



**Hardin County Board of Adjustment
Four Hundred Eightieth Meeting**

Hardin County Government Center
Second Floor Meeting Room
December 7, 2023 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – VARIANCE – SIDE BUILDING SETBACK** – DARLENE KELLEY & TIMOTHY PRUITT (Owners) are requesting a Variance from the side building setback to allow for the pre-existing deck to be replaced. The property is a 0.258 acre site located at 317 Woods Road, Elizabethtown, KY, known as Lot 8 of Sportsman Lake Subdivision, Block 6 within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **5:15 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – DAVID & JUANITA SPALDING (Owners) are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 624 sq. ft. home in addition to the current 1,440 sq. ft. home on site. The property is a 1.076 acre site located at 3243 Deckard School Road, Radcliff, KY, known as Lot 11 of Kiley Ridge Estate within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - C. **5:30 PM – VARIANCE – FRONT BUILDING SETBACKS** – SAINT AMBROSE CHURCH (Owners) are requesting a Variance from the front building setback along E Main Street and Saint Ambrose Church Lane to allow for an addition to the existing church. The property is a 2.229 acre site located at 611 East Main Street, Cecilia, KY within the Cecilia Rural Village Planning Area and is zoned Urban Residential (R-1).
 - D. Consideration and action on the Minutes for the meeting held on November 9, 2023 (*Attached pgs.2-6*).
 - E. Consideration and action on the 2024 Meeting Schedule (*Attached pg.7*).
 - F. Adjourn

The next Board meeting is scheduled for January 4, 2024 at 5:00 p.m.



**Hardin County Board of Adjustment
Four Hundred Seventy Ninth Meeting**

Hardin County Government Center
Second Floor Meeting Room

November 9, 2023 5:00 p.m

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

A. 5:00 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE –
CAROL & FLOYD STEPHENS (Owners) is requesting a Conditional Use Permit to allow for an 18’x40’ carport on a vacant lot. The property is a 4.45 acre site located on Oakwood Court, Rineyville, KY, known as Lot 1A of Oakwood Farms within the North Urban Planning Area and is zoned Urban Residential (R-1).

B. 5:15 PM – VARIANCE – LOT WIDTH-TO-LENGTH RATIO – SALLY HARROD
(Owner) is requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided. The property is a 3.266 acre site located at 3664 Rineyville Road, Elizabethtown, KY, within the Kentucky 1600 Corridor Planning Area and is zoned Urban Residential (R-1).

C. 5:30 PM – VARIANCE – FRONT BUILDING SETBACK – ARProps LLC (Owner)
is requesting a Variance from the front building setback along Chestnut Grove Road to allow for the construction of a new single family dwelling. The property is a 0.68 acre site located at the intersection of Bardstown Road (US 62) and Chestnut Grove Road, Elizabethtown, KY, within the East Urban Planning Area and is zoned Urban Residential (R-1).

D. Consideration and action on the Minutes for the meeting held on October 19, 2023
(Attached pgs.4-8).

E. Informational Items

F. Adjourn

The next Board meeting is scheduled for December 7, 2023 at 5:00 p.m.



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

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

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

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

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

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

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

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

OCTOBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 11 Subdivision plats were approved for the month • 73 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 36 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 95 SFD Permits for the year • 140 Total Building Inspections for the month • 1,116 Total Building Inspections for the year • 466 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 81 Total Permits for the month • 974 Total Permits for the year • 162 Total Electrical Inspections for the month • 1936 Total Electrical Inspections for the year



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November 9, 2023
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SUBDIVISION PLATS RECORDED IN OCTOBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FRANCES CARTER SUBDIVISION	5028 SPORTSMAN LAKE RD	2	13.1490	9/12/2023	10/5/2023
MUSE ESTATES	852 UPPER COLESBURG ROAD, ELIZABETHTOWN, KY	2	2.4670	9/19/2023	10/5/2023
LONE STAR SUBDIVISION, LOT 1	395 SONORA NOLIN ROAD, SONORA, KY	1	0.0000	8/10/2023	10/5/2023
COCKRIEL SUBDIVISION	RINEYVILLE SCHOOL ROAD, RINEYVILLE, KY	2	22.5880	9/28/2023	10/10/2023
BUTLER'S CORNER SUBDIVISION	9752 N LONG GROVE ROAD, RINEYVILLE, KY	5	16.1840	10/2/2023	10/10/2023
WHITE MILLS FARM DIVISION, LOTS 9A & 10A	3050 & 3016 WEBB MILL ROAD, EASTVIEW, KY	0	0.0000	8/29/2023	10/11/2023
WINDING BROOK SUBDIVISION, LOT 1C & AMENDED RECORD PLAT OF WINDING BROOK SUBDIVISION, SECTION 2, LOT 13	1459 BEWLEY HOLLOW ROAD, ELIZABETHTOWN, KY 42701	-1	0.0000	10/11/2023	10/17/2023
BRI-CAR ACRES LOTS 1 & 2	1501 EAST WHITE MILLS GLENDALE RD	0	0.0000	8/29/2023	10/18/2023
MYRTLEWOOD SUBDIVISION, LOTS 1 & 2 AND AMENDED BOUNDARY SURVEY OF THE HARRY FRANKLIN FARM, TRACT 1	3544 NEW GLENDALE ROAD, GLENDALE, KY 42740	0	8.3210	10/10/2023	10/19/2023
CLARITY SUBDIVISION, LOT 2A & RECORD PLAT OF CLARITY SUBDIVISION, SECTION 2	2834 LOCUST GROVE ROAD, ELIZABETHTOWN, KY	1	5.5000	10/12/2023	10/19/2023
NICHOLAS MEADOWS SUBDIVISION, LOT 3A	3085 MEETING CREEK ROAD, EASTVIEW, KY 42732	1	0.0000	10/10/2023	10/20/2023
		13	68.2090		

Total Records: 11

11/1/2023



**Hardin County Board of Adjustment
Four Hundred Seventy Eighth Meeting**

Hardin County Government Center
Second Floor Meeting Room
October 19, 2023 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – VARIANCE – REAR BUILDING SETBACK – TERRI SHARP** (Owner) is requesting a Variance from the rear building setback along the railroad to allow for a 30'x36' barn to be constructed on site. The property is a 5.141 acre site located at 17090 Leitchfield Road, Big Clifty, KY, within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **5:15 PM – VARIANCE – REAR BUILDING SETBACK – TANYA & DANIEL CALDERA** (Owners) are requesting a Variance from the rear building setback to allow for a 25' x 25' garage to be constructed on site. The property is a 3.514 acre site located at 1330 Battle Training Road, Elizabethtown, KY within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).
 - C. **5:30 PM – VARIANCE – SIDE BUILDING SETBACK – MARSHA MCLAIN** (Owner) is requesting a Variance from the side building setback to allow for a carport to be 8' from the side property line. The property is a 1.41 acre site located at 29 South Ridge Road, Elizabethtown, KY, known as Lot 58 of Quail Hollow Subdivision, Section 1, within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).
 - D. Consideration and action on the Minutes for the meeting held on September 21, 2023 (*Attached pgs.4-6*).
 - E. Informational Items
 - F. Adjourn

The next Board meeting is scheduled for November 9, 2023 at 5:00 p.m.



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

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

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

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

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

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

SEPTEMBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 8 Subdivision plats were approved for the month • 62 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 8 New lots approved for the month • 23 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 12 SFD Permits for the month • 89 SFD Permits for the year • 110 Total Building Inspections for the month • 975 Total Building Inspections for the year • 413 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 105 Total Permits for the month • 893 Total Permits for the year • 238 Total Electrical Inspections for the month • 1775 Total Electrical Inspections for the year



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October 19, 2023
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SUBDIVISION PLATS RECORDED IN SEPTEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
BLUFORD SUBDIVISION	675 DRY RIDGE RD	1	12.0010	8/24/2023	9/5/2023
STARLANE ESTATES SUBDIVISION	139 STAR LN	2	30.6950	9/5/2023	9/7/2023
HEAVENLY HILLS, SECTION 2 , LOT 5B AND SECTION 3, LOT 6B	500 HARCOURT ROAD, GLENDALE, KY	0	0.0000	9/5/2023	9/13/2023
MYNA ACRES, LOTS 2 & 3	2514 BACON CREEK ROAD, ELIZABETHTOWN, KY 42701	0	0.0000	8/16/2023	9/13/2023
EULAGENE ESTATES	SAINT JOHN ROAD & SALT RIVER ROAD, RINEYVILLE, KY 40162	2	32.7360	8/24/2023	9/13/2023
DEVER ACRES & SYLVIA ACRES LOT 1	988 LOCUST GROVE ROAD	2	40.0570	9/18/2023	9/22/2023
LYNN MEADOWS SUBDIVISION	WONDERLAND CAVERN RD	1	2.9860	8/1/2023	9/27/2023
WACO SUBDIVISION, LOT 3 & WACO SUBDIVISION, SECTION 3, LOT 23	BARDSTOWN ROAD, ELIZABETHTOWN, KY 42701	-1	0.0000	8/1/2023	9/27/2023
		7	118.4750		

Total Records: 8

10/4/2023



**Hardin County Board of Adjustment
Four Hundred Seventy Seventh Meeting**

Hardin County Government Center
Second Floor Meeting Room
September 21, 2023 5:00 p.m

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

G. 5:00 PM – VARIANCE – FRONT BUILDING SETBACK – DOMETRIO & ALEJANDRA ARROYO (Owners) are requesting a Variance from the front building setback along Boullion Boulevard (KY 361) to allow for a 60'x12' carport to remain on site. The property is a 9.536 acre site located at 1020 Red Hill Road, Vine Grove, KY, known as Lot 1D of Merritt Subdivision, within the KY 361 Corridor Planning Area and is zoned Urban Residential (R-1).

H. 5:15 PM – VARIANCE – FRONT BUILDING SETBACK – SCOTT & LEAH STOUT (Owners) are requesting a Variance from the front building setback along Victorson Street to allow for a carport to be no closer than 41' from the centerline of Victorson Street. The property is a 0.5 acre site located at 17 Victorson Street, Rineyville, KY, known as Lot 25 of Fulkerson Addition, within the North Urban Planning Area and is zoned Urban Residential (R-1).

I. Consideration and action on the Minutes for the meeting held on September 7, 2023 (*Attached pgs3-8*).

J. Informational Items

K. Adjourn

The next Board meeting is scheduled for October 19, 2023 at 5:00 p.m.



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AUGUST 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 54 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 7 New lots approved for the month • 16 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 15 SFD Permits for the month • 77 SFD Permits for the year • 136 Total Building Inspections for the month • 865 Total Building Inspections for the year • 360 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 98 Total Permits for the month • 789 Total Permits for the year • 184 Total Electrical Inspections for the month • 1538 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN AUGUST 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MAYFIELD SUBDIVISION	281 BACON CREEK RD	1	2.4180	7/12/2023	8/1/2023
SPRIGG LANE SUBDIVISION, SECTION 2	WHITE MILLS GLENDALE RD W	3	36.9970	7/24/2023	8/1/2023
PFIEFFER ESTATES, SECTION 2, LOTS 12 AND 13	TERESA ROAD, ELIZABETHTOWN, KY 42701	-1	0.0000	7/19/2023	8/1/2023
MARTIN HILLS SUBDIVISION, SECTION 1	5100 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	3.0240	4/24/2023	8/14/2023
DAVID'S WAY ESTATES ANGIES & MALCOMS VIEW LOTS 2 & 6	192 VERSAILLES DR/2778 RINEYVILLE BIG SPRINGS RD	0	0.0000	8/10/2023	8/15/2023
UP ON THE HILL ACRES	ST JOHN RD	0	0.0000	7/31/2023	8/18/2023
THE ORCHARD, LOTS 29 & 30	90 W. ANJOU COURT, ELIZABETHTOWN, KY	0	0.0860	11/3/2022	8/22/2023
RUSTLAND SUBDIVISION, LOT 2 & RECORD PLAT OF RUSTLAND SUBDIVISION, SECTION 2, LOT 3	3199 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	1.3110	7/28/2023	8/23/2023
ELI YODER SUBDIVISION	3757 SONORA HARDIN SPRINGS RD	1	20.0040	8/24/2023	8/31/2023
		6	63.8400		

Total Records: 9

9/5/2023



**Hardin County Board of Adjustment
Four Hundred Seventy Sixth Meeting**

Hardin County Government Center
Second Floor Meeting Room
September 7, 2023 5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – AUTOMOTIVE REPAIR –** WILFORD & JANICE FIELDS (Owners) and NEIL BOWEN (Applicant) are requesting a Conditional Use Permit for Automotive Repair to allow for the continued operation of KY Boat Life, a boat repair & storage business on site. The property is a 1.396 acre site located at 56 West Quarry Ridge Court, Elizabethtown, KY, known as Lot 27A of Waco Subdivision, within the Bardstown Road Corridor Planning Area and is zoned Heavy Industrial (I-2).

- B. **5:15 PM – CONDITIONAL USE PERMIT – DOG KENNEL –** ALEXIS & ROBERT RAY are requesting a Conditional Use Permit to allow for a dog kennel for 10 dogs within the detached garage on site. The property is a 3.548 acre site located at 51 Laurel Ridge Road, Eastview, KY, known as Lot 7A of Newman Estates, within the West Hardin Planning Area and is zoned Rural Residential (R-2).

- C. **5:30 PM – VARIANCE – FRONT & SIDE BUILDING SETBACKS –** TC CONSTRUCTION LLC are requesting a Variance from the front and side building setbacks to allow for the constructions of a new home on an existing foundation on site. The property is a 0.17 acre site located at 172 West Airview Drive, Elizabethtown, KY, known as Lot 172 of Airview Subdivision, Section 3, within the North Urban Planning Area and is zoned Urban Residential (R-1).

- D. Consideration and action on the Minutes for the meeting held on August 17, 2023 (*Attached pgs.3-12*).

- E. Informational Items

- F. Adjourn



Hardin County
Planning and Development Commission

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

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

The next Board meeting is scheduled for September 21, 2023 at 5:00 p.m.



**Hardin County Board of Adjustment
Four Hundred Seventy Fifth Meeting**

Hardin County Government Center
Second Floor Meeting Room
August 17, 2023 5:00 p.m

1. Call to order
2. Unfinished Business

CONTINUED FROM 22 JUNE & 20 JULY & 3 AUGUST 2023 – CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (OUTDOOR) – CARLA ALBEA is requesting a Conditional Use Permit to allow for a Recreational Enterprise (Outdoor) to allow for a Wedding Venue & Petting Zoo to operate on site. The property is a 7.36 acre site located at 3583 Nolin Road, in Sonora, KY, known as Lot 1 of Weeping Willow Farm within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

3. New Business

G. 5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING – KARL & JULIE HAWKINS are requesting a Conditional Use Permit to allow for the construction of a 1,942 sq. ft. second dwelling in addition to the 3,275 sq. ft. home to be constructed on site. The property is an 11.179 acre site located on the south side of Bardstown Road, Elizabethtown, KY, known as Lot 2 of Kindervater Subdivision, within the Bardstown Road Corridor Planning Area and is zoned Rural Residential (R-2).

H. 5:15 PM – AMENDED CONDITIONAL USE PERMIT – SLAUGHTER HOUSE – BLUEGRASS MEAT PROCESSING is requesting an Amended Conditional Use Permit to continue to allow for a slaughter house to operate on site. The property is a 1.232 acre site located at 64 First Union Church Road, Glendale, KY, known as Lot 1 of the Bush Property Subdivision, within the South Dixie Corridor Planning Area and is zoned Heavy Industrial (I-2).

I. 5:30 PM – VARIANCE – FRONT BUILDING SETBACK – PHILLIP MCCOY is requesting a Variance from the Front Building Setback off Emmanuel Court to allow for a 30' x 50' garage to be built on site. The property is a 1.75 acre site located at 271 Ireland School Road, Radcliff, KY, known as Lot 1 of Lora Acres Subdivision, within the North Urban Planning Area and is zoned Urban Residential (R-1).

J. Consideration and action on the Minutes for the meeting held on August 3, 2023 (*Attached pgs.3-7*).

K. Informational Items



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August 17, 2023
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L. Adjourn

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

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

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

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

The next Board meeting is scheduled for September 7, 2023 at 5:00 p.m.



**Hardin County Board of Adjustment
 Four Hundred Seventy Fourth Meeting**

Hardin County Government Center
 Second Floor Meeting Room
 August 3, 2023 5:00 p.m

1. Call to order
2. Unfinished Business

CONTINUED FROM 22 JUNE 2023 & 20 JULY 2023 – CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (OUTDOOR) – CARLA ALBEA is requesting a Conditional Use Permit to allow for a Recreational Enterprise (Outdoor) to allow for a Wedding Venue & Petting Zoo to operate on site. The property is a 7.36 acre site located at 3583 Nolin Road, in Sonora, KY, known as Lot 1 of Weeping Willow Farm within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

3. New Business

A. 5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING – JAMIE & BRIAN HART are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 1,500 sq. ft. garage with 664 sq. ft. of living quarters on site in addition to the 1,110 sq. ft. home currently on site. The property is a 13.773 acre site located at 8350 Bardstown Road, Elizabethtown, KY, known as Lot 3 of Dillard's Hollow Subdivision, within the East Hardin Planning Area and is zoned Rural Residential (R-2).

B. Consideration and action on the Minutes for the meeting held on July 20, 2023 (*Attached pgs.3-11*).

C. Informational Items

D. Adjourn

JULY 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 45 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 8 New lots approved for the month • 10 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 9 SFD Permits for the month • 62 SFD Permits for the year • 94 Total Building Inspections for the month • 728 Total Building Inspections for the year • 294 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 81 Total Permits for the month • 691 Total Permits for the year • 186 Total Electrical Inspections for the month • 1353 Total Electrical Inspections for the year

The next Board meeting is scheduled for August 17, 2023 at 5:00 p.m.



Board Agenda
August 3, 2023
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SUBDIVISION PLATS RECORDED IN JULY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
PEYTON ESTATES, LOTS 20-22	223 BOONE ROAD, RINEYVILLE, KY 40162	-1	9.6500	4/25/2023	7/6/2023
SAFARI TRAIL SUBDIVISION, LOT 1B	350 SOLDIER COURT, VINE GROVE, KY 40175	1	0.0000	5/16/2023	7/10/2023
LONESOME PINE SUBDIVISION, LOT 1B & RECORD PLAT OF LONESOME PINE SUBDIVISION, SECTION 2	101 & 215 MEREDITH ROAD, RINEYVILLE, KY 40162	2	0.9000	6/20/2023	7/10/2023
MARVIN GARDENS, LOT 2	711 TABB RD	1	0.0000	6/26/2023	7/10/2023
HELENS ACRES	VALLEY CREEK RD	4	46.1180	6/27/2023	7/10/2023
HEAVENLY HILLS SUBDIVISION SECTION 2, LOT 4A, & SECTION 3, LOT 6A	500 HARCOURT ROAD	0	0.0000	7/11/2023	7/11/2023
CARRIEWOOD ESTATES, SECTION 3, LOTS 11F & 12C AND BOUNDARY SURVEY OF THE CASTEEL PROPERTY	455 CARRIEWOOD DRIVE, CECILIA, KY 42724	0	0.0000	6/14/2023	7/18/2023
SERENE OAKS SUBDIVISION, SECTION 2, LOTS 69 & 70	346 & 364 BEASLEY BLVD	0	0.0000	7/18/2023	7/20/2023
THE ORCHARD, LOT 34C AND RUTH ESTATES, LOT 12	24 E ANJOU COURT	0	0.0000	3/30/2023	7/25/2023
WILLIAMS CORNER SUBDIVISION LOTS 1 AND 2	122 E RAILROAD AVENUE	0	0.0000	7/19/2023	7/25/2023
		7	56.6680		

Total Records: 10

8/1/2023



**Hardin County Board of Adjustment
Four Hundred Seventy Third Meeting**

Hardin County Government Center
Second Floor Meeting Room
July 20, 2023 5:00 p.m

1. Call to order
2. Unfinished Business

CONTINUED FROM 22 JUNE 2023 – CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (OUTDOOR) – CARLA ALBEA is requesting a Conditional Use Permit to allow for a Recreational Enterprise (Outdoor) to allow for a Wedding Venue & Petting Zoo to operate on site. The property is a 7.36 acre site located at 3583 Nolin Road, in Sonora, KY, known as Lot 1 of Weeping Willow Farm within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

3. New Business

- A. **5:00 PM – VARIANCE – ACCESSORY STRUCTURE** – HEATH & SABRINA DURBIN are requesting a Variance from the front building setback along Horn Road to allow for a 24' x 30' accessory structure to remain on site. The property is a 3.133 acre site located at 488 Horn Road, in Cecilia, KY, being known as Lot 7C of Emmons Estates, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- B. **5:15 PM – VARIANCE – ACCESSORY STRUCTURE** – LAURA HART is requesting a Variance from the side building setback to allow for a storage shed to be placed 7 foot off the side property line. The property is a 0.697 acre site located at 661 Red Hill Road, in Vine Grove, KY, known as Lot 5 of Prairie View Estates, within the North Urban Planning Area and is zoned Urban Residential (R-1).
- C. **5:30 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – DAVID & SHERRY CHANDLER are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 1,680 sq. ft. home on site in addition to the 4,349 sq. ft. home currently under construction on site. The property is a 33.062 acre site located on the west side of Salt River Road, Rineyville, KY, known as Revised Tract A of McCoy Farm, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- D. **5:45 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – GLENN & JENNIFER HELM are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 4,800 sq. ft. brick ranch in addition to the existing 1,358 sq. ft. home on site. The property is a 13.25 acre site located at 7 Ridge Top Lane in Big Clifty, KY, within in the West Hardin Planning Area, and is zoned Rural Residential (R-2).



Board Agenda
July 20, 2023
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E. Consideration and action on the Minutes for the meeting held on June 22, 2023 (*Attached pgs.4-10*).

F. Informational Items

G. Adjourn

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

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

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

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

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

JUNE 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 35 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 3 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 16 SFD Permits for the month • 53 SFD Permits for the year • 99 Total Building Inspections for the month • 634 Total Building Inspections for the year • 249 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 79 Total Permits for the month • 610 Total Permits for the year • 156 Total Electrical Inspections for the month • 1166 Total Electrical Inspections for the year

The next Board meeting is scheduled for August 3, 2023 at 5:00 p.m.



Board Agenda
July 20, 2023
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SUBDIVISION PLATS RECORDED IN JUNE 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SOUTHERN HILLS LOT 1	3140 ST JOHN CHURCH RD	1	0.0000	4/10/2023	6/5/2023
HYDRATION FARM SUBDIVISION, SECTION 1	OVERALL PHILLIPS ROAD, ELIZABETHTOWN, KY 42701	1	1.0100	5/23/2023	6/9/2023
NOLAN FAMILY FARM, & AMENDED BOUNDARY SURVEY OF NOLAN FAMILY FARM, TRACT 1	2596 MIDDLE CREEK ROAD, ELIZABETHTOWN, KY 42701	2	58.8350	5/22/2023	6/16/2023
DUDGEON FARM DIVISION, LOT 12A	1161 RICHARDSON ROAD, EASTVIEW, KY 42732	2	0.0000	3/20/2023	6/20/2023
STONE MEADOWS	3875 N LONG GROVE RD	1	7.6240	5/26/2023	6/20/2023
HARLEY ACRES SUBDIVISION, SECTION 2	UPTON MELROSE RD	0	0.0000	6/15/2023	6/20/2023
CLEARVIEW SUBDIVISION, LOT 3	6804 & 6788 SOUTH DIXIE HIGHWAY, GLENDALE, KY 42740	0	0.4820	4/10/2023	6/21/2023
GILPIN SUBDIVISION, LOTS 1A & 2A	1878 HODGENVILLE ROAD & 95 CHARLES TRACE, ELIZABETHTOWN, KY 42701	0	0.0000	6/23/2023	6/28/2023
		7	67.9510		

Total Records: 8

7/5/2023



**Hardin County Board of Adjustment
Four Hundred Seventy Second Meeting**

Hardin County Government Center
Second Floor Meeting Room
June 22, 2023 5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE –** JOANNE HARRISON (Owner) and KEVIN & SHARI DENNIS (Applicants) are requesting a Conditional Use Permit for an Accessory Structure to allow for the property to be further subdivided and a 32’x45’ Agricultural Barn to be on a vacant lot. The property is a 1.965 acre site located at 350 Soldier Court in Vine Grove, KY, known as Lot 1B of Safari Trail Subdivision, within the Urban Planning Area and is zoned Urban Residential (R-1).

- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – ASPHALT MANUFACTURING PLANT –** HEIDELBERG MATERIALS MIDWEST AGG INC (Owner) and SCOTTY’S CONTRACTING & STONE LLC (Applicants) are requesting an Amended Conditional Use Permit to allow for the expansion of an Asphalt Manufacturing Plant at the Upton Rock Quarry. The property is a 20.32 acre portion of the site located at 607 Quarry Road in Upton, KY, within the South Hardin Planning Area and is zoned Heavy Industrial (I-2).

- C. **5:30 PM – CONDITIONAL USE PERMIT – RECREATIONAL ENTERPRISE (OUTDOOR) –** CARLA ALBEA is requesting a Conditional Use Permit to allow for a Recreational Enterprise (Outdoor) to allow for a Wedding Venue & Petting Zoo to operate on site. The property is a 7.36 acre site located at 3583 Nolin Road, in Sonora, KY, known as Lot 1 of Weeping Willow Farm within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

- D. Consideration and action on the Minutes for the meeting held on June 8, 2023 (*Attached pgs.3-8*).

- E. Informational Items

- F. Adjourn



Hardin County
Planning and Development Commission

Board Agenda
June 22, 2023
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KLC Meeting on BlueOvalSK On June 7, 2023 Adam attended a meeting at the State Theater in Elizabethtown hosted by the KY League of Cities and Lincoln Trail Area Development District to discuss the regional growth and impacts anticipated due to BlueOvalSK.

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

The next Board meeting is scheduled for July 20, 2023 at 5:00 p.m.



**Hardin County Board of Adjustment
Four Hundred Seventy First Meeting**

Hardin County Government Center
Second Floor Meeting Room
June 8, 2023 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – VARIANCE – FRONT BUILDING SETBACK** – CARL MASTERS is requesting a Variance from the front building setback along Dutch Girl Lane to allow for a 28’x60’ Doublewide Manufactured Home with a 4’x4’ front deck to be placed on site. The property is a 1 acre site located at 198 Dutch Girl Lane in Glendale, KY, known as Lot 4 of Dutch Girl Farms Subdivision, within the Urban Planning Area and is zoned Rural Residential (R-2).
 - B. **5:15 PM – VARIANCE – 1:3 LOT WIDTH - TO - LENGTH RATIO** – DOUG & TAMMY LUCAS are requesting a Variance from the 1:3 lot width-to-length ratio to allow for the property to be subdivided. The property is a 26.270 acre site located at 711 Tabb Road, Cecilia, KY, being known as Lot 2 of Marvin Gardens Subdivision, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. **5:30 PM – VARIANCE – SIDE SETBACK** – VH PROPERTIES LLC is requesting a Variance from the 100’ setback adjoining residential property to allow for a proposed 100’x120’ warehouse to be constructed on site. The property is a 7.028 acre site located at 6671 Shepherdsville Road, Elizabethtown, KY, within the Kentucky 313 Corridor Planning Area and is zoned Light Industrial (I-1).
 - D. Annual Nomination and Election of Officers (*current positions*)
 - Chairman – Bob Krausman
 - Vice Chairman – Greg Youngblood
 - Secretary – Steve Steck
 - E. Consideration and action on the Minutes for the meeting held on May 4, 2023 (*Attached pgs.4-9*).
 - F. Informational Items
 - G. Adjourn



Board Agenda
June 8, 2023
Page 2 of 3

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

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

Fiscal Court Re-appoints Greg Lowe & Steve Steck (April 25, 2023) Hardin County Fiscal Court has re-appointed Greg Lowe and Steve Steck to serve an additional term on the Planning Commission. Their terms will end April 30, 2027.

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

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

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

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

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

The next Board meeting is scheduled for June 22, 2023 at 5:00 p.m.



Board Agenda
 June 8, 2023
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MAY 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 27 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 0 New lots approved for the month • -4 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 8 SFD Permits for the month • 37 SFD Permits for the year • 108 Total Building Inspections for the month • 527 Total Building Inspections for the year • 198 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 89 Total Permits for the month • 531 Total Permits for the year • 218 Total Electrical Inspections for the month • 1010 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MAY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED SILVER POINTE SUBD	S DIXIE BLVD AT EAST VINE ST	0	0.0000	1/27/2023	5/3/2023
OVERLOOK ESTATES, SECTION 1, LOT 1	365 FARLEY LANE	0	7.2840	4/25/2023	5/3/2023
MACK'S PLACE, LOTS 1A & 1B	2988 & 2950 YATES CHAPEL ROAD, CECILIA, KY 42724	0	0.0000	5/1/2023	5/9/2023
LINCOLN HIGHWAY SUBDIVISION LOTS 18, 19, 20, 21, 26, 27, 28, 29, 30 AND 31	2206 HODGENVILLE RD, ELIZABETHTOWN, KY 42701	-8	0.0000	5/12/2023	5/22/2023
SIDNEY ESTATES LOTS 2 AND 3 AND REVISED TRACT A OF MCCOY FARMS	SALT RIVER RD	0	0.0000	4/26/2023	5/22/2023
LINCOLN HIGHWAY SUBDIVISION LOTS 43 AND 44	1897 HODGENVILLE RD	-1	0.0000	5/22/2023	5/26/2023
		-9	7.2840		

Total Records: 6

6/1/2023



**Hardin County Board of Adjustment
Four Hundred Seventieth Meeting**

Hardin County Government Center
Second Floor Meeting Room
May 4, 2023 5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – AUTO REPAIR – JESS & LEAH CLEARLY** are requesting a Conditional Use Permit to allow for an automotive repair business to operate on site. The property is a 0.471 acre site located at 9221 Bardstown Road, Elizabethtown, KY, within the East Hardin Planning Area and is zoned Convenience Commercial (C-1).
- B. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK – MATTHEW & KIMBERLY ENNIS** are requesting a Variance from the front building setback along Leitchfield Road (US 62) to allow for the construction of a 30'x32' barn on site. The property is a 24.083 acre site located at 13943 Leitchfield Road in Eastview, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING – BART & SONYA MEDICK** are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 900 sq. ft. second dwelling in addition to the 2,951 sq. ft. home on site. The property is a 1.519 acre site located at 246 Huntington Lane, Rineyville, KY, known as Lot 18A of Shannondoah Estates Subdivision, Section 3, within the Kentucky 1600 Corridor Planning Area and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on April 20, 2023 (*Attached pgs.3-9*).
- E. Adjourn

The next Board meeting is scheduled for June 8, 2023 at 5:00 p.m.



Board Agenda
 May 4, 2023
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SUBDIVISION PLATS RECORDED IN APRIL 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
OLDHAM ORCHARD	441 AKERS SCHOOL ROAD, UPTON, KY 42784	4	34.9200	2/27/2023	4/10/2023
COYNE ESTATES, LOT 1A	983 DECKARD SCHOOL ROAD, RINEYVILLE, KY 40162	1	0.0000	3/6/2023	4/18/2023
BUCHANAN FARM SUBD SECT 2 & BOUNDARY SURVEY OF DOUGLAS & SHARMIN LUSH PROPERTY	LEITCHFIELD RD	3	6.5810	1/30/2023	4/25/2023
TRUBY ACRES SUBDIVISION, LOT 1B AND BOUNDARY SURVEY OF THE DOUBLE L PROPERTIES, LLC TRACT B	6532 HARDINSBURG ROAD, CECILIA, KY 42724	0	-39.7550	4/10/2023	4/26/2023
		8	1.7460		

Total Records: 4

5/1/2023

APRIL 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 21 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 8 New lots approved for the month • 5 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 29 SFD Permits for the year • 102 Total Building Inspections for the month • 417 Total Building Inspections for the year • 154 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 105 Total Permits for the month • 444 Total Permits for the year • 183 Total Electrical Inspections for the month • 792 Total Electrical Inspections for the year



**Hardin County Board of Adjustment
Four Hundred Sixty Ninth Meeting**

Hardin County Government Center
Second Floor Meeting Room
April 20, 2023 5:00 p.m

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

- A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – PHILLIP EDLIN is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 1,308 sq. ft. cottage in addition to the existing 5,800 sq. ft. house/barn on site. The property is a 282 acre site located at 835 Edlin Lane in Elizabethtown, KY, within the East Urban Planning Area and is zoned Urban Residential (R-1).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – SAWMILL – LEVI YODER** is requesting an Amended Conditional Use Permit to continue to allow for a sawmill to operate on site. The property is a 25.36 acre site located at 2207 Millerstown Road, Upton, KY, within the South Hardin Planning Area and is zone Agriculture (A-1).
- C. **5:45 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – DAVID WISE is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the 1,428 sq. ft. garage on site to be converted into a house in addition to the existing 1,824 sq. ft. home on site. The property is a 2.47 acre site located at 2836 Rineyville Big Springs Road & 182 Versailles Drive in Rineyville, KY, known as Lot 1 of Davids Way Estates, within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on March 23, 2023 (*Attached pgs.4-11*).
- E. Informational Items
- F. Adjourn

The next Board meeting is scheduled for May 4, 2023 at 5:00 p.m.



Board Agenda
 April 20, 2023
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Comprehensive Plan Open Houses On March 29, 2023 the Planning & Development staff held an Open House on the Comprehensive Plan update at the Woodland Elementary School in Radcliff. There were over 25 in attendance.

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

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

MARCH 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 17 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 1 New lots approved for the month • -3 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 22 SFD Permits for the year • 109 Total Building Inspections for the month • 311 Total Building Inspections for the year • 112 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 145 Total Permits for the month • 339 Total Permits for the year • 253 Total Electrical Inspections for the month • 609 Total Electrical Inspections for the year



Board Agenda
April 20, 2023
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SUBDIVISION PLATS RECORDED IN MARCH 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
JACK'S ADDITION SUBDIVISION AND BOUNDARY SURVEY OF CRUTCHER PROPERTY	2579 SALT RIVER ROAD	1	19.4140	12/31/2022	3/21/2023
BECCA'S ACRES SUBDIVISION	HENDERSON LANE, WHITE MILLS, KY 42788	0	0.0000	3/16/2023	3/23/2023
MEMORY LANE SUBDIVISION LOT 1A & 2A	SLAUGHTER LANE	-1	0.0000	11/17/2021	3/23/2023
KING ESTATES, LOTS 2-4, AMENDED RECORD PLAT OF VICTORIAN FARMS SUBDIVISION, LOT 6 & RECORD PLAT OF VICTORIAN FARMS SUBDIVISION, SECTION 2, LOT 8	1422 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	-1	21.7460	3/24/2023	3/28/2023
BLOYD SUBDIVISION, SECTION 1 AND 2	40 SALT RIVER ROAD	0	0.0000	3/28/2023	3/31/2023
		-1	41.1600		

Total Records: 5

4/3/2023



**Hardin County Board of Adjustment
Four Hundred Sixty Eighth Meeting**

Hardin County Government Center
Second Floor Meeting Room
March 23, 2023 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING** – JANICE & JOHN CRAWFORD are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the pre-existing 1950's ranch home on site, currently used as storage, to be converted back into a dwelling. The property is a 4.974 acre site located at 1965 Locust Grove Road in Elizabethtown, KY, within the Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **5:15 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE** – WELSEY KINDERVATER is requesting a Conditional Use Permit for an Accessory Structure to allow for a 36'x56' garage and a 22'x32' greenhouse to be constructed without a dwelling on site. The property is a 1.03 acre site located on the east side of Sportsman Lake Road in Elizabethtown, KY, known as Lot 2 of Split Rail Subdivision, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. **5:30 PM – VARIANCE – 1:3 LOT WIDTH-TO-LENGTH RATIO** – NATHAN MCCLURE and DOROTHY & BRIAN VINSON are requesting a Variance from the 1:3 lot width-to-length ratio to allow for proposed Lot 4 of Oldham Orchard. The property is an 11.097 acre site located at 329 Akers School Road in Upton, KY, within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - D. **5:45PM – VARIANCE – 1:4 LOT WIDTH-TO-LENGTH RATIO** – WALTER & UTE HINOTE are requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be reconfigured for proposed Lot 20A. The property is 10.6 acre site located at 223 Boone Road in Rineyville, KY, known as Lots 20-22 & a portion of Tract 4 of Peyton Estates, within the North Urban Planning Area and is zoned Urban Residential (R-1).
 - E. Consideration and action on the Minutes for the meeting held on February 23, 2023 (*Attached pgs.4-8*).
 - F. Informational Items
 - G. Adjourn



Board Agenda
 March 23, 2023
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BlueOvalSK Meeting On February 24 2023, Director King attended a meeting at the Hardin County / Elizabethtown Industrial Foundation with other government and elected officials to discuss BlueOvalSK and its impacts on the region.

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

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

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

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

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

The next Board meeting is scheduled for April 20, 2023 at 5:00 p.m.

FEBRUARY 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 12 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 5 New lots approved for the month • -2 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 1 SFD Permits for the month • 8 SFD Permits for the year • 98 Total Building Inspections for the month • 197 Total Building Inspections for the year • 63 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 75 Total Permits for the month • 194 Total Permits for the year • 151 Total Electrical Inspections for the month • 356 Total Electrical Inspections for the year



Board Agenda
March 23, 2023
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SUBDIVISION PLATS RECORDED IN FEBRUARY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
JOSHUA DON ACRES	PIERCE MILL RD	1	3.1410	8/1/2022	2/2/2023
ONEDA SUBDIVISION	SONORA HARDIN SPRINGS ROAD (HWY 84)	1	2.5200	1/19/2023	2/2/2023
DECKER'S FARM SUBDIVISION	1248 SOLWAY MEETING CREEK ROAD, BIG CLIFTY, KY 42712	3	19.4030	2/1/2023	2/9/2023
AMENDED RECORD PLAT OF INDUSTRIAL PARK OF GLENDALE SECTION 1, LOT 2B AND AMENDED RECORD PLAT OF INDUSTRIAL PARK OF GLENDALE SECTION 2, LOT 4	GILEAD CHURCH ROAD, GLENDALE, KY 42740	-1	0.0000	11/21/2022	2/16/2023
NEEDHAM SPRINGS, SECTION 3, LOTS 69 & 70	NEEDHAM RD	-1	0.0000	1/23/2023	2/16/2023
MONARCH MEADOW LOTS 1, 2, 3 & 4	BEAGLE CLUB LANE, CECILIA, KY 42724	-2	0.0000		2/22/2023
HARDIN COUNTY SPORTSMAN LAKE BLOCK 9, LOTS 1, 2, 3, 4, 5, 6 & 7	WOODS RD	-4	0.0000	1/2/2023	2/23/2023
		-3	25.0640		

Total Records: 7

3/2/2023



Hardin County Board of Adjustment
Four Hundred Sixty Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
February 23, 2023 5:00 p.m

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

- A. **5:00 PM – VARIANCE – MINIMUM ROAD FRONTAGE REQUIREMENT & THE 1:3 LOT WIDTH-TO-LENGTH RATIO** – BUCHANAN PROPERTY GROUP LLC - ETAL are requesting a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio for proposed Lot 4 and a Variance from the 1:3 lot width-to-length ratio for proposed Lot 5 to allow for a proposed subdivision. The property is a 5.770 acre site located on the northwest side of Leitchfield Road (US 62) in Cecilia, KY, within the Urban Planning Area and is zoned Convenience Commercial (C-1).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – KENNEL** – SUGAR MILL PROPERTIES LLC (Owners) and CORINNA SHIVELY & CATERINA FINLEY (Applicants) are requesting an Amended Conditional Use Permit to allow for the dog kennel (known as Dixie Pet Stop) to remain on site. The property is a 1.17 acre site located at 6280 North Dixie Highway in Elizabethtown, KY, known as Lot 19 of Windsor Hills, Section 2, within the Urban Area and is zoned General Commercial (C-2).
- C. Consideration and action on the Minutes for the meeting held on February 9, 2023 (*Attached pgs.3-9*).
- D. Informational Items
- E. Adjourn

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

The next Board meeting is scheduled for March 23, 2023 at 5:00 p.m.



Board Agenda
 February 23, 2023
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SUBDIVISION PLATS RECORDED IN JANUARY 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MOORMAN VALLEY SUBDIVISION	9796 RINEYVILLE BIG SPRINGS RD	1	12.6350	1/2/2023	1/9/2023
BECKLEY WOODS SUBDIVISION LOTS 63A, 66A & TRACT A	LEIGHBROOK CT	0	0.0000	12/20/2022	1/17/2023
BIG FOREST SUBDIVISION, SECTION 2	HOGAN RD, SONORA, KY 42776	1	9.3260	11/28/2022	1/18/2023
FALLEN OAKS SUBDIVISION, LOT 2	1807 LOCUST GROVE RD	1	0.0000	9/8/2022	1/19/2023
KRISTENS ACRES	9779 HARDINSBURG RD	3	15.8750	1/6/2023	1/20/2023
		6	37.8360		

Total Records: 5

2/2/2023

JANUARY 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 5 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 • 6 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 7 SFD Permits for the year • 99 Total Building Inspections for the month • 99 Total Building Inspections for the year • 36 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 119 Total Permits for the month • 119 Total Permits for the year • 204 Total Electrical Inspections for the month • 204 Total Electrical Inspections for the year



**Hardin County Board of Adjustment
Four Hundred Sixty Sixth Meeting**

Hardin County Government Center
Second Floor Meeting Room
February 9, 2023 5:00 p.m

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

- A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT – AMUSEMENT ENTERPRISE (WEDDING & EVENT VENUE) – CARL & WANDA EDWARDS** are requesting an Amended Conditional Use Permit to allow for a wedding and event venue (known as Glendale Gardens) to remain on site. The property is a 5 acre site located at 2638 Glendale Hodgenville Road West in Glendale, KY, within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – DOG KENNEL – ANDREA & JAMIE ROBERTS** are requesting an Amended Conditional Use Permit to allow for a dog kennel (known as Circletop Farms) to remain on site. The property is an 11 acre site located at 840 Jenkins Road in Rineville, KY, within the West Urban Planning Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – AMENDED CONDITIONAL USE PERMIT – WELDING SHOP – CHRISTOPHER & RACHEL HART** are requesting an Amended Conditional Use Permit to allow for the continued operation of a welding & fabrication business (known as Hart’s Welding) on site. The property is a 4.08 acre site located at 4084 South Dixie Highway in Glendale, KY, within the South Dixie Corridor Planning Area and is zoned Urban Residential (R-1).
- D. Consideration and action on the Minutes for the meeting held on January 5, 2023 (*Attached pgs.3-9*).
- E. Informational Items
- F. Adjourn

The next Board meeting is scheduled for February 23, 2023 at 5:00 p.m.



Board Agenda
 February 9, 2023
 Page 2 of 2

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

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

SUBDIVISION PLATS RECORDED IN DECEMBER 2022

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ARCHIE ESTATES SUBDIVISION, SECT. 2	SKAGGS LANE, UPTON, KY 42784	1	5.0000	11/28/2022	12/12/2022
B AND S ESTATES	2251 STOVALL RD	2	14.1820	12/1/2022	12/14/2022
WOODBIDGE SUBDIVISION	4619 SHEPHERDSVILLE RD	2	5.0460	11/21/2022	12/14/2022
STRADER'S ACRES, SECTION 2, LOTS 2 AND 3	3264 COPELIN ROAD, WHITE MILLS, KY 42788	0	0.0000	12/12/2022	12/16/2022
KIKO FARM SUBDIVISION LOTS 1 AND 2	633 GILEAD CHURCH RD	0	0.0000	12/14/2022	12/27/2022
BRADLEY SUBDIVISION, LOT 7A & RECORD PLAT OF MOUSER ESTATES	279 BRADLEY TRAIL, ELIZABETHTOWN, KY 42701 & 294 PIERCE LANE, ELIZABETHTOWN, KY	1	2.2560	10/18/2022	12/27/2022
FISCHEL SUBDIVISION	3280 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY	2	17.9420	12/5/2022	12/27/2022
		8	44.4260		

Total Records: 7

1/4/2023

DECEMBER 2022 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 91 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 8 New lots approved for the month • 64 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 4 SFD Permits for the month • 112 SFD Permits for the year • 99 Total Building Inspections for the month • 1,375 Total Building Inspections for the year • 508 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 78 Total Permits for the month • 1,230 Total Permits for the year • 179 Total Electrical Inspections for the month • 2,557 Total Electrical Inspections for the year



**Hardin County Board of Adjustment
Four Hundred Sixty Fifth Meeting**

Hardin County Government Center
Second Floor Meeting Room
January 5, 2023 5:00 p.m

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

- A. **5:00 PM – VARIANCE – GOVERNMENT MAINTAINED ROAD FRONTAGE & MINIMUM ROAD FRONTAGE REQUIREMENT** – BENNIES BARN LLC is requesting a Variance from the government maintained road frontage requirement for proposed Lot 2B and a Variance from the minimum road frontage requirement for proposed Lot 2A to allow for the property to be further subdivided. The property is a 1.703 acre site located at 434 East Main Street in Glendale, KY, known as Lot 2 of Williams Corner Subdivision, within the Glendale Rural Village Planning Area and is zoned Planned Unit Development (PD-1).
- B. **5:15 PM – CONDITIONAL USE PERMIT – AUTOMOTIVE REPAIR BUSINESS – EXTREME POLISHING & DETAILING LLC** is requesting a Conditional Use Permit to allow for an automotive painting/detailing business in the C-1 Zone. The property is a 6.766 acre site located at 6300 Rineyville Road, Rineyville, KY, known as Lot 1C of Brookside Estates, Section 1, within the Rineyville Rural Village Planning Area, and is zoned Convenience Commercial (C-1).
- C. **5:30 PM – VARIANCE – FRONT BUILDING SETBACK** – SHREE GANESH 2022 LLC (Owner) & BHIKHABHAI PATEL (Applicant) are requesting a Variance from the front building setback along Leitchfield Road (US 62) to allow for a new 30'.4"x7'.6" outdoor walk in cooler to be built on site. The property is a 0.40 acre site located at 13461 Leitchfield Road in Eastview, KY, within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).
- D. Consideration and action on the Minutes for the meeting held on December 8, 2022 (*Attached pgs.3-5*).
- E. Informational Items
- F. Adjourn

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



Board Agenda
January 5, 2023
Page 2 of 2

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

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

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

The next Board meeting is scheduled for February 9, 2023 at 5:00 p.m.



Hardin County
Planning and Development Commission

|



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Four Hundred ~~xxxxxxxx~~ Meeting
Hardin County Government Center
Second Floor Meeting Room
Date _____ 5:00 p.m

POSTPONED UNTIL FURTHER NOTICE
(please do not delete this page)

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

~~A. **CONDITIONAL USE PERMIT** — IBV ENERGY PARTNERS doing business as RHUDES CREEK SOLAR, LLC (APPLICANTS) ON BEHALF OF CLAYTON & GERALDINE GREY, KERBY GREY AND DOROTHY & EUGENE HILL (OWNERS & APPLICANTS) are requesting a Conditional Use Permit to allow for a Solar Farm known as “Rhudes Creek Solar Farm”. The property consists of 11 tracts totaling ±1072 acres located south of Hardinsburg Road (KY 86), east of Hansborough Road and on both sides of South Black Branch Road in Cecilia, KY within the Natural Resource Planning Area and is zoned Agricultural (A-1).~~

~~B. Consideration and action on the Minutes for the meeting held on ~~xxxxxxxx~~ (Attached pgs.).~~

~~C. Informational Items~~

~~D. Adjourn~~

PLAT TABLES

The next Board meeting is scheduled for ~~xxxxxxxx~~ at 5:00 p.m.