

Hardin County Planning and Development Commission

Minutes: 18 February 2025

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Chairman Mark Hinton called the seven hundred eighty fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 18 February 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Financial & Operations Coordinator Susan Bowen and Planning Commission Attorney Josh Cooper. Planner I, Haley Goodman was absent from the meeting.

At 5:01 p.m., Chairman Hinton called for consideration and action on the first item on the agenda, a **PUBLIC FACILITY REVIEW FOR HARDIN COUNTY WATER DISTRICT #2** to determine compliance with the Comprehensive Plan (KRS 100.324). Director King presented a powerpoint presentation regarding the proposed Water Storage Tank and Pump Station at a 1.01 acre site off Overall Phillips Road, Elizabethtown, KY known as Lot 1 of Hydration Farm and presented Planning Commission **Resolution 2025-001** for consideration.

Shaun Youravich, General Manager for Hardin County Water District #2 explained that this 2.5 million gallon water storage tank would replace the existing half million gallon tank in Glendale behind the truck stop and would help supply both BlueOvalSK and the Glendale area.

At 5:16 p.m. Secretary Steck made a motion to adopt Resolution 2025-001, approving the proposed Water Storage Tank and Pump Station as a Public Facility and that the request is in agreement with the following Goals and Objectives from the Comprehensive Plan:

GOAL 3: UTILITIES & SERVICES – Provide adequate capacity and efficient use of public services, resources, and community facilities.

OBJECTIVE 3.1: Encourage growth that aligns with current and planned water, sewer, electric, and broadband infrastructure and capacity.

OBJECTIVE 3.6: Require all developments to have adequate emergency services, including adequate water supply and pressure for fire protection.

Vice Chairman Lowe provided the second. The motion passed unanimously.

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At 5:18 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on February 4, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:20 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2025 #7 January 2025**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:22 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **First Reading of the FY 2026 Budget**. Secretary Steck made a motion to accept the Budget as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:35 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:20 p.m. Commissioner Nall made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

17 years of Service On February 15, 2025 Director King celebrated his 17th year of service to the Planning Commission!

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 18, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 6:23 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF MARCH 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred eighty third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 4 February 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper. Steve Steck (Secretary) and Charles Nall (Commissioner) were absent from the meeting.

At 5:01 p.m., Chairman Hinton called for presentation on the first item on the agenda, the **2024 ANNUAL REPORT**. Planner I Goodman presented a powerpoint presentation summarizing the 2024 Annual Report.

At 5:11 p.m., Chairman Hinton called for presentation on the second item on the agenda, a discussion of **PROPOSED AMENDMENTS TO THE SUBDIVISION REGULATIONS**. Director King presented a powerpoint presentation regarding potential amendments to the Subdivision Regulations.

At 5:31 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on January 7, 2025**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:35 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2025 #6 December 2024**. Commissioner Nelson made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

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

Administrative Assistant Hired On January 24, 2025 Hunter Geoghegan started as our new Administrative Assistant. Hunter has a Bachelor of Science degree in Business Data Analytics from Western Kentucky University. He previously worked as the Office Manager for Robinson's Insulation & Drywall in Nelson County, KY.

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Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 18, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

ADOPTED AND APPROVED THIS 18th DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred eighty second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 January 2025, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) & Mark Nelson (Commissioner). Also in attendance was Director Adam King, AICP, Planner I Haley Goodman and Planning Commission Attorney Josh Cooper. Charles Nall (Commissioner) was absent from the meeting.

At 5:02 p.m., Chairman Hinton asked Attorney Cooper to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a **WAIVER FROM SUBDIVISION REGULATIONS (4-1(F)5)** for the maximum block length standard. The property is a 100.528 acre site located on Ford Highway, Elizabethtown, KY to become known as The Olde Farm. The PVA Map Number is 266-00-00-012. Director King presented the PowerPoint slide presentation regarding the proposed development and waiver request from the 1,100' maximum block length standard.

Jeremy Lynch, of 457 Hayden School Road, Elizabethtown, KY explained that he was the surveyor for the project and that the lot layout and street design was the best use of the property and due to the depth of the farm, that two of the three streets needed to exceed 1,100' in length. He explained that the water line design and fire hydrant locations will be approved by Hardin County Water District #2 on the water plans and assured the Planning Commission that the development would have fire hydrants. He also noted that Warren Clifford of Engineering Design Group had completed a hydraulic analysis for the developers and Hardin County Water District #2 must verify that there is sufficient water pressure for the development and fire hydrants.

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

At 5:25 p.m. Chairman Hinton called for consideration of the waiver request.

Vice Chairman Lowe made a motion to approve the Waiver from the maximum block length standard. Secretary Steck provided the second. The motion passed unanimously.

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At 5:26 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF THE OLDE FARM**. This proposed single family residential development is a 100.528 acre site located off Ford Highway in Elizabethtown, KY. The developer, Harris Wilkins, LLC is proposing the creation of 55 residential lots with 3 new streets. Director King presented a Powerpoint presentation and explained the proposed development.

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

Secretary Steck made a motion to conditionally approve the Preliminary Plat of The Olde Farm pending correction of the 40 items listed in the staff review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:29 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on December 17, 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

Director King then recognized former Electrical Inspector David Veirs that passed away in December. He called him a true public servant for his 41 years of service to the Planning Commission.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 4, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:31 p.m.

ADOPTED AND APPROVED THIS 4th DAY OF FEBRUARY 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY