: 14

5/31/2018

Hardin County Planning and Development Commission

Minutes: 5 June 2018

Page 3 of 3

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 17 July 2018 at 5:00 p.m. and called for the meeting to be adjourned at 5:33 p.m. Vice Chairman Lowe made a motion to adjourn the meeting. Commissioner Percell provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

ADOPTED AND APPROVED THIS 17th DAY OF JULY 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 1 May 2018

Page 1 of 5

Chairman Mark Hinton called the six hundredth and eighty fifth meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 1 May 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers II (Secretary), Steve Steck (Member), and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Assistant Hardin County Attorney Steve Wheatley, Planner Tom McIntyre, Administrative Assistant Susan Bowen, Planning Assistant Julia McBeth, and the individuals listed on the attached sign-in sheet.

Chairman Hinton announced that he would serve as the Hearing Officer and that he would preside over the Public Hearing. Attorney Steve Wheatley conducted the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Map Amendment from Urban Residential Zone (R-1) to General Commercial Zone (C-2) to allow for future commercial development with no project proposed at this time. The property is known as Lot 7A of Reffet Estates and is an 8.449 acre site located at the end of Reffett Lane off South Dixie Hwy (US 31W); between Budco Lane and Dee Street in the South Dixie Corridor Planning Area. **MICHAEL & MICHELLE KRUEGER** are the owners of the property which is identified by PVA map parcel number 223-00-05-007. Director Adam King explained the public notice requirements, entered the exhibits into the record and reviewed the staff reports and slides regarding the proposed Map Amendment request. Michael Krueger, of 175 Emerald Way, Elizabethtown, KY 42701 provided testimony and answered questions from the Commission members and staff. Michael Krueger advised he is no longer interested in building a residence on the property due to the widening of Interstate 65 as the interstate is now more visible and audible. No one spoke in opposition. Chairman Hinton closed the hearing at 5:25 p.m. Director King gave a summary of the proposal, reviewed proposed Resolution 2018-001, and presented the reasons established in KRS and the Development Guidance System ordinance for granting a Map Amendment. Vice Chairman Greg Lowe made a motion to adopt RESOLUTION Number 2018-001 (attached) approving the Map Amendment to General Commercial (C-2) based on the staff report, the testimony provided at the hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4,5,7, & 8; Step 2: Property Characteristics 1,2,3,4, & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: South Dixie Corridor (#17) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

Hardin County Planning and Development Commission

Minutes: 1 May 2018

Page 2 of 5

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

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

The motion was seconded by Secretary Jagers. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:27 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held on 20 March 2018 (Attached)**. Commission Member Steck made a motion to accept the Minutes as presented. Commission Member Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:29 p.m. Chairman Hinton called for consideration and action on the **Financial Report # 9 March FY 2018 (Attached)**. Commission Member Percell made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

MPO MEETING

On April 12th Adam attended a joint meeting of the Radcliff/Elizabethtown MPO Policy and Technical Advisory Committees. The FY 2019 Unified Planning Work Program was adopted and Palmer Engineering led a discussion of 7 potential “J-turn” locations along US31W.

KY DEPT OF AGRICULTURE & AMERICAN FARMLAND TRUST EVENT

On Saturday April 21st, Adam attended a Press Conference at the Thomas Academy Farm with Commissioner Larry Jagers II regarding, “America’s Threatened Farmlands”. The Planning Commission had sent a letter signed by Director King and Chairman Hinton in support of Agriculture that outlined items in the Zoning Ordinance and Comprehensive Plan that support the preservation and protection of agricultural land.

6 MONTHS OF SERVICE

Julia McBeth, Planning Assistant, celebrated the successful completion of her six month probationary period with the Planning Commission.

Hardin County Planning and Development Commission

Minutes: 1 May 2018

Page 3 of 5

APRIL 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ROVER'S POND	2950 MOUNT OLIVE ROAD	1	10.3500	1/2/2018	4/9/2018
KINDERVATER SUBDIVISION	5225 BARDSTOWN RD	2	12.1240	4/5/2018	4/9/2018
THOROUGHBRE D ESTATES SECTION 5, LOTS 61 & 62	SOUTHEAST CORNER OF SEA HERO DR & PRARIE BAYOU DR	-1	0.0000	4/10/2018	4/13/2018
STITH MEADOW AND BOUNDARY SURVEY OF JOSEPH & JOANN STITH AND RICHARD & VERONICA STITH PROPERTY	2753 BLUEBALL ROAD	2	20.4840	3/19/2018	4/16/2018
CORBIT SUBDIVISION, LOT 1	ST. JOHN RD (KY 1357) & FRANKLIN LANE	1	0.0000	4/17/2018	4/25/2018
		5	42.9580		

Total Records: 5

4/30/2018

APRIL 2018 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 31 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 6 New lots approved for the month • 29 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 24 SFD Permits for the month • 46 SFD Permits for the year • 135 Total Building Inspections for the month • 381 Total Building Inspections for the year • 152 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 79 Total Permits for the month • 256 Total Permits for the year • 137 Total Electrical Inspections for the month • 496 Total Electrical Inspections for the year

Hardin County Planning and Development Commission

Minutes: 1 May 2018

Page 4 of 5

MARCH 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF HALCYON PLACE, SECTION 1, Lots 7, 8, 9 and 10 AND RECORD PLAT OF HALCYON PLACE, SECTION 2	LEITCHFIELD ROAD (US 62)	4	38.3000	12/7/2017	3/2/2018
FORBES PLACE SECTION 1	HOUSE LANE	5	23.6260	12/21/2017	3/6/2018
HIDEAWAY MANOR AMENDED LOT 2	NORTH DIXIE HWY	0	1.6900	12/21/2017	3/13/2018
AGNES ACRES, SECTION 2	3672 Cash Road	1	10.0770	2/12/2018	3/19/2018
E F LUCAS ESTATE	2210 SALT RIVER ROAD	1	3.0300	3/6/2018	3/19/2018
SERENE OAKS SECTION 2 LOTS 45A & 46A	COCKERIELL COURT	0	0.0000	3/14/2018	3/20/2018
WORTHAM'S ACRES SUBDIVISION	9826 HARDINBURG RD	4	12.7000	2/21/2018	3/23/2018
ANDOVER POINTE SECTION 2, LOT 8B	70 ANDOVER DRIVE	0	1.7110	12/24/2017	3/26/2018
EFFIE'S ACRES, LOT 6	85 Tom Duvall Lane Cecilia, KY	0	0.0000	3/16/2018	3/26/2018
RISNER DIVISION	WEBB MILL ROAD	-2	0.0000	3/19/2018	3/26/2018
TWIN OAKS SUBD LOTS 62, 63, & 64	DOGWOOD DR	0	0.0000	3/16/2018	3/29/2018
		13	91.1340		

Total Records: 11**4/9/2018**

MARCH 2018 REPORT

Plats Recorded: <ul style="list-style-type: none">• 11 Subdivision plats were approved for the month• 26 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 15 New lots approved for the month• 23 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 14 SFD Permits for the month• 22 SFD Permits for the year• 88 Total Building Inspections for the month• 246 Total Building Inspections for the year• 94 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 72 Total Permits for the month• 178 Total Permits for the year• 153 Total Electrical Inspections for the month• 358 Total Electrical Inspections for the year

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 5 June 2018 at 5:00 p.m. and called for the meeting to be adjourned at 5:45 p.m. Commission Member Steck made a motion to adjourn the meeting. Secretary Jagers II provided the second. Motion passed unanimously.

ADOPTED AND APPROVED THIS 5th DAY OF JUNE 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

MARK HINTON, CHAIRMAN

Hardin County Planning and Development Commission

Minutes: 20 March 2018

Page 1 of 3

Vice Chairman Greg Lowe called the six hundredth and eighty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 March 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Larry Jaggars II (Secretary), and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Planner Tom McIntyre, Administrative Assistant Susan Bowen, Planning Assistant Julia McBeth, and Assistant Hardin County Attorney Steve Wheatley. Chairman Mark Hinton and Commission Member Danny Percell were not in attendance.

At 5:01 p.m. Vice Chairman Lowe called on Director King to present the January & February Activity Report. Director King then presented a PowerPoint presentation.

At 5:08 p.m. Vice Chairman Lowe called for consideration and action on **the Minutes from the Meeting held on 20 February 2018**. Secretary Jaggars II made a motion to accept the Minutes as presented. Commission Member Steck provided the second. The motion passed 3-0.

At 5:10 p.m. Vice Chairman Lowe called for consideration and action on **Financial Report # 8 February FY 2018**. Commission Member Steck made a motion to accept the Financial Report # 8. Secretary Jaggars II provided the second. The motion passed 3-0.

At 5:13 p.m. Director King initiated a discussion on the Commission By-Laws and Commissioner compensation. An analysis of other jurisdictions was presented and no action was taken.

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

FISCAL COURT REAPPOINTMENT (27 February 2018) Hardin County Fiscal Court has reappointed Greg Youngblood to the Board of Adjustment. This is Greg's second term with the Board of Adjustment and will end 30 June 2022.

FISCAL COURT REAPPOINTMENT (27 February 2018) Hardin County Fiscal Court has reappointed Larry B. Jaggars II to the Planning Commission. This will be Larry's second term with the Planning Commission and will end 30 April 2022.

Hardin County Planning and Development Commission

Minutes: 20 March 2018

Page 2 of 3

FEBRUARY 2018 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 15 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 13 New lots approved for the month • 11 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 4 SFD Permits for the month • 8 SFD Permits for the year • 72 Total Building Inspections for the month • 158 Total Building Inspections for the year • 52 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 56 Total Permits for the month • 105 Total Permits for the year • 108 Total Electrical Inspections for the month • 205 Total Electrical Inspections for the year

FEBRUARY 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DAVID'S WAY ESTATES	VERSAILLES DR	6	20.9450	1/3/2018	2/1/2018
SUNSET SUBDIVISION, LOT 4, SECTION 4 & RECORD PLAT SUNSET SUBDIVISION SECTION 5	375 MUD SPLASH RD	1	20.5000	12/11/2017	2/6/2018
TROTTERS RIDGE SUB, SECT 2, LOTS 1, 2 & 3	DOWN LOOP AND NORTHWEST CORNER OF CECILIA-SMITH MILL ROAD	-1	0.0000	1/11/2018	2/7/2018
EMMONS ESTATES, LOT 7A & 7B (WILL BE 7C & 7D)	HORN ROAD	0	0.0000	2/5/2018	2/8/2018
Costin Acres Section 2	821 Larue Lane	2	34.6420	1/31/2018	2/8/2018
CUNDIFF ESTATES, LOTS 1 & 2	9721 LAUREL RIDGE RD	2	4.4980	2/7/2018	2/15/2018
SHIPLEY ESTATES, SECTION 2	8585 Rineyville Road	2	35.6540	2/6/2018	2/26/2018
WEXFORD PLACE AMENDED SECTION 1, LOTS 9, 21, 22A, & 22B	TUNNEL HILL CHURCH ROAD	-1	14.0690	12/1/2017	2/26/2018
		11	130.3080		

Total Records: 8

3/1/2018

Hardin County Planning and Development Commission

Minutes: 20 March 2018

Page 3 of 3

Vice Chairman Lowe announced that the next regular scheduled meeting will be held on Tuesday, 17 April 2018 at 5:00 p.m. and called for the meeting to be adjourned at 5:32 p.m.

ADOPTED AND APPROVED THIS 1st DAY OF MAY 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS II, SECRETARY

Hardin County Planning and Development Commission

Minutes: 20 February 2018

Page 1 of 5

Chairman Mark Hinton called the six hundredth and eighty third meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 20 February 2018, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers II (Secretary), and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and Assistant Hardin County Attorney Steve Wheatley. Commission Member Danny Percell was not in attendance.

At 5:03 p.m. Chairman Hinton called on Director King to present the **2017 Annual Report**. Director King then presented a PowerPoint presentation.

At 5:10 p.m. Chairman Hinton called for consideration and action on **Financial Report # 6 December FY 2018, Financial Report # 7 January FY 2018, 2017 Annual Audit, and for the Minutes from the Meeting held on 19 December 2017**. Vice Chairman Lowe made a motion to accept Financial Reports # 6, # 7, 2017 Annual Audit, and the Minutes as presented. Commission Member Steck provided the second. The motion passed 3-0, with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on **First Reading of the FY 2019 Budget**. Director King presented the Budget to the Commission. Larry Jagers II (Secretary) made a motion to accept the Budget as presented and to forward it on to Judge Berry for consideration. Commission Member Steck provided the second. Motion passed 3-0. (Vice Chairman Lowe had left prior to the vote)

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

PLANNER HIRED

Tom McIntyre is the newest staff member of the Hardin County Planning & Development Commission. Tom previously worked as a City Planner at the Shreveport-Caddo Parish Metropolitan Planning Commission in Shreveport, Louisiana. Tom is a graduate of the University of Cincinnati with a Bachelor's degree in Urban Planning. His first day was January 2, 2018.

ELIZABETHTOWN COMP PLAN

On January 23rd, Adam & Susan attended the City of Elizabethtown's Planning Commission Meeting to learn more about the proposed Amendments to their Comprehensive Plan in regards to their Downtown Redevelopment and other trends.

Hardin County Planning and Development Commission

Minutes: 20 February 2018

Page 2 of 5

GLENDALE SEWER MEETING

On January 25th, Adam & Tom attended Hardin County Water District #2's Glendale Sewer Project Public Meeting to learn more about the timeline for sewer availability in Downtown Glendale and the Glendale interchange of I-65.

PLANNING COMMISSION BONDING

As of January 9th the Planning Commission is now bonded thru Roeding Insurance.

WEXFORD ROAD CLOSING

On January 23rd Hardin County Fiscal Court approved the Road Closing in Wexford Place. A favorable recommendation has been sent to Fiscal Court from the Planning Commission after a hearing on 19 December 2017.

10 YEARS OF SERVICE

Adam C. King, Director, celebrated 10 years of service with the Planning Commission on February 15.

APA-KY JANUARY MEETING

On January 26th, Adam attended the APA-KY Board Meeting in the Portland neighborhood of Louisville and toured houses and warehouses being redeveloped by Gill Holland. Also at the meeting he was appointed as Chair of the Awards Committee for 2018.

DECEMBER 2017 REPORT

Plats Recorded: <ul style="list-style-type: none">• 8 Subdivision plats were approved for the month• 93 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 6 New lots approved for the month• 74 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 8 SFD Permits for the month• 161 SFD Permits for the year• 98 Total Building Inspections for the month• 1259 Total Building Inspections for the year• 521 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 59 Total Permits for the month• 910 Total Permits for the year• 164 Total Electrical Inspections for the month• 1824 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, March 20, 2018 at 5:00 p.m.

Hardin County Planning and Development Commission

Minutes: 20 February 2018

Page 3 of 5

DECEMBER 2017 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RAF SUBDIVISION, LOT 2	FIFE LANE	2	0.0000	9/5/2017	12/1/2017
COSTIN ACRES	947 LARUE LANE	0	10.7910	11/30/2017	12/7/2017
VALLEY CREEK ESTATES LOTS 102 & 103	369 MILLER RD ELIZABETHTOWNKY 42701	0	0.0000	11/13/2017	12/11/2017
AMENDED BLON PRIDDY LAND & RECORD PLAT OF OLDHAM ACRES SUBDIVISION	317 CENTERPOINT RD	0	0.0000	11/17/2017	12/14/2017
PEGGY'S SUBDIVISION & BOUNDARY SURVEY OF THE PEGGY DAVIS ESTATE	SOLWAY-MEETING CREEK RD	1	0.0000	11/7/2017	12/14/2017
DAMON 'S ACRES	4674 HARDINBURG RD CECILIA,KY	2	19.1130	11/29/2017	12/14/2017
MONROE SUBDIVISION, LOT 7C & 7D	BOONE RD	0	0.0000	11/30/2017	12/20/2017
MAMAW & PAPAW'S FARM AND BOUNDARY SURVEY OF GOODIN FARM, TRACT A	451 MCMILLAN LOOP ELIZABETHTOWN,KY	1	10.0000	11/27/2017	12/20/2017
		6	39.9040		

Total Records: 8

2/2/2018

Hardin County Planning and Development Commission

Minutes: 20 February 2018

Page 4 of 5

JANUARY 2018 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 	New Lots Created: <ul style="list-style-type: none"> • 4 New lots approved for the month • -1 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 4 SFD Permits for the month • 4 SFD Permits for the year • 85 Total Building Inspections for the month • 85 Total Building Inspections for the year • 20 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 49 Total Permits for the month • 49 Total Permits for the year • 46 Total Electrical Inspections for the month • 46 Total Electrical Inspections for the year

JANUARY 2018 REPORT

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
G. CHILDREN'S HOME SUBDIVISION SECTION 4, LOT 20	2125 GILEAD CHURCH RD	1	9.2330	12/11/2017	1/5/2018
AMENDED RECORD PLAT OF HERRON ESTATES, LOTS 1A & 3	171 RICHARD NALL LANE	0	0.0000	10/5/2017	1/9/2018
HIGH SCHOOL COURT SUBDIVISION OF TOM SMITH FARM, LOTS 9-15, BLOCK B	1864 HOWEVALLEY RD	-5	0.2300	1/2/2018	1/9/2018
KENDRICKS ACRES LOT 2	LOCUST GROVE RD	0	0.0000	10/10/2017	1/11/2018
DREW'S PLACE	1272 WHITE MILLS GLENDALE RD	2	6.0000	12/12/2017	1/16/2018
HAZELIP ESTATES	620 CECIL AVE	1	2.4380	12/11/2017	1/24/2018
NALL LINCOLN SUBDIVISION, LOTS 83.85 AND RECORD PLAT OF NALL LINCOLN, SEC 4	325 LINCOLN AVE	0	0.0000	1/29/2018	1/29/2018
		-1	17.9010		

Total Records: 7

2/2/2018

Hardin County Planning and Development Commission

Minutes: 20 February 2018

Page 5 of 5

Secretary Jagers announced that the next regular scheduled meeting will be held on Tuesday, 20 March 2018 at 5:00 pm and called for the meeting to be adjourned at 6:05 pm.

ADOPTED AND APPROVED THIS 20th DAY OF MARCH 2018 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

LARRY JAGGERS, SECRETARY