



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

Hardin County Government Center
Second Floor Meeting Room
November 19, 2020 5:00 p.m

1. Call to order
2. Unfinished Business

Continued from 5 November 2020 VARIANCE – SIGNAGE REGULATIONS; THE HARDIN COUNTY COMMUNITY FAIR BOARD are requesting a Variance from the signage requirements (number of signs, size of signs, height of signs and spacing of signs) to allow for billboards along Interstate 65. The property is a 72 acre site located at 5617 South Dixie Highway, Glendale, KY within the South Dixie Corridor Planning Area and is zoned Convenience Commercial (C-1).

3. New Business

- A. 5:00 PM – VARIANCE – FRONT BUILDING SETBACK;** ROBERT RINK is requesting a Variance from the front building setback to allow for the replacement of a covered porch. The property is a 0.51 acre site located at 376 Blackburn Road in Rineyville, KY and being Lot 4 of Blackburn Estates, Section 2 within the Rineyville Rural Village and is zoned Urban Residential (R-1).
- B. 5:15 PM – VARIANCE – FRONT BUILDING SETBACKS;** JOHN, DANNY & MARY ELLEN HUTCHERSON are requesting a Variance from the front setbacks along Hornet Drive and Woods Road to allow for a purposed new single family dwelling. The property is a 0.289 acre site located at Hornet Drive in Elizabethtown, KY and being proposed Lot 2A of Sportsman Lake Subdivision, Block 4 within the Valley Creek Urban Area and is zoned Urban Residential (R-1).
- C. 5:30 PM – VARIANCE – FRONT BUILDING SETBACK;** CLAUDIA & CURTIS SHOWERS are requesting a Variance from the front setback along Ash Lane to allow for the construction of a pole barn. The property is a 12.7 acre site located at 310 Ash Lane in Elizabethtown, KY and being proposed Lot 1A of Longfield Estates, Section 1 within the East Hardin Planning Area and is zoned Rural Residential (R-2).
- D.** Consideration and action on the 2021 Meeting Schedule (*Attached pg.3*)
- E.** Consideration and action on the Minutes for the meeting held on November 5, 2020 (*Attached pgs.4-8*).
- F.** Informational Items



Hardin County
Planning and Development Commission

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G. Adjourn

PLANNER HIRED

The newest member of the Planning Commission staff is Nikki McCamish. Nikki is a graduate of Campbellsville University with a Bachelor of Science in Environmental Science. She was previously employed as the Engineering Technician for Hardin County Government.

The Board meetings previously scheduled for December 3 & 17 have been postponed due to COVID 19. The next Board meeting is tentatively scheduled for Thursday, January 7, 2021.



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment
Four Hundred Thirty Second Meeting

Hardin County Government Center

Second Floor Meeting Room

November 5, 2020 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – VARIANCE – FRONT BUILDING SETBACK;** NANCY RUTH PERRY is requesting a Variance from the front setback along Hitchcock Lane to allow for an existing garage to remain on site. The property is a 1.001 acre site located at the intersection of Sonora Hardin Springs Road (KY 84) and Hitchcock Lane with an address of 23802 Sonora Hardin Springs Road, Big Clifty, KY known as Lot 1 of Perry Subdivision within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **5:15 PM – VARIANCE – REAR BUILDING SETBACK;** KENT & LORI WILLIAMS are requesting a Variance from the rear setback for an in-ground pool to be built on site. The property is a 3.021 acre site located at 195 Williams Drive, Elizabethtown, KY known as Lot 16 of W F Williams Subdivision, Section 4 within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. **5:30 PM – VARIANCE – SIGNAGE REGULATIONS;** THE HARDIN COUNTY COMMUNITY FAIR BOARD are requesting a Variance from the signage requirements (number of signs, size of signs, height of signs and spacing of signs) to allow for billboards along Interstate 65. The property is a 72 acre site located at 5617 South Dixie Highway, Glendale, KY within the South Dixie Corridor Planning Area and is zoned Convenience Commercial (C-1).
 - D. **5:45 PM – VARIANCE – FRONT BUILDING SETBACK;** C A HOUSE, INC. is requesting a Variance from the front setback for a proposed manufactured home and front deck. The property is a 0.714 acre site located at 210 Kelley Lane, Elizabethtown, KY and being Lot 16 of Pleasant valley Subdivision, Section 2 within the St John Road Corridor Planning and is zoned Urban Residential (R-1).
 - E. Consideration and action on the Minutes for the meeting held on October 22, 2020 (*Attached pgs.3-8*).
 - F. Informational Items
 - G. Adjourn



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OCTOBER 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 84 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lots approved for the month • 54 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 14 SFD Permits for the month • 137 SFD Permits for the year • 106 Total Building Inspections for the month • 1,044 Total Building Inspections for the year • 463 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 130 Total Permits for the month • 942 Total Permits for the year • 232 Total Electrical Inspections for the month • 1,681 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN OCTOBER 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF HELL'S GATES SUBDIVISION, LOTS 1 AND 2, RECORD PLAT OF HELL'S GATES SUBDIVISION, SECTION 2, AMENDED BOUNDARY SURVEY OF DR. AMOS HALL PROPERTY, TRACTS 13B, 15A AND 16A	ST JOHN ROAD	3	50.6710	8/28/2020	10/2/2020
RECORD PLAT OF MARDECAI ESTATES	BURNS RD & WARREN DR	2	2.7120	9/21/2020	10/2/2020
AMENDED RECORD PLAT OF CRICKET RUN SUBDIVISION LOT 3, RECORD PLAT OF CRICKET RUN SUBDIVISION SECTION 2	201 & 331 N COLE LN	1	10.2500	1/1/1900	10/6/2020
AMENDED RECORD PLAT OF WILLYARD FARM SUBDIVISION, LOTS 12B AND 15B	8787 RINEYVILLE BIG SPRS RD	0	0.0000	1/1/1900	10/13/2020
AMENDED RECORD PLAT OF PLEASANT VALLEY MANOR, SECTION 3, LOTS 35 & 37	CORVIN LN	-1	0.0000	6/11/2020	10/26/2020
AMENDED RECORD PLAT OF CARRIAGE HILLS SUBDIVISION LOT 2	PEAR ORCHARD RD	2	0.0000	7/20/2020	10/27/2020
AMENDED RECORD PLATS OF MARTHA ACRES SUBDIVISION, LOTS 2 & 3 & SIESTA VALLEY SUBDIVISION, SECTION 2 LOT 3	1205 ST JOHN RD	-2	0.0000	10/10/2020	10/27/2020
AMENDED RECORD PLAT OF MILBY SUBDIVISION, LOTS 10,11 AND 12	303 GREEN ACRES DR	-2	0.0000	5/28/2020	10/28/2020
AMENDED RECORD PLAT OF MACI DILL ACRES, LOTS 1, 2 & 3	HARDINBURG RD	0	0.0000	9/28/2020	10/28/2020
		3	63.6330		

Total Records: 9

11/3/2020

The next Board meeting is scheduled for Thursday, November 19, 2020.



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

Hardin County Government Center

Second Floor Meeting Room

October 22, 2020 5:00 p.m

1. Call to order
 2. Unfinished Business
 3. New Business
-
- A. **5:00 PM – VARIANCE – FRONT BUILDING SETBACK;** LINDA & ERVIN MARTIN are requesting a Variance from the front building setback along Lila Lane for the existing house & garage and a proposed covered deck. The property is a 1 acre site located at 297 Red Mill Road in Elizabethtown, KY known as Lot 3 of Hatfield Subdivision, Section 2 within the Valley Creek Urban Area and is zoned Urban Residential (R-1).

 - B. **5:15 PM – VARIANCE – REAR BUILDING SETBACK;** BRIAN & ALLISON HOWARD are requesting a Variance from the rear building setback to allow for the construction of a 24’x36’ barn. The property is a 7.4 acre site located at 8393 Rineyville Big Springs Road in Rineyville, KY known as Lot 5 of Gary Subdivision within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

 - C. **5:30 PM – VARIANCE – FRONT BUILDING SETBACK;** PATRICIA & GREG STITH are requesting a Variance from the front building setback along High Street. The property is a 1 acre site located at 226 South Bell Avenue in Glendale, KY within the Glendale Rural Village and is zoned Tourism & Convenience Commercial (B-2).

 - D. **5:45 PM – VARIANCE – SIDE BUILDING SETBACKS;** MADONNA & LARRY FOHL are requesting a Variance from the side building setbacks to allow for the existing attached carport to be rebuilt and the existing deck to be covered. The property is a 0.15 acre site located at 102 Lakeshore Drive, Elizabethtown, KY known as Lots 10 & 11 of Sportsman Lake Subdivision, Block 3 within the Valley Creek Urban Area and is zoned Urban Residential (R-1).

 - E. Consideration and action on the Minutes for the meeting held on September 17, 2020 (*Attached pgs. 4-9*).

 - F. Informational Items



Board Agenda
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G. Adjourn

BUILDING INSPECTOR HIRED

The newest member of the Planning Commission staff is Edwin Alicea. Edwin is a graduate of Western Kentucky University with a Bachelor of Science in Business Administration. He was previously employed as a Building Codes Plan Reviewer with the State of KY for 2 years and has over 14 years of construction experience with the U.S. Army. His first day of employment was 14 October 2020.

PLANNER RESIGNS

Chris Butz last day of employment with the Commission was 15 October 2020. Chris accepted a position with the Transit Authority of River City as a Transportation Planner to be closer to his home in Louisville.

APA-KY MEETING

Adam attended an online meeting of the KY Chapter of the American Planning Association on 18 September 2020 to discuss online options for continuing education credits for the planners across the Commonwealth.

MPO MEETING

Adam attended an online meeting of the Radcliff – Elizabethtown Metropolitan Planning Organization – Technical Advisory Committee on 14 October 2020. At the meeting they discussed an update to the Glendale Transportation Study along with the ongoing East Elizabethtown Transportation Study.

SEPTEMBER 2020 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 12 Subdivision plats were approved for the month • 75 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 13 New lots approved for the month • 51 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 12 SFD Permits for the month • 123 SFD Permits for the year • 133 Total Building Inspections for the month • 938 Total Building Inspections for the year • 421 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 107 Total Permits for the month • 812 Total Permits for the year • 161 Total Electrical Inspections for the month • 1,449 Total Electrical Inspections for the year



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SUBDIVISION PLATS RECORDED IN SEPTEMBER 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF VALLEY FIELDS SUBD LOT 1B	3634 RINEYVILLE RD	1	8.596	8/17/2020	9/1/2020
BUTTERWORTH'S ACRES SUBDIVISION	550 S GRANDVIEW CHURCH RD	2	28.9090	8/27/2020	9/3/2020
AMENDED RECORD PLAT OF THE ORCHARD LOTS 7 & 8	BRAEBURN COURT	-1	0.0000	7/22/2020	9/9/2020
MIKE'S ACRES SUBDIVISION	BATTLE TRAINING ROAD	1	10.0420	1/1/1900	9/11/2020
RECORD PLAT OF THE GRAFTED TREE	BACON CREEK ROAD	2	11.7870	9/3/2020	9/16/2020
AMENDED RECORD PLAT OF GREGWARREN SUBDIVISION, LOT 3B	2191 ROUNDTOP RD	1	0.0000	8/28/2020	9/17/2020
AMENDED RECORD PLAT OF CARRIEWOOD ESTATES, LOTS 11C & 11D	5071 HARDINSBURG RD	0	16.1910	9/15/2020	9/18/2020
RECORD PLAT OF KEVIN'S ACRES SUBDIVISION	SPORTSMAN LAKE RD.	2	6.2120	7/20/2020	9/18/2020
AMENDED RECORD PLAT OF RANDOM WAY SUBDIVISION, LOTS 1 AND 2	9999 & 10039 LEITCHFIELD RD	0	0.0000	9/17/2020	9/21/2020
RECORD PLAT OF RAILROAD ACRES SUBDIVISION	E. MAIN STREET	3	5.0150	9/10/2020	9/21/2020
RECORD PLAT OF BERT & NELLIE'S ACRES	FLINT HILL ROAD	1	12.0310	9/15/2020	9/23/2020
HIGHBAUGH'S ACRES	4515 HARDINSBURG ROAD	0	0.0000	9/22/2020	9/23/2020
		12	98.7830		

Total Records: 12

10/1/2020

The next Board meeting is scheduled for Thursday, November 5, 2020.



Hardin County Board of Adjustment

Four Hundred Thirtieth Meeting

Hardin County Government Center

Second Floor Meeting Room

September 17, 2020 5:00 p.m

1. Call to order
2. Unfinished Business

Continued from 20 August 2020 & 3 September 2020: CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE; MERIAH & JACK MAIN III are requesting a Conditional Use Permit to allow for the construction of a 30'x 30' garage on a vacant lot. The property is a 1.030 acre site located on Jimmy Court in Radcliff, KY known as Lot 35 of Little Ireland Subdivision, Section 4 within the North Urban Planning Area and is zoned Urban Residential (R-1).

3. New Business

A. 5:00 PM – VARIANCE – ROAD FRONTAGE AND LOT WIDTH-TO-LENGTH RATIO; DAVID & CLARISSA YATES AND DARRELL & TINA BIRD are requesting a Variance from the minimum road frontage requirement and the 1:3 lot width-to-length ratio to allow for their property to be further subdivided. The property is a 3.900 acre site located between S Railroad & Templeman Streets in Cecilia, KY within the Cecilia Rural Village and is zoned Convenience Commercial (C-1).

B. 5:15 PM – AMENDED CONDITIONAL USE PERMIT – SAW MILL; D&T LOG AND LUMBER, LLC are requesting an Amended Conditional Use Permit to continue to allow for the operation of a saw mill on site. The property is a 22.68 acre site located at 16508 Leitchfield Road in Big Clifty, KY within the West Hardin Planning Area and is zoned Light Industrial (I-1).

C. Consideration and action on the Minutes for the meeting held on 3 September 2020 (*Attached pgs.3-7*).

D. Informational Items

E. Adjourn



Board Agenda
September 17, 2020
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ED BRYAN – RETIREMENT CELEBRATION

Building Inspector, Ed Bryan is retiring after 18 years of service with the Planning Commission. On Thursday, September 24th from 2pm – 4pm we will have a retirement party in his honor.

The next Board meeting is scheduled for Thursday, October 22, 2020.



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

Hardin County Government Center

Second Floor Meeting Room

September 3, 2020 5:00 p.m

1. Call to order
2. Unfinished Business

Continued from 20 August 2020: VARIANCE – FRONT & SIDE BUILDING SETBACKS; RHONDA & STEVEN HALCHISHICK are requesting a Variance from the front and side building setbacks to allow for the construction of a 30'x 62' pole barn. The property is a 15.047 acre site located at 6402 Wooldridge Ferry Road in Elizabethtown, KY within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).

Continued from 20 August 2020: CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE; MERIAH & JACK MAIN III are requesting a Conditional Use Permit to allow for the construction of a 30'x 30' garage on a vacant lot. The property is a 1.030 acre site located on Jimmy Court in Radcliff, KY known as Lot 35 of Little Ireland Subdivision, Section 4 within the North Urban Planning Area and is zoned Urban Residential (R-1).

3. New Business

- A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** JOSH REED is requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for two existing homes on one property. The property is a 25.049 acre site located at 109 Stewart Road in Lebanon Junction, KY within the KY 313 Corridor and is zoned Residential Estate (R-3).
- B. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK;** RHONDA & MIKE HAUSER are requesting a Variance from the front building setback to allow for the construction of a 32'x50' detached garage. The property is a 5.0194 acre site located at 1176 Brizendine Lane in Vine Grove, KY known as Lot 1 of Foggy Hollow Subdivision within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- C. Consideration and action on the Minutes for the meeting held on 20 August 2020(*Attached pgs.4-9*).
- D. Informational Items



Board Agenda
September 3, 2020
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E. Adjourn

SUBDIVISION PLATS RECORDED IN AUGUST 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF CHASE'S ACRES SUBDIVISION	4039 UPTON MELROSE RD.	1	3.0190	7/28/2020	8/10/2020
RECORD PLAT OF SHELLEY ACRES	439 UNION CHURCH RD	2	22.2510	7/20/2020	8/11/2020
RECORD PLAT OF EARLENE'S ACRES SUBDIVISION	2952 VALLEY CREEK ROAD	2	13.3640	3/18/2020	8/11/2020
CHAD'S ACRES SUBDIVISION	2855 LEITCHFIELD RD	1	2.4930	8/6/2020	8/14/2020
AMENDED RECORD PLAT OF MCCORMACK SUBDIVISION BLOCK A LOTS 34 THROUGH 38	137 MCCORMACK AVE	-3	0.0000	1/1/1900	8/18/2020
AMENDED RECORD PLAT OF MOCKINGBIRD HILLS, SECTION 2, LOT 32A	CANARY DRIVE	0	2.1480	1/1/1900	8/19/2020
BTR DG SUBDIVISION	BATTLE TRAINING RD	1	3.1100	7/6/2020	8/19/2020
AMENDED RECORD PLAT OF BATTLE HEIGHTS SUBDIVISION, LOTS 3 & 4	BATTLE TRAINING ROAD	-1	0.0000	1/1/1900	8/25/2020
RECORD PLAT OF STANDING ROCK FARMS	15911 SONORA HARDIN SPRINGS ROAD (KY 84)	2	9.7330	7/9/2020	8/27/2020
		5	56.1180		

Total Records: 9

8/31/2020



Board Agenda
September 3, 2020
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AUGUST 2020 REPORT

Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 63 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 9 New lots approved for the month• 39 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 27 SFD Permits for the month• 111 SFD Permits for the year• 110 Total Building Inspections for the month• 813 Total Building Inspections for the year• 359 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 95 Total Permits for the month• 705 Total Permits for the year• 163 Total Electrical Inspections for the month• 1,287 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, September 17, 2020.



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

Hardin County Government Center
Second Floor Meeting Room
August 20, 2020 5:00 p.m

1. Call to order
 2. Unfinished Business
 3. New Business
-
- A. **5:00 PM - VARIANCE – FRONT BUILDING SETBACK;** MILLIE & DON BAKER are requesting a Variance from the front building setback to allow for the construction of an addition to their home. The property is a 0.56 acre site located at 110 E Railroad Avenue in Glendale, KY within the Glendale Rural Village and is zoned Tourism & Convenience Commercial (B-2).

 - B. **5:15 PM - VARIANCE – 1:4 LOT WIDTH-TO-LENGTH RATIO;** DOROTHY POWELL is requesting a Variance from the 1:4 lot width-to-length ratio to allow for the property to be further subdivided into two lots. The property is a 8.771 acre site located on the east side of Hodgenville Road (KY 210) in Elizabethtown, KY within the Valley Creek Urban Area and is zoned Urban Residential (R-1).

 - C. **5:30 PM - VARIANCE – FRONT & SIDE BUILDING SETBACKS;** RHONDA & STEVEN HALCHISHICK are requesting a Variance from the front and side building setbacks to allow for the construction of a 30'x 62' pole barn. The property is a 15.047 acre site located at 6402 Wooldridge Ferry Road in Elizabethtown, KY within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).

 - D. **5:45 PM - VARIANCE – SIDE BUILDING SETBACK;** LINDA & CHARLES LEHMAN are requesting a Variance from the side building setback to allow for the replacement of a 12'x 24' attached garage. The property is a 2.5 acre site located at 196 Browns Lane in Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).

 - E. **6:00 PM – CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** MERIAH & JACK MAIN III are requesting a Conditional Use Permit to allow for the construction of a 30'x 30' garage on a vacant lot. The property is a 1.030 acre site located on Jimmy Court in Radcliff, KY known as Lot 35 of Little Ireland Subdivision, Section 4 within the North Urban Planning Area and is zoned Urban Residential (R-1).

 - F. Consideration and action on the Minutes for the meeting held on 6 August 2020 (*Attached pgs.2-10*).

The next Board meeting is scheduled for Thursday, September 3, 2020.



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

Hardin County Government Center

Second Floor Meeting Room

August 6, 2020 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM - VARIANCE – FRONT BUILDING SETBACK; MICHAEL & AMANDA SPARKS** are requesting a Variance from the front building setback to allow for the construction of a single family dwelling to replace the singlewide manufactured home. The property is a 12.34 acre site located at 151 Horn Road in Cecilia, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - B. **5:15 PM - CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE; TERRY & KATHY RIGGS** are requesting a Conditional Use Permit to allow for the construction of an accessory structure (46’x48’ pole barn) on a vacant lot. The property is a 4.7 acre site located to the rear of 2886 Sportsman Lake Road in Elizabethtown, KY within the Valley Creek Urban Planning Area and is zoned Urban Residential (R-1).
 - C. **5:30 PM - VARIANCE – FRONT BUILDING SETBACK; VICTORY LIFE FELLOWSHIP - CHURCH OF GOD OF PROPHECY** is requesting a Variance from the front building setback to allow for the construction of a 10’ x 10’ covered porch addition to the front of the existing church. The property is a 3.825 acre site located at 6112 S. Dixie Hwy in Glendale, KY within the South Dixie Corridor and is zoned Rural Residential (R-2).
 - D. **5:45 PM - AMENDED CONDITIONAL USE PERMIT – MOTORCYCLE REPAIR SHOP; TODD MCGUFFIN** is requesting an Amended Conditional Use Permit to continue to allow for a motorcycle repair shop “Suicidal Motorsports” to remain on the property. The property is a 2.280 acre site located at 1790 Glendale Hodgenville Road West in Glendale, KY and known as Lot 1 of Loving Subdivision, within the Glendale Rural Village and is zoned Rural Residential (R-2).
 - E. Consideration and action on the Minutes for the meeting held on 23 July 2020(*Attached pgs.4-14*).
 - F. Informational Items



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APA-KY ANNUAL MEETING

Adam participated in the APA-KY Annual Meeting over Zoom on 24 July 2020. As Chair of the Awards Committee, he presented former Hardin County Planning Director, Dennis Gordon, FAICP with the William Bowdy Award for Lifetime Achievement by a KY Planner. Dennis is retiring after a 45 year career in Planning.

18 YEARS OF SERVICE

Building Inspector, Ed Bryan celebrated 18 years of service with the Planning Commission on 31 July 2020.

MEADE COUNTY MEETING

Adam & Madeline met with Karen & Allison from Meade County Planning to discuss our Iworq Permit Software System, zoning and building & electrical permit numbers in our jurisdictions.

G. Adjourn

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

JULY 2020 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 54 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 • 34 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 21 SFD Permits for the month • 85 SFD Permits for the year • 101 Total Building Inspections for the month • 703 Total Building Inspections for the year • 296 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 109 Total Permits for the month • 609 Total Permits for the year • 176 Total Electrical Inspections for the month • 1,125 Total Electrical Inspections for the year

The next Board meeting is scheduled for Thursday, August 20, 2020.



Board Agenda
6 August 2020
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SUBDIVISION PLATS RECORDED IN JULY 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF LINCOLN ACRES, PORTION OF LOT 9, AMENDED RECORD PLAT OF IRWIN SUBDIVISION, SECTION 1, LOT 1 & RECORD PLAT OF IRWIN SUBDIVISION, SECTION 2	459 LINCOLN ROAD & 1614 BATTLE TRAINING ROAD	1	177.8000	3/2/2020	7/1/2020
AMENDED RECORD PLAT OF COUNTRY CLUB ESTATES, LOTS 15-17	442, 496 ROUNDTOP RD	-1	0.0000	6/15/2020	7/1/2020
AMENDED BOUNDARY SURVEY OF THE AMOS HALL FARM, TRACTS 13A AND 14A & RECORD PLAT OF HELL'S GATE SUBDIVISION	ST JOHN RD	2	37.1530	6/30/2020	7/8/2020
AMENDED RECORD PLAT OF EUNICE ACRES SUBDIVISION	SONORA HARDIN SPRINGS ROAD	1	3.0000	6/17/2020	7/16/2020
AMENDED RECORD PLAT OF ROYAL OAKS SUBDIVISION, LOTS 1A, 8A,10, AND 11A	81 & 101 RITA WAY, ALISHA WAY & 1595 SPORTSMAN LAKE RD	-1	0.0000	7/1/2020	7/16/2020
AMENDED RECORD PLAT OF KIDDER ESTATES, LOTS 3 & 5	SALT RIVER RD	-1	0.0000	6/25/2020	7/20/2020
AMENDED RECORD PLAT OF NALL-LINCOLN SUBDIVISION LOTS 28 & 33	LINCOLN AVE	-1	0.0000	7/20/2020	7/20/2020
AMENDED RECORD PLAT OF WINDING BROOK SUBDIVISION, LOT 1B & RECORD PLAT OF WINDING BROOK, SECTION 2	1495 BEWLEY HOLLOW RD	1	2.6530	7/21/2020	7/27/2020
STINNETT PLACE	1019 TUNNEL HILL ROAD	2	2.5740	7/1/2020	7/27/2020
BLACKBURN EST SEC 2	106 DEFEW AVE	-1	0.0000	6/4/2020	7/28/2020
		2	223.1800		

Total Records: 10

8/3/2020



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment

Four Hundred Twenty Sixth Meeting

Hardin County Government Center

Second Floor Meeting Room

July 23, 2020 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM - AMENDED CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** DEBRA & JOSEPH SULLIVAN are requesting a Conditional Use Permit to allow for a garden shed to remain on a vacant lot. The property is a 1.246 acre site located on Roswell Drive in Elizabethtown, KY and known as Lot 145 of Santa Fe Subdivision, within the East Urban Planning Area and is zoned Rural Residential (R-2).
 - B. **5:15 PM - VARIANCE- FRONT BUILDING SETBACK – CRAIG & PATRICIA BROWN** are requesting a Variance from the front building setback to allow for the construction of a 16’ x 30’ lean-to attached to an existing barn. The property is a 4.431 acre site located at 1450 Springfield Road in Elizabethtown, KY within the Valley Creek Urban Area and is zoned Urban Residential (R-1).
 - C. **5:30 PM - CONDITIONAL USE PERMIT – RADIO TOWER; ROSANNA & KERRY REEVES** are requesting a Conditional Use Permit to allow for the erection of two radio towers. The property is a 7.823 acre site located at 2964 Webb Mill Road in Eastview, KY and within the South Hardin Planning Area and is zoned Rural Residential (R-2).
 - D. **5:45 PM - CONDITIONAL USE PERMIT – AUTO REPAIR;** CHAD FULKERSON is requesting a Conditional Use Permit to allow for an automotive repair shop. The property is a 2.49 acre site located at 2855 Leitchfield Road (US 62) in Elizabethtown, KY and within the Leitchfield Road Corridor and is zoned General Commercial (C-2).
 - E. **6:00 PM - CONDITIONAL USE PERMIT & VARIANCE – SLAUGHTER HOUSE & SETBACKS;** BLUEGRASS MEAT PROCESSING, LLC are requesting a Conditional Use Permit to allow for the expansion of a slaughterhouse and a Variance from building setbacks for a proposed addition. The property is a 1.232 acre site located at 64 First Union Church Road in Glendale, KY and within the South Dixie Corridor Planning Area and is zoned Heavy Industrial (I-2).
 - F. Consideration and action on the Minutes for the meeting held on 9 July 2020(*Attached pgs.3-12*).



Hardin County
Planning and Development Commission

Board Agenda

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G. Informational Items

H. Adjourn

The next Board meeting is scheduled for Thursday, August 6, 2020.



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

Hardin County Government Center

Second Floor Meeting Room

July 9, 2020 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM - AMENDED CONDITIONAL USE PERMIT – AUTOMOTIVE REPAIR;**
KELLY & ARTHUR BROWN are requesting an Amended Conditional Use Permit to continue to allow for an auto body repair business on site. The property is a 2 acre site located at 10112 Leitchfield Road, Cecilia, KY and known as Lot 1 of Harvel Lakes, within the Stephensburg Rural Village and is zoned Rural Residential (R-2).
 - B. **5:15 PM - CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** KACI & RANDELL FIELDS are requesting a Conditional Use Permit to allow for the construction of a 2,560 sq. ft. pole barn that will exceed the size of the dwelling on site. The property is a 5 acre site located at 3564 S. Dixie Highway in Elizabethtown, KY within the South Dixie Corridor and is zoned Urban Residential (R-1).
 - C. **5:30 PM - VARIANCE – FRONT BUILDING SETBACK;** DEBRA & JOSEPH SULLIVAN are requesting a Variance from the front building setback to allow for the construction of a proposed home. The property is a 1.313 acre site located on Roswell Drive in Elizabethtown, KY and known as Lot 146 of Santa Fe Subdivision, within the East Urban Planning Area and is zoned Rural Residential (R-2).
 - D. **5:45 PM - AMENDED CONDITIONAL USE PERMIT-RECREATIONAL ENTERPRISE;**
JEFF & THERESA PRICE of T & J PRICE PROPERTIES, LLC are requesting an Amended Conditional Use Permit to allow for a Recreational Enterprise (RV Campground) to continue to operate on site. The property is a 12.7 acre site located at 4685 South Wilson Road, Elizabethtown, KY and known as Lot 16A of Longview Subdivision 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 18 June 2020(*Attached pgs. 3-12*).
 - F. Informational Items



Board Agenda
 9 July 2020
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The following items are for informational purposes only and do not require action:

JUNE 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 13 Subdivision plats were approved for the month • 44 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 18 New lots approved for the month • 32 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 8 SFD Permits for the month • 64 SFD Permits for the year • 104 Total Building Inspections for the month • 603 Total Building Inspections for the year • 225 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 101 Total Permits for the month • 499 Total Permits for the year • 176 Total Electrical Inspections for the month • 949 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JUNE 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF HURST FARM DIVISION, SECTION 1, LOT 1 AND RECORD PLAT OF HURST FARM DIVISION, SECTION 3	615 FOWLER LN	1	28.0840	5/21/2020	6/1/2020
RECORD PLAT OF CHRISTINE'S ACRES SUBDIVISION	995 NOLIN ROAD	2	6.0890	4/14/2020	6/5/2020
RECORD PLAT OF GRANDEL MEADOW SUBDIVISION, SECTION 2	4974 RINEYVILLE RD	1	5.0000	5/14/2020	6/11/2020
AMENDED RECORD PLAT OF OREO ESTATES, LOT 2 AND BOUNDARY SURVEY OF THE DOUGLAS GARDNER PROPERTY	SMITH MILL RD	1	0.0000	5/21/2020	6/11/2020
BEE CEE ESTATES, LOT 2	1409 OPTIMIST RD	1	0.0000	1/30/2020	6/12/2020
RECORD PLAT OF CLAGGETT'S ACRES SUBDIVISION	18373 SONORA HARDIN SPRINGS ROAD.	4	45.8880	3/16/2020	6/12/2020
LORA ACRES LOT 7 & 8	IRELAND SCHOOL ROAD	-1	0.0000	4/8/2020	6/15/2020
FULKERSON ADDITION LOTS 43 & 44A; RECORD PLAT OF FARMER ESTATES	502 BOONE ROAD	4	0.0000	4/10/2020	6/15/2020
WOODHAVEN ESTATES LOTS 32, 33, AND 35 THRU 39	MAPLE DRIVE	-5	0.0000	4/2/2020	6/17/2020



Board Agenda

9 July 2020

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SUBDIVISION PLATS RECORDED IN JUNE 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats)	Acres (All Permits)	Completed Date	Final Date
JEAN LEARY PROPERTY LOT 13A	BACON CREEK RD	0	0.0000	4/3/2020	6/18/2020
RECORD PLAT OF BURRIS ESTATES	1984 DUGGIN SWITCH RD	2	3.1870	4/16/2020	6/24/2020
AMENDED RECORD PLAT OF CEDAR HILLS SUBDIVISION LOTS 1-6	212 CEDAR HILL DR	-5	0.0000	6/03/2020	6/24/2020
RECORD PLAT OF K AND K SUBDIVISION	551 BENNETT RD	2	20.0000	6/11/2020	6/26/2020
		7	108.2480		

Total Records: 13

7/1/2020

The next Board meeting is scheduled for Thursday, July 23, 2020.



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

Hardin County Government Center

Second Floor Meeting Room

June 18, 2020 5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from 5 March 2020...

5:00 PM CONDITIONAL USE PERMIT- PERMANENT ACCESSORY DWELLING; BRAD HOLLOMAN is requesting a Conditional Use Permit to allow for a Permanent Accessory Dwelling (800 sq. ft. guest house). The property is a 0.799 acre site located at 3345 Fred Burns Road, Rineyville, KY and known as Lot 11 of Wise Berry Estates, Section 2 within the West Urban Planning Area and is zoned Urban Residential (R-1).

3. New Business

5:30 PM VARIANCE – FRONT BUILDING SETBACK; ARGELIS & GEORGE RAY are requesting a Variance from the front building setback line to allow for the construction of a proposed 30'x30' detached garage. The property is a 2.068 acre site located at 50 Deerfield Court, Elizabethtown, KY and known as Lot 8A of Sycamore Bend, Section 1 within the KY 313 Corridor Planning Area and is zoned Residential Estate (R-3).

5:45 PM CONDITIONAL USE PERMIT- AUTOMOTIVE REPAIR; BEV & LINDA MORRIS AND ADAM ANSON are requesting a Conditional Use Permit to allow for an Automotive Repair business on site. The property is a 1.39 acre site located at 13259 Leitchfield Road, Eastview, KY within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).

6:00 PM CONDITIONAL USE PERMIT – TEMPORARY ACCESSORY DWELLING; PAUL & TAMMI BOLIN-JOHNSON are requesting a Conditional Use Permit for a Temporary Accessory Dwelling to allow for a manufactured home on site for a family caretaker situation. The property is a 10.371 acre site located at 173 Gilbert Lane, Eastview, KY and known as Lot 9B of Donna Acres, within the West Hardin Planning Area and is zoned Rural Residential (R-2).

- A. Consideration and action on the Minutes for the meeting held on 26 March 2020(*Attached pgs.6-7*).



Board Agenda
18 June 2020
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B. Annual Nomination and Election of Officers (*current positions*)

- Chairman – Bob Krausman
- Vice Chairman – Greg Youngblood
- Secretary – Steve Steck

C. Informational Items

D. Adjourn

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

1 YEAR OF SERVICE & GRADUATION

Chris Butz, Planner, celebrated 1 year of service with the Planning Commission on 11 May 2020.

Chris also completed his Masters of Urban Planning Degree at the University of Louisville in May and received the Outstanding Student Award!

NATIONAL PLANNING CONFERENCE

Adam & Chris are participating in the first ever, online National Planning Conference hosted by the American Planning Association with the ability to obtain over 20 hours of continuing education.

EAST ELIZABETHTOWN CONNECTIVITY STUDY

Adam attended a Zoom meeting with various planners and engineers from the area on 27 May 2020 that was the kick off of the East Elizabethtown Connectivity Study being funded by the Elizabethtown-Radcliff Metropolitan Planning Organization and KY Transportation Cabinet District #4. QK4 from Louisville was awarded the contract and Adam is on the project team.

APA-KY MEETING

Adam attended a Zoom meeting of the KY Chapter of the American Planning Association on 27 May 2020. The topics of discussion were rescheduling the Spring & Fall conferences and finalizing the 2019 Annual Report.

WEST POINT TRAIL MEETING

Adam participated in a Zoom meeting of the West Point Revitalization Committee to continue the discussion of a trail network to connect West Point to the Louisville Loop.

BUILDING INSPECTOR CONTINUING EDUCATION

Ed & Jimmy are obtaining continuing education hours online in June participating in a workshop series hosted by the American Institute of Architects, Code Administrators Association of KY and the KY Office of Housing, Buildings and Construction.



Board Agenda
 18 June 2020
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MARCH 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 21 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 8 New lots approved for the month • 21 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 10 SFD Permits for the month • 35 SFD Permits for the year • 87 Total Building Inspections for the month • 284 Total Building Inspections for the year • 97 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 74 Total Permits for the month • 230 Total Permits for the year • 124 Total Electrical Inspections for the month • 424 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN MARCH 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MACI DILL ACRES	HARDINBURG ROAD (KY 86)	3	17.9150	1/1/1900	3/3/2020
RECORD PLAT OF C AND C ESTATES	8855 NEW GLENDALE ROAD	1	3.3450	2/27/2020	3/3/2020
AMENDED RECORD PLAT OF CALVERT ESTATES, SECTION 1, LOTS 1 & 2	1887 S. LONG GROVE RD.	0	0.0000	1/7/2020	3/5/2020
RECORD PLAT OF HURST FARM DIVISION	615 FOWLER LN.	1	5.0000	1/6/2020	3/10/2020
AMENDED RECORD PLAT OF GARDEN VIEW ESTATES, LOT 2	71 TRIBUTE COURT	0	0.0000	2/28/2020	3/10/2020
MELS ACRES SUBDIVISION, LOT 2	11 TRIBUTE COURT, RADCLIFF, KY	1	0.0000	2/18/2020	3/12/2020
SPORTSMAN LAKE LOTS 6A, 9-11 & 12A OF BLOCK 5 AND LOTS 3,4 & 5 OF BLOCK 6	304 LAKE SHORE DR	-5	0.0000	1/6/2020	3/23/2020
RECORD PLAT OF CAK FARMS	HOOVER HOLLOW RD	1	14.7250	3/4/2020	3/25/2020
AMENDED RECORD PLAT OF REBECCA ROSE FARM, LOT 1B	3903 SALT RIVER ROAD, RINEYVILLE, KY	1	0.0000	2/10/2020	3/27/2020
		3	40.985		

Total Records: 9

4/2/2020



Board Agenda
 18 June 2020
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APRIL 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 1 Subdivision plats were approved for the month • 22 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 0 New lots approved for the month • 21 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 12 SFD Permits for the month • 47 SFD Permits for the year • 109 Total Building Inspections for the month • 393 Total Building Inspections for the year • 134 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 91 Total Permits for the month • 321 Total Permits for the year • 180 Total Electrical Inspections for the month • 604 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2020

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMENDED RECORD PLAT OF ISLAND TRACS SUBDIVISION, LOT 1A AND REVISED BOUNDARY SURVEY OF THE JOANN TAUL REVOCABLE TRUST PROPERTY	3438 HARDINBURG RD	0	-5.1580	3/18/2020	4/1/2020
			0	-5.1580		

Total Records: 1

5/1/2020

MAY 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 31 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 6 New lots approved for the month • 25 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 9 SFD Permits for the month • 56 SFD Permits for the year • 103 Total Building Inspections for the month • 498 Total Building Inspections for the year • 173 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 77 Total Permits for the month • 398 Total Permits for the year • 169 Total Electrical Inspections for the month • 773 Total Electrical Inspections for the year



Board Agenda

18 June 2020

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SUBDIVISION PLATS RECORDED IN MAY 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
MASTERSON'S ACRES	5537 S LONG GROVE ROAD	1	12.8310	4/20/2020	5/4/2020
AMENDED RECORD PLAT OF NOLIN RIVER SUBDIVISION, SECTION 2, LOT 8	RIVERSIDE LANE	1	0.0000	1/1/1900	5/14/2020
AMENDED RECORD PLAT OF LOTS 12 & 13 MAGGIE'S ACRES SUBDIVISION	W RHUDES CREEK RD	-1	0.0000	5/11/2020	5/15/2020
AMENDED RECORD PLAT OF COLEEN ACRES SUBDIVISION, LOT 1 AND BECKLEY WOODS SUBDIVISION, LOT 87	4655 NEW GLENDALE RD & BECKLEY WOODS DR	0	0.0000	4/10/2020	5/18/2020
AMENDED RECORD PLAT OF MEL'S ACRES SUBDIVISION, LOTS 2A & 2B	11 TRIBUTE COURT, RADCLIFF, KY	0	0.0000	5/5/2020	5/18/2020
RECORD PLAT OF WILLIAM D MARTIN SUBDIVISION	951 BLUE BALL CHURCH RD	2	24.8600	3/25/2020	5/18/2020
RECORD PLAT OF HURST FARM DIVISION, SECTION 2	FOWLER LANE	1	5.0110	5/21/2020	5/28/2020
WILLYARD FARM SUBDIVISION LOTS 3 & 4	RINEYVILLE BIG SPRINGS ROAD	-1	0.0000	4/22/2020	5/28/2020
AMENDED RECORD PLAT OF HURST FARM DIVISION, SECTION 1, LOT 1 AND RECORD PLAT OF HURST FARM DIVISION, SECTION 3	615 FOWLER LN	1	28.0840	5/21/2020	5/28/2020
		4	70.7860		

Total Records: 9

6/2/2020

The next Board meeting is scheduled for Thursday, June 25, 2020 at 5:00 p.m.



Hardin County
Planning and Development Commission

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

Hardin County Government Center

Second Floor Meeting Room

March 26, 2020 5:00 p.m.

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

A. VARIANCE - FRONT BUILDING SETBACK; CHRISTOPHER & ANGELA

KNIGHT are requesting a Variance from the front building setback to accommodate the house under construction on site. The property is a 13 acre site located at 881 George Tabb Road, Upton, KY and known as Lot 1 of Angela's Acres, within the South Hardin Planning Area and is zoned Rural Residential (R-2).

B. Consideration and action on the Minutes for the meeting held on 5 March 2020(*Attached pgs. 2-7*).

C. Informational Items

D. Adjourn

The next Board meeting is scheduled for Thursday, May 7, 2020.



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

Hardin County Government Center

Second Floor Meeting Room

March 5, 2020 5:00 p.m.

- A. **CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** BRAD HOLLOMAN is requesting a Conditional Use Permit to allow for a Permanent Accessory Dwelling (800 sq. ft. guest house). The property is a 0.799 acre site located at 3345 Fred Burns Road, Rineyville, KY and known as Lot 11 of Wise Berry Estates, Section 2 within the West Urban Planning Area and is zoned Urban Residential (R-1).

- B. **AMENDED CONDITIONAL USE PERMIT – TEMPORARY ACCESSORY DWELLING;** ROGER & SHIRLEY STILLWELL are requesting an Amended Conditional Use Permit to continue to allow for a Temporary Accessory Dwelling (20’x30’ manufactured home) to remain on the property as the third dwelling on site. The property is a 9 acre site located at 408 Summit Eastview Road in Eastview, KY and known as Lot 7 of Tree Top Estates within the West Hardin Planning Area and is zoned Rural Residential (R-2).

- C. **VARIANCE – FRONT BUILDING SETBACK;** WILLIAM & ANGELA ANDERSON are requesting a Variance from the front building setback to allow for the construction of a 60’x 60’ agricultural barn. The property is a 6 acre site located at 1906 Lee School Road, Sonora, KY and known as Lot 1 of Strader’s Acres Subdivision within the South Hardin Planning Area and is zoned Rural Residential (R-2).

- D. Consideration and action on the Minutes for the meeting held on 20 February 2020 (*Attached pgs.3-10*).

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

The next Board meeting is scheduled for Thursday, April 16, 2020.



Board Agenda
 5 March 2020
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FEBRUARY 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 12 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 6 New lots approved for the month • 18 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 12 SFD Permits for the month • 25 SFD Permits for the year • 82 Total Building Inspections for the month • 196 Total Building Inspections for the year • 70 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 65 Total Permits for the month • 156 Total Permits for the year • 144 Total Electrical Inspections for the month • 301 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN FEBRUARY 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF DONNIE'S ACRES , PROPERTY BY LAUREL RIDGE FRAMING	15340 SALT RIVER RD.	3	9.5700	1/16/2020	2/4/2020
SKEES ACRES LOTS 8C & 9B	345 ST AMBROSE CHURCH LANE	0	0.0000	1/10/2020	2/5/2020
AMENDED RECORD PLAT OF MCCORMACK SUBDIVISION, BLOCK D, LOTS 40- 43 AND 1/2 OF LOT 39	138 MCCORMACK AVE	-3	0.0000	1/1/1900	2/6/2020
AMENDED RECORD PLAT OF ELMORE SUBDIVISION, LOTS 2 & 3	9133 & 9081 LEITCHFIELD RD	2	7.7000	1/1/1900	2/14/2020
AMENDED RECORD PLAT OF TRUBY ACRES SUBDIVISION, LOT 1 AND BOUNDARY SURVEY OF THE DOUBLE L PROPERTIES, LLC TRACT A	6532 HARDINSBURG RD	0	0.0000	2/10/2020	2/19/2020
G CHILDREN'S HOME SUBDIVISION, SECTION 4, LOT 20	2125 GILEAD CHURCH RD.	1	0.0000	12/9/2019	2/21/2020
		3	17.2700		

Total Records: 6

3/2/2020



Hardin County
Planning and Development Commission

Hardin County Board of Adjustment

Four Hundred Twenty First Meeting

Hardin County Government Center

Second Floor Meeting Room

February 20, 2020 5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from January 16, 2020

CONDITIONAL USE PERMIT - AUTOMOTIVE REPAIR BUSINESS; RAJA RIDING & WELLNESS, LLC (Owners) and CHARLIE PEPPERS (Applicant) are requesting a Conditional Use Permit to allow for an Automotive Repair Business within a proposed 32'x48' detached garage. The property is a 3 acre site located at 4824 Roundtop Road, Elizabethtown, KY and known as Lot 1A of Wheeler Estates within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

3. New Business

A. **VARIANCE – FRONT & REAR BUILDING SETBACK;** MERRY E SWENSON is requesting a Variance from the front building setback line along Coon Hunters Lane and the rear building setback to allow for a proposed 12'x14' shed. The property is a 0.930 acre site located at 6810 Bardstown Road, Elizabethtown, KY within the East Hardin Planning Area and is zoned Rural Residential (R-2).

B. **CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** ARTHUR & LINDA HURLEY are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 1200 sq. ft. guest house. The property is an 11.03 acre site located at 6421 S. Dixie Highway, Glendale, KY and known as Lot 1A of Glendale Junction Farm within the South Dixie Planning Area and is zoned Rural Residential (R-2).

C. Consideration and action on the Minutes for the meeting held on 6 February 2020 (*Attached pgs.3-9*)

D. Informational Items

E. Adjourn

The next Board meeting is scheduled for Thursday, March 5, 2020.



Board Agenda
 20 February 2020
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The following items are for informational purposes only and do not require action:

12 years of service Adam C. King, AICP, Director, celebrated 12 years of service with the Planning Commission on February 15.

JANUARY 2020 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 6 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 19 New lots approved for the month • 15 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 13 SFD Permits for the month • 154 SFD Permits for the year • 114 Total Building Inspections for the month • 114 Total Building Inspections for the year • 39 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 90 Total Permits for the month • 90 Total Permits for the year • 157 Total Electrical Inspections for the month • 157 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN JANUARY 2020

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HAMILTON HILL SUBD.	MEETING CREEK RD.	1	1.0000	10/24/2018	1/7/2020
ANNA LEE MEADOWS SEC. 2	111 HARTLEY LANE	1	3.0010	10/1/2019	1/15/2020
RECORD PLAT OF THE STATION AT OTTER CREEK AND BOUNDARY SURVEY OF THE PAMELA AND SCOTT MATTINGLY FARM	BURNS RD.	1	11.1940	1/13/2020	1/17/2020
RECORD PLAT OF MY BLESSITT VALLEY SUBDIVISION, SECTION 2	11585 FLINT HILL RD.	2	24.8200	1/14/2020	1/23/2020
ROSEY-TULIP SUBDIVISION	GAITHER STATION ROAD	14	16.0560	11/13/2019	1/23/2020
AMENDED RECORD PLAT OF LYNNWOOD SUBDIVISION # 3, LOTS 18-22	ECHO LN.	-4	0.0000	10/11/2019	1/24/2020
		15	56.071		

Total Records: 6

2/3/2020



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

Hardin County Government Center
Second Floor Meeting Room
February 6, 2020 5:00 p.m.

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

A. AMENDED CONDITIONAL USE PERMIT – WEDDING &

EVENT VENUE; MICHELLE & JOHN EDWARDS doing business as “The Place at Gilead” are requesting an Amended Conditional Use Permit to continue to allow for a wedding & event venue on site. The property is a 12 acre site located at 495 Gilead Church Road, Glendale, KY within the Glendale Industrial Planning Area and is zoned Rural Residential (R-2).

B. CONDITIONAL USE PERMIT & VARIANCE - ACCESSORY STRUCTURE & FRONT BUILDING SETBACK; BEVERLY PUCKETT

is requesting a Conditional Use Permit to allow for the construction of an addition to an existing accessory structure without a dwelling on site. She is also requesting a Variance from the front building setback. The property is a 1.520 acre site located at 1296 Rineyville School Road, Rineyville, KY and known as Lot 88B of Lavista Estates, Section 2 within West Urban Planning Area and is zoned Urban Residential (R-1).

C. VARIANCE – FRONT BUILDING SETBACK; TIMOTHY & TARA

MARTIN are requesting a Variance from the front building setback line along Hansborough Road to allow for a proposed addition to the front and rear of the home. The property is a 0.55 acre site located at 4730 N Long Grove Road, Cecilia, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).

D. VARIANCE – FRONT BUILDING SETBACK; JOSEPH &

ELIZABETH VANCE are requesting a Variance from the front building setback line along Akers School Road to allow for a proposed addition to the detached garage. The property is a 3 acre site located at 45 Akers School Road, Upton, KY within the South Hardin Planning Area and is zoned Rural Residential (R-2).



Hardin County
Planning and Development Commission

Board Agenda
6 February 2020
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E. Consideration and action on the Minutes for the meeting held on 16 January 2020 (*Attached pgs.3-6*)

F. Distribution of the 2019 Annual Report.

G. Informational Items

H. Adjourn

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

APA-KY Executive Board Meeting Adam hosted a meeting of the APA-KY Executive Board at the Hardin County Government Center with 7 planners from across the Commonwealth in attendance on Friday, January 24, 2020.

The next Board meeting is scheduled for Thursday, February 20, 2020 at 5:00 P.M.



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

Hardin County Government Center

Second Floor Meeting Room

January 16, 2020 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. **CONDITIONAL USE PERMIT – ACCESSORY STRUCTURE;** MARK & DEBRA NELSON are requesting a Conditional Use Permit to allow for the construction of a 60’x80’ barn that will exceed the size of the home on site. The property is a 2.35 acre site located at 2637 Cecilia Road, Elizabethtown, KY and known as Lot 12 of Ruth Estates within the West Urban Planning Area and is zoned Urban Residential (R-1).
 - B. **CONDITIONAL USE PERMIT - AUTOMOTIVE REPAIR BUSINESS;** RAJA RIDING & WELLNESS, LLC (Owners) and CHARLIE PEPPERS (Applicant) are requesting a Conditional Use Permit to allow for an Automotive Repair Business within a proposed 32’x48’ detached garage. The property is a 3 acre site located at 4824 Roundtop Road, Elizabethtown, KY and known as Lot 1A of Wheeler Estates within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
 - C. Consideration and action on the Minutes for the meeting held on 19 December 2019 (*Attached pgs.3-10*).
 - D. Informational Items
 - E. Adjourn

The next Board meeting is scheduled for Thursday, February 6, 2020 at 5:00 P.M.

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



Board Agenda
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DECEMBER 2019 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 97 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 10 New lots approved for the month • 84 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 9 SFD Permits for the month • 154 SFD Permits for the year • 86 Total Building Inspections for the month • 1273 Total Building Inspections for the year • 482 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 65 Total Permits for the month • 1110 Total Permits for the year • 129 Total Electrical Inspections for the month • 2001 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF PARKER PLACE ESTATES LOTS 1 & 2	HARDINBURG RD	-1	0.0000	1/1/1900	12/2/2019
RECORD PLAT OF STILLWELL & STILLWELL	3425 MEETING CREEK RD.	0	0.0000	1/1/1900	12/3/2019
RECORD PLAT OF WEEKLY ACRES	1757, 1801, & 1855 SPRINGFIELD RD.	3	3.9800	9/20/2019	12/5/2019
BROOK NOE SUBDIVISION, BLOCK A, LOTS 5-9	89 RAIL FENCE LOOP	-4	0.0000	9/5/2019	12/6/2019
AMENDED RECORD PLAT OF ROSCOE AND HELEN'S ROOST, LOT 2 & RECORD PLAT OF ROSCOE AND HELEN'S ROOST, SECTION 2	2499 & 2460 KNOX AVE	1	0.3660	10/3/2019	12/12/2019
AMENDED RECORD PLAT OF NOLIN RIVER SUBDIVISION SEC. 2 LOT 10A & RECORD PLAT OF NOLIN RIVER SUB. SEC. 3	S Dixie HWY & RIVERSIDE LANE	1	15.6760	10/15/2019	12/17/2019
YUMON HART VIEW LOTS 1-5	1159, 1169, 1245, & 1305 SUMMIT ROAD	-1	0.0000	12/12/2019	12/19/2019
AMENDED RECORD PLAT OF PELLMAN MANOR, SECTION 1, LOTS 14 THRU 25	MARIAN COURT	-6	0.0000	11/8/2019	12/20/2019
RECORD PLAT OF HOMER'S ACRES SUBDIVISION	982 W. GLENDALE HODGENVILLE RD.	2	6.0680	1/1/1900	12/26/2019
DIANE SUBDIVISION	3137 STOVALL ROAD	3	9.5700	9/23/2019	12/30/2019
		-2	35.6600		

Total Records: 10

1/2/2020