

## Hardin County Planning and Development Commission

Minutes: 3 December 2019

Page 1 of 9

Chairman Mark Hinton called the seven hundred third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 3 December 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Steve Steck (Member) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Planner Chris Butz, Planning Assistant Julia McBeth, Hardin County Engineer Vicki Meredith, P.E., Assistant Hardin County Attorney Shelt Michael Lewis and the individuals listed on the attached sign-in sheet.

At 5:06 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant Hardin County Attorney Shelt Michael Lewis to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:15 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential (R-2) to Convenience Commercial (C-1) to allow for the construction of a 9,100 sq. ft. Dollar General store. The property is a 2.03 acre site located at 6418 Big Spring Road, Big Spring, KY within the West Hardin Planning Area. **MICHEAL & BRANDI STEWART** are the owners of the property which is identified by PVA parcel number 025-00-00-002 and the applicant is **SC DEVELOPMENT, LLC** of 768 North Highland Avenue, Jackson, TN. Director King explained the public notice requirements, presented and entered the exhibits into the record, reviewed the staff report and power point slide presentation regarding the proposed Zoning Change Map Amendment.

At 5:24 p.m. Attorney, Jon Baker, of 500 West Jefferson Street, Suite 2800, Louisville, KY representing the owners & applicant provided testimony, answered questions from the Commission members and staff. He stated Director King had done a comprehensive job of reviewing their application, presenting the powerpoint and the staff report. He explained SC Development looked at a few potential properties in the Big Spring area which for various reasons would not work. He indicated that Michael Stewart has owned the subject property for 3 years, with the property listed with several realtors for 2 years, and he had looked into restoring the old home (built circa 1845 per PVA records) on the property but the potential costs made it not financially feasible. Mr. Baker stated the zone change request is appropriate as it meets the 4 Step Process of Hardin County's Comprehensive Plan which has outlined in the submitted application. He cited that the property east of the site and across the street are both zoned commercial. He indicated that the applicant has done their due diligence with regards to having geotechnical and drainage reports produced and being in contact with KYTC and Hardin County Engineering Office regarding any potential issues. He noted Big Spring is a crossroads town where three state highways converge. Lastly, Mr. Baker explained they do not want to put anyone out of business, but simply provide another

## **Hardin County Planning and Development Commission**

Minutes: 3 December 2019

Page 2 of 9

retail option with goods not sold at the Big Spring Country Store directly across the street from the site.

At 5:36 p.m. Chairman Hinton asked if there are sinkholes on the property.

Mary Geisler Domigan, of Geisler Domigan Engineers, PLLC, of 3318 Wood Valley Court, Lexington, KY answered, advising the site is flat, the land slopes up to the rear and she provided the Commission with full size copies of Dollar General's proposed Development Plan. She stated the borings are the same across the site and if there were sinkholes, the borings wouldn't have been as consistent.

Director King asked for clarification regarding the geotechnical report and how/where the borings were done.

Joey Daughtery, of Solid Ground Consulting Engineers, PLLC, of 1403 Lexington Road, Richmond, KY spoke advising the layer of ground shown is a depression, not a sinkhole and they look for voids when drilling on the property with none being found. He continued when boring on site, they found nothing uncommon and that there was 5-7' before they hit bedrock. Mr. Daughtery indicated that water has to find a path to travel and will travel along the path of least resistance. Their goal is to continue to allow for the water to do what it has always done.

Mary Geisler Domigan stated that drainage is critical on this site with an increase in impervious area, they will put in a swale around the building to a detention basin reducing water flow back to pre-development of the property. They have analyzed a 100 year flood event to 1 hour and 100 year flood event to 6 hour event. She has designed the site to include both a detention basin and a bio-retention pond to help with water quality.

At 5:49 p.m. Member Steck asked how deep the basins would be.

Mary Geisler Domigan explained that both basins would be about 2' deep.

At 5:52 p.m. Member Jagers II made a motion to extend the hearing time to allow for 15 additional minutes of testimony for both sides. The motion received a second by Vice Chair Lowe and carried unanimously.

Secretary Jagers II, asked how big of an area they did borings on.

Joey Daughtery explained that they did the borings in the location of the proposed store and parking lot.

At 5:53 p.m. Chairman Hinton then called for anyone in the audience wishing to ask questions of the applicant to come forward.

## Hardin County Planning and Development Commission

Minutes: 3 December 2019

Page 3 of 9

Bob Griffith, of 836 Clarkson Road, Vine Grove, KY asked Director King to go back to a slide in the powerpoint which illustrated the GIS "Sinkhole layer". He asked the applicant's Engineers if there is a depression or water feature on the subject site or adjacent to the site? He also asked if the "Big Spring" nearby is a collapsed sinkhole? He asked how close the closest sinkholes are to the site? He asked if there is a reason that ponds have difficulty holding water in this area? Lastly, he asked if the borings were only done on the subject property?

Mary Geisler Domigan responded that yes water flows to the nearby "Big Spring" but that the spring was not surveyed because it is not on the subject site.

Fred Blankenship, of 2386 North Grandview Church Road, Cecilia, KY explained that KY is a karst area and asked if the borings went beyond the rock on site would they reach a cave?

Mary Geisler Domigan explained that she had done a site visit to the "Big Spring" and measured 18' from the ground to the water level with a tape measure but that she was unsure if there was a cave under the subject site.

Jeff Hamilton, of 4316 Big Spring Road, Vine Grove, KY then asked Director King to navigate to his personal website where he had pictures from inside of the Big Spring taken from a kayak. He entered **Exhibit V.** into the record which were, "Pictures from a kayak taken within the Big Spring" (<https://bigspringky.weebly.com/behind-the-mouth-of-big-spring.html>)

Dan Hardaway, of 5601 Big Spring Road, Vine Grove, KY asked what the soil type of the area is? He also asked whether or not they were certain the borings hit bedrock?

Joey Daughtery said that all 9 boring locations hit refusal, which is bedrock. He indicated that core samples of the rock were not done but that he and other engineers within his firm call it bedrock. He explained that to determine whether it is limestone, shale or sandstone; core samples of the rock would have to be done.

George Childers, of 1232 Bratcher Lane, Vine Grove, KY asked what parts per million of stormwater runoff would equate to an environmental impact?

Mary Geisler Domigan responded that when water quality is evaluated, they look at the percentage of impervious surface on site (both pre and post development) and that the Hardin County Stormwater Manual has a base set of criteria. She indicated they needed 2,600 sq. ft. to comply and that they were providing 3,000 sq. ft.

At 6:10 p.m. Assistant County Attorney Lewis indicated that the 45 minute time period allotted for the applicant and questions for the applicant was complete.

## Hardin County Planning and Development Commission

Minutes: 3 December 2019

Page 4 of 9

At 6:10 p.m. Chairman Hinton called for anyone wishing to speak in opposition to come forward and state their name and address for the record.

Bob Griffith presented **Exhibit W.** into the record, which were 234 letters in opposition of the request with names, addresses and/or phone numbers of those against the Zone Change. Mr. Griffith indicated that he lived in Big Spring from 1987-2015 and that his wife's family has lived there since 1817. He still owns 3 historic properties in Big Spring including the old post office, doctor's office and general store. He then asked Director King to navigate the powerpoint to the photos so that he could describe the various historic buildings still left in the community. Mr. Griffith also explained that he is an attorney and a former Chairman of the KY Heritage Council. He believes that the home on the subject site could be saved due to the integrity of the exterior walls. He believes that the brick work is not failing, that the roof is still intact and that the house would not even need to be tuck pointed. Mr. Griffith stated that he believes there have been no major changes in the area and that the existing zone is appropriate, so the only question is whether or not the proposal is in agreement with the Comprehensive Plan. He then went over the 4 step process and explained how the proposal was not in agreement. For Step 1, he indicated that it was not in compliance as far as fire protection and that the size and scale was not compatible with the 19<sup>th</sup> century buildings in Big Spring. He stated that no attempt was made to mimic the historical character of the community. For Step 2, he cited non-compliance with fire protection and also that the home on the subject site is the second oldest structure in the area and demolishing it was not in agreement with the Comp Plan. For Step 3, he stated there are not even 100 people in Big Spring and that additional neighborhood commercial is not needed, he also listed nearby Dollar Generals within driving distance. For Step 4, he stated within the West Hardin Planning Area, it states that proposals should preserve and enhance the rural character of the area. He stated Big Spring is resoundingly opposed to this and that they do not want to become a regional shopping center for chain stores. He cited Goal 5, Objective 7 that history has shown that Big Spring can only support 1 store; Goal 7, Objective 4 that the home on site is eligible for both the state and national register of historic places; and Goal 12, Objective 3 that destroying the historic home would not encourage civic pride. Lastly, he ended by stating the proposal should be denied because of the sinkhole/spring, it was not in compliance as far as fire service and the historic home should not be destroyed.

Michelle Millam, of 143 Rosetta Corners Road, Irvington, KY stated she had moved to the area 4 years ago because it was a beautiful place with nice people. She stated that farmers use the spring as a source of water for their wells. She cited all the other nearby Dollar General Stores to include Custer, Rineyville and Hardinsburg. She indicated the community could fix the house so that it would be preserved.

Ryan Tozier, 225 McDonald Lane, Big Spring, KY stated he has lived in Big Spring since 2006 and that he had retired from the military in 2012. He moved to Big Spring to

## Hardin County Planning and Development Commission

Minutes: 3 December 2019

Page 5 of 9

raise kids and retire there and that now his parents have also relocated there. He stated that corporate retail is not wanted in their small town. He also believes the proposed modern building does not fit within the historical landscape. He stated the policies and criteria as outlined in the Comprehensive Plan are not optional but are standards set in stone. He stated that Big Spring is a major crossroads for the small number of people that live there but that Dollar General would serve regional and area-wide demand. He believes the Dollar General business model is market saturation that will shut down their local store. He cited his opposition being due to non-compliance with fire protection, the natural spring/sinkhole nearby and that the land historically floods. He called the "Big Spring" both a historic and environmental element of the community. He entered **Exhibit X**. into the record which was a poster with photos of flooding in the Big Spring area.

Nikesh Patel, of 717 Timber Lane, Elizabethtown, KY and 6472 Big Spring Road, Big Spring, KY stated that he is the owner of the Big Spring Country Store across the street. He entered **Exhibit Y**. into the record which were photos from a fire on July 31, 2016 that destroyed the store. He stated that without better fire protection for the area that another catastrophe is just waiting to happen. He also stated that historically, the small community of Big Spring can only support one store and allowing Dollar General in would just eventually create another empty building. He stated that he knows his customers by name, his store serves as a community meeting place and that he is even open on Thanksgiving and Christmas for folks with no family or nowhere to go. He indicated that everyone in the room against the proposal is his family.

Scott Basham, of 4491 North Grandview Church Road, Vine Grove, KY indicated that he wants to be able to get gas and a hot meal in Big Springs which he can currently get at the Big Spring Country Store. He also stated that there are grants to help rebuild historic homes.

David Tozier, of 503 McDonald Lane, Big Springs, KY stated that he has lived in the area for 14 months. He asked if Susan Cox Development was already the owner of the property? He believes that Dollar General puts small town stores out of business and contributes to "food deserts". He also stated that Dollar General would not add any value to the town. He does not want to lose local gas and hot food if Dollar General puts the Big Spring Country Store out of business.

Timothy Regan, of 6260 High Plains Road, Big Spring, KY stated he owns a farm that adjoins the site and that there are two large sinkholes near the subject property. He also brought up a lack of law enforcement in the area due to its rural location and feared there would be crime issues due to the Dollar General from his years of experience in law enforcement.

## **Hardin County Planning and Development Commission**

Minutes: 3 December 2019

Page 6 of 9

At 6:55 p.m. Assistant County Attorney Lewis announced that the 45 minutes for those speaking in opposition has now concluded.

At 6:56 p.m. Chairman Hinton closed the Public Hearing and called on Director King to restate the application, present the Staff Report and make a staff recommendation. Director King gave the staff recommendation for approval of the Zoning Change from Rural Residential (R-2) to Convenience Commercial (C-1) and presented Resolution 2019-012 for approval. He also explained to the audience that the Planning Commission had been given findings of fact and goals in objectives in both favor and opposition of the request. Chairman Hinton then called on the Planning Commission members for any discussion.

At 7:06 p.m. Member Percell stated that it was heartwarming to see so many in this community come together and ultimately they would be the ones to decide whether a Dollar General store would be successful in this location.

At 7:11 p.m. Chairman Hinton stated that in the application, it says that the proposed Dollar General store will be compatible and fit in with its surroundings, but that he does not feel it does.

At 7:13 p.m. Assistant County Attorney Lewis explained to the Commission that it is important to distinguish whether or not a commercial zone in this location would be serving a local demand and not regional or areawide demand, as outlined in the Comprehensive Plan.

At 7:17 p.m. Secretary Jagers II stated that he feels there are environmental concerns with this location due to its proximity to the Big Spring. He does not feel that the environment can support or handle a commercial development in this location.

At 7:20 p.m. Secretary Jagers II made a motion to deny the Zone Change request based on environmental concerns and that there is not adequate fire protection. He cited Goal 3: To provide the citizens of Hardin County with adequate public service and community facilities. Objective 5: To encourage that developments have adequate fire protection. Goal 4: To encourage development to be sensitive to the environmental constraints and natural conditions of its site. Objective 4: To encourage that no development occurs in sinkholes unless adequate preventive measures are taken. Goal 7: To encourage the recognition of historically important sites. Objective 2: To promote the utilization of these sites in a way which is compatible with their historical character. A second was made by Member Steck and he added Goal 12: To preserve the lifestyle,

## Hardin County Planning and Development Commission

Minutes: 3 December 2019

Page 7 of 9

history and natural surroundings of the people of Hardin County. Objective 3: Preserve historic sites and areas of natural beauty. The motion to deny the Zone Change was approved by a vote of 4-0 with member Percell abstaining.

Chairman Hinton announced that there is a 21 day appeal period and that anyone wishing to appeal the decision to Hardin County Fiscal Court should call the Planning Office for the application and fees within 21 days.

Chairman Hinton called for consideration and action on the minutes from the meeting held on November 19, 2019. A motion was made by Member Steck with a second by Secretary Jagers II and the motion passed unanimously.

Chairman Hinton called for consideration and action on the Application Fee Schedule to coincide with the recording fee increases at the County Clerk's Office effective January 1, 2020 for Plats and Certificate of Land Use Restrictions. Director King explained that the recording fees for Plats was increasing from \$20 to \$50 and that the recording fees for Certificate of Land Use Restrictions was increasing from \$16 to \$50. Member Percell made a motion to amend the fee schedule accordingly with a second by Vice Chairman Lowe. The motion passed unanimously.

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

**Western Kentucky Regional APA-KY Conference** Adam attended a one day Conference at the Green River Area Development District in Owensboro, KY on 25 November 2019.

### NOVEMBER 2019 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"><li>• 7 Subdivision plats were approved for the month</li><li>• 87 Subdivision plats were approved for the year</li></ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"><li>• 25 New lots approved for the month</li><li>• 86 Net lots approved for the year</li></ul>
<b>Building Permits:</b> <ul style="list-style-type: none"><li>• 9 SFD Permits for the month</li><li>• 135 SFD Permits for the year</li><li>• 102 Total Building Inspections for the month</li><li>• 1185 Total Building Inspections for the year</li><li>• 458 Total Building Permits for the year</li></ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"><li>• 91 Total Permits for the month</li><li>• 1046 Total Permits for the year</li><li>• 165 Total Electrical Inspections for the month</li><li>• 1872 Total Electrical Inspections for the year</li></ul>

**SUBDIVISION PLATS RECORDED IN NOVEMBER 2019**

<b>Project / Subdivision Name</b>	<b>Site Address</b>	<b>Lots +/- (Plats Final)</b>	<b>Acres (All Permits)</b>	<b>Completed Date</b>	<b>Final Date</b>
AMENDED RECORD PLAT OF RESERVATION FARM, LOT 4 & RECORD PLAT OF RESERVATION FARM, SECTION 3	6042 WOOLDRIDGE FERRY ROAD.	2	14.6000	6/24/2019	11/1/2019
BRAGG ACRES SUBDIVISION	3184 BACON CREEK RD.	1	3.0220	8/27/2019	11/6/2019
AMENDED RECORD PLAT OF HINTON FARM DIVISION, TRACTS 9 & 10, RECORD PLAT OF MAGGIE'S ACRES SUBDIVISION AND BOUNDARY SURVEY OF THOMAS FARM	1892 W. RHUDES CREEK RD	13	50.3210	10/7/2019	11/6/2019
GROEPPE SUBDIVISION SEC. 2 LOT 11	RINEYVILLE BIG SPRINGS ROAD	1	0.0000	8/30/2019	11/7/2019
DAVIS MILLS LANE SUBDIVISION	406 DAVIS MILL LANE	1	5.0730	7/3/2019	11/7/2019
AMENDED RECORD PLAT OF TAM SUBDIVISION, RECORD PLAT OF DEER RIDGE FARM SUBDIVISION & BOUNDARY SURVEY OF JAMES & ALICE CHARBONNEAU FARM	14734 & 15552 SALT RIVER RD	3	10.9400	11/8/2019	11/15/2019
RECORD PLAT OF FARRIS ESTATE	STAR MILLS EASTVIEW RD	4	46.9050	11/1/2019	11/25/2019
		<b>25</b>	<b>130.8610</b>		

**Total Records: 7**

**11/29/2019**

At 7:28 p.m. Chairman Hinton announced that the next meeting will be held on Tuesday, January 14, 2020 at 5:00 p.m. and called for the meeting to be adjourned. Commissioner Steck made a motion to adjourn the meeting. Commissioner Percell provided the second. The motion passed unanimously.



**Hardin County Planning and Development Commission**

Minutes: 3 December 2019

Page 9 of 9

**ADOPTED AND APPROVED THIS 14th DAY OF JANUARY 2020 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS, II SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 19 November 2019

Page 1 of 4

Vice Chairman Lowe called the seven hundred and second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 November 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Steve Steck (Member) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Chairman Mark Hinton, Secretary Larry Jaggars II, Planner Chris Butz, Assistant Hardin County Attorney Shelt Michael Lewis and Planning Assistant Julia McBeth were not in attendance.

At 5:02 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, a Public Facility Review to determine compliance with the Comprehensive Plan (KRS 100-324):

Director King reported that, the Central Hardin Volunteer Fire Department is proposing to lease a 70' X 24' garage at the former Scotty's location at 2884 Battle Training Road, Elizabethtown, KY for a new Fire Station. The property is a 13.809 acre site, located on Lot 2A of Interstate Mowers Place and zoned Heavy Industrial (I-2). Scotty's Contracting & Stone, LLC are the owners of the property which is identified by PVA map parcel number 217-00-00-006.08. Director King gave a summary of the proposal, reviewed the proposed Resolution 2019-011, and presented the reasons established in KRS for approving a Public Facility. Teddy Barker, of Central Hardin Fire Department, Elizabethtown, KY provided testimony and answered questions from the Commission members and staff. He indicated this will be Central Hardin's 3<sup>rd</sup> fire station, they are a volunteer fire department and they cover 87 square miles of Hardin County.

Commissioner Percell made a motion to adopt Resolution Number 2019-011(attached) approving the proposed Central Hardin Volunteer Fire Department Station #3 as a Public Facility and that the request is in agreement with the Comprehensive Plan. The motion was seconded by Member Steck and the motion passed unanimously.

At 5:08 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, a request by Central Hardin Volunteer Fire Department to waive the Inspection fees associated with proposed Fire Station # 3. Director King stated that Teddy Barker, representative of Central Hardin Fire Department, requested that the Building and Electrical permit fees be waived. Director King had previously spoken with David Viers, our contract Electrical Inspector and he agreed to waive his electrical inspection fees. Commissioner Percell made a motion to approve the request from Central Hardin Fire Department to waive the fees associated with the building and electrical permits. Commissioner Steck provided the second. Motion passed unanimously.

## **Hardin County Planning and Development Commission**

Minutes: 19 November 2019

Page 2 of 4

At 5:10 p.m. Vice Chairman Lowe called for consideration and action on the Minutes from the meeting held on 17 September 2019. Commissioner Steck made a motion to accept the minutes as presented. Commissioner Percell provided the second. Motion passed unanimously.

At 5:12 p.m. Vice Chairman Lowe called for consideration and action on Financial Report # 3 September 2019 FY 2020 and Financial Report # 4 October 2019 FY 2020. Commissioner Percell made a motion to accept the financial reports as presented. Commissioner Steck provided the second. Motion passed unanimously.

At 5:20 p.m. Vice Chairman Lowe called for consideration and action on the 2020 Meeting Schedule. Commissioner Steck made a motion to accept the meeting schedule as presented. Commissioner Percell provided the second. The motion passed unanimously.

At 5:30 p.m. Vice Chairman Lowe called for consideration and action on Merit Increases as outlined in FY 2020 Budget. Commissioner Steck made a motion to accept the Merit Increases for FY 2020 Budget as presented. Commissioner Percell provided the second. Motion passed unanimously.

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

**Fort Knox Compatible Use Plan (CUP) Launch Meeting** Adam attended a meeting on September 20, 2019 at the Colvin Community Center in Radcliff hosted by the Lincoln Trail ADD featuring Major General John R. Evans Jr. for a briefing on Fort Knox. Adam has been assigned to the Technical Advisory Committee (TAC) to develop a Compatible Use Plan (previously known as a Joint Land Use Study (JLUS) to promote compatible civilian development surrounding Fort Knox.

**Hardin Counts! 2020 Census Meeting** Adam attended a meeting on September 25, 2019 at the County Government Center of the Census Complete Count Committee regarding preparations for the 2020 Census and focusing on outreach for areas with low response rates.

**APA-KY Fall Conference** Adam & Chris attended a one day Fall Conference at the Barrel House in Lexington, KY on 25 October 2019.

**2 Years of Service** Julia McBeth celebrated 2 years of service with the Planning Commission on 31 October 2019.

**6 Years of Service** Susan Bowen celebrated 6 years of service with the Planning Commission on 1 November 2019.

**27 Years of Service** Madeline Hornback celebrated 27 years of service with the Planning Commission on 2 November 2019.

## Hardin County Planning and Development Commission

Minutes: 19 November 2019

Page 3 of 4

**6 Months of Service** Planner, Chris Butz completed his six month provisional employment period on 8 November 2019.

**KY League of Cities Training** Planning Commission Members Mark Hinton, Larry Jagers II and staff members Chris and Julia attended a House Bill 55 Planning & Zoning Training at the Pritchard Community Center in Elizabethtown, KY on 13 November 2019.

### SEPTEMBER 2019 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 8 Subdivision plats were approved for the month</li> <li>• 73 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 6 New lots approved for the month</li> <li>• 56 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 10 SFD Permits for the month</li> <li>• 126 SFD Permits for the year</li> <li>• 140 Total Building Inspections for the month</li> <li>• 963 Total Building Inspections for the year</li> <li>• 396 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 98 Total Permits for the month</li> <li>• 844 Total Permits for the year</li> <li>• 214 Total Electrical Inspections for the month</li> <li>• 1517 Total Electrical Inspections for the year</li> </ul>

### SUBDIVISION PLATS RECORDED IN SEPTEMBER 2019

Project / Subdivision Name	Site Address	Lots +/- Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF SPRINGWOOD SUBDIVISION, LOT 6	BATTLE TRAINING RD.	0	0.0000	6/19/2019	9/2/2019
CONCORD HEIGHTS SUBD., LOTS 4 & 5	1635 LOCUST GROVE RD	-1	0.0000	5/14/2019	9/4/2019
FLOYD'S ACRES	2001 NEW GLENDALE RD	3	3.1890	8/28/2019	9/11/2019
AMENDED RECORD PLAT OF G. CHILDREN'S HOME SUBDIVISION, LOT 1A & BOUNDARY SURVEY OF TRACT 1B OF CALEB & MIKKI BLAND PROPERTY	GILEAD CHURCH RD	0	0.7560	8/30/2019	9/17/2019
AMENDED RECORD PLAT OF ALANAS ADDITION, LOT 1	3388 MIDDLE CREEK RD.	1	0.0000	1/1/1900	9/17/2019
NEEDHAM SPRINGS FARMS SEC. 3, LOTS 55, 56	NEEDHAM ROAD	0	0.0000	8/9/2019	9/18/2019
AMENDED RECORD PLAT OF WOODCREEK ESTATES, LOT 2A	439 YOUNGERS CREEK ROAD	1	0.0000	9/10/2019	9/23/2019
AMENDED RECORD PLAT OF CORBIT SUBDIVISION, LOT 2A AND ROBERTS SUBDIVISION, LOT 1 AND RECORD PLAT OF CORBIT SUBDIVISION, SECTION 2	1702 & 1711 ST. JOHN RD & FRANKLIN LANE	1	9.0000	9/12/2019	9/23/2019
		<b>5</b>	<b>12.9450</b>		

Total Records: 8

10/1/2019

## Hardin County Planning and Development Commission

Minutes: 19 November 2019

Page 4 of 4

### OCTOBER 2019 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 7 Subdivision plats were approved for the month</li> <li>• 80 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 6 New lots approved for the month</li> <li>• 61 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 10 SFD Permits for the month</li> <li>• 136 SFD Permits for the year</li> <li>• 120 Total Building Inspections for the month</li> <li>• 1083 Total Building Inspections for the year</li> <li>• 430 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 111 Total Permits for the month</li> <li>• 955 Total Permits for the year</li> <li>• 190 Total Electrical Inspections for the month</li> <li>• 1708 Total Electrical Inspections for the year</li> </ul>

### SUBDIVISION PLATS RECORDED IN OCTOBER 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
COLLINBROOK SUBDIVISION, SECTION 2, LOTS 71 & 72	49 MALMAISON CT	-1	0.0000	9/25/2019	10/1/2019
RECORD PLAT OF GLORIA'S HIDEAWAY	2119 MIDDLE CREEK RD	2	6.5650	1/1/1900	10/4/2019
DUNRAVEN PLACE, SECTION 1, LOT 1B	BOONE ROAD	0	0.0000	9/17/2019	10/4/2019
AMENDED RECORD PLAT OF NEWTON ACRES SECTION 1, LOT 1 AND RECORD PLAT OF NEWTON ACRES SECTION 2	1010 Jenkins Road	2	31.8120	7/16/2019	10/7/2019
DAISY ACRES LOT 2	112 KRAFT RD	1	0.0000	9/24/2019	10/18/2019
RECORD PLAT OF PROFFITT ACRES	8697 NEW GLENDALE ROAD, GLENDALE, KY	1	3.4860	10/21/2019	10/28/2019
AMENDED RECORD PLAT OF TROTTERS RIDGE SUBDIVISION, SECTION 2, LOTS 98 & 99	DOWNS LOOP	0	0.0000	10/23/2019	10/30/2019
		<b>5</b>	<b>41.8630</b>		

**Total Records: 7**

**11/1/2019**

At 5:33 p.m. Vice Chairman Lowe announced that the next regular scheduled meeting will be held on Tuesday, December 3, 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:33 p.m. Commissioner Steck made a motion to adjourn the meeting. Commissioner Percell provided the second. The motion passed unanimously.

**ADOPTED AND APPROVED THIS 3rd DAY OF DECEMBER 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS, II SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 17 September 2019

Page 1 of 1

Chairman Mark Hinton called the seven hundredth and first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 September 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Steve Steck (Member) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Planner Chris Butz, Assistant Hardin County Attorney Shelt Michael Lewis and Planning Assistant Julia McBeth were not in attendance.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first and second items on the agenda, **Financial Report # 1 July 2019 FY 2020 and Financial Report # 2 August 2019 FY 2020**. Vice-Chairman Lowe made a motion to accept the financial reports as presented. Secretary Jagers provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:12 p.m. Chairman Hinton called for consideration and action on the Minutes from the meeting held on 6 August 2019. Commissioner Steck made a motion to accept the minutes as presented. Commissioner Percell provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:20 p.m. Director King presented a powerpoint presentation regarding the Land Use and Kentucky Building Code applications for the current year and 2018 comparisons.

At 5:30 p.m. Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, October 15, 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:30 p.m. Secretary Jagers made a motion to adjourn the meeting. Vice-Chairman Lowe provided the second. The motion passed unanimously.

**ADOPTED AND APPROVED THIS 19th DAY OF NOVEMBER 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

GREG LOWE, VICE CHAIRMAN

## Hardin County Planning and Development Commission

Minutes: 6 August 2019

Page 1 of 8

Chairman Mark Hinton called the seven hundredth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 6 August 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Steve Steck (Member) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Planning Assistant Julia McBeth, Planner Chris Butz, Assistant Hardin County Attorney Shelt Michael Lewis, County Engineer Vicki Meredith, P.E. and the individuals listed on the attached sign-in sheet. Administrative Assistant Susan Bowen was not in attendance.

At 5:01 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant Hardin County Attorney Shelt Michael Lewis to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from the Rural Residential Zone (R-2) to the Agricultural Zone (A-1) and a Conditional Use Permit to allow for the operation of a saw mill. The property is a 25.36 acre site located at 124 Millerstown Loop, in Upton, KY. **LEVI & VERNA YODER** are the owners of the property which is identified by PVA map parcel number 177-00-00-033. Director King explained the public notice requirements, presented and entered the exhibits into the record, reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment and Conditional Use Permit request. Levi Yoder, of 124 Millerstown Loop, Upton, KY provided testimony and answered questions from the Commission members and staff. Levi Yoder, stated the saw mill has been in operation since May, running 2 saws with 7 total employees. Typically there are 2 loads in a day and 1 load out. The saw dust is taken to a dairy farm in Clarkson and a horse farm on South Dixie. Currently the saw dust is contained in a covered dump trailer but he would like to obtain a semi-trailer. The saw mill is his families' sole source of income.

Lon Zea, of 229 Millerstown Loop, Upton, KY spoke with concerns regarding saws running constantly at the site, the building permit obtained by Mr. Yoder was for an agricultural structure, not a saw mill, and the encroachment permit issued by the Kentucky Transportation Cabinet was issued for a residential entrance to the property, and not for a business. He further mentioned there is bundled wood for sale sitting in the ditch along Millerstown Road in front of the property.

Ann Wilson, of 3173 Lucas Grove Road, Upton, KY spoke expressing her concerns of nitrate (coming off of the wood & dust on the ground) contaminating surrounding

## **Hardin County Planning and Development Commission**

Minutes: 6 August 2019

Page 2 of 8

sink holes and ponds, traffic safety concerns as large trucks have been traveling to the site on a winding road within a no passing zone, and that the saw mill is running without the proper authorization.

Clarence Williams, of 575 Grayson Street, Upton, KY advised he is employed by Mr. Yoder, he is the only person driving the trucks and front loader moving the bundled wood within the fence line, and there is bundled scrap wood that's along Millerstown Road for sale that is often purchased daily.

At 6:05 p.m. Vice Chairman Lowe asked the applicant about running his business without having the proper authorization.

Levi Yoder, of 124 Millerstown Loop, Upton, KY explained he believed what he was doing was ok as his family was involved and he was trying to make a living.

At 6:07 p.m. County Engineer Vicki Meredith, P.E. then spoke in reference to sinkholes, depressions, and water contamination concerns that had previously been raised. She advised she didn't believe that the proposed saw mill would directly impact or contaminate the surrounding area.

At 6:15 p.m. Chairman Hinton closed the hearing.

At 6:16 p.m. Director King gave a summary of the proposal, went thru the 4 step process as outlined in the Comprehensive Development Guide, reviewed Resolution 2019-009, presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment and he discussed possible conditions that the Planning Commission could place upon the proposed saw mill. He further presented the Staff Recommendation for approval of the Map Amendment Zone Change.

At 6:22 p.m. Chairman Hinton re-opened the hearing so as to allow the Commission Members the opportunity to ask Mr. Yoder further questions and take additional comments from the public regarding the Conditional Use Permit. Chairman Hinton and Director King went into further detail regarding the proposed conditions and they asked Levi Yoder if the conditions would be acceptable to him.

Levi Yoder, of 124 Millerstown Loop, Upton, KY stated he agreed with the conditions, but he might want to change some things in the future. Director King explained if the Zoning Change Map Amendment and the Conditional Use Permit were approved, and



## **Hardin County Planning and Development Commission**

Minutes: 6 August 2019

Page 3 of 8

Mr. Yoder wanted to add on to or change anything regarding the saw mill in the future, he would have to make application with our office, to amend the Conditional Use Permit and Development Plan, and go before the Hardin County Board of Adjustment requesting approval.

Abe Hershberger, of 6691 Sonora Hardin Springs Rd, Hodgenville, KY stated it would be hard to see if trees were blocking sight distances.

Mildred Nelson, of 333 Millerstown Loop, Upton, KY spoke stating on a daily basis she typically sees 3 trucks drive by and turn onto the property and she doesn't want Mr. Yoder to plant trees along the perimeter of the property as that would cut down her line of site.

Lon Zea, of 229 Millerstown Loop, Upton, KY expressed concerns regarding how Mr. Yoder would comply with two of the proposed conditions; watering the gravel areas to minimize the amount of dust with no access to water and erosion and sediment control.

At 6:29 p.m. County Engineer Vicki Meredith, P.E. explained that her office, the Engineering Department, would be tasked with reviewing erosion and sediment control for the area surrounding the property.

At 6:30 p.m. Chairman Hinton closed the hearing and explained if the Commission agreed that the Zone Change is appropriate, they could vote in one motion for the Zone Change and the Conditional Use Permit. Chairman Hinton further explained Mr. Yoder has requested that if the Conditional Use Permit is not granted, he does not wish to proceed with the Zone Change request. Secretary Jagers requested confirmation that if the Conditional Use Permit were to be revoked in the future, the zoning of the property would remain changed to Agricultural. Chairman Hinton and Director King advised that was correct. Member Steck asked if the Zoning for the property had to be changed to agricultural. Director King explained that saw mills are only conditional in Agricultural and Industrial Zones.

Commission Member Percell made a motion to adopt the Staff Report and RESOLUTION Number 2019-009 approving the Map Amendment to Agricultural (A-1) and the Conditional Use Permit for a saw mill based on the staff presentation, the testimony provided at the public hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1,2,5,7,& 8; Step 2: Property Characteristics 1,2,3,& 4; Step 3: Land Use Plan Group: Rural Area; Step 4: Planning Area: South Hardin (#22) and that the proposal is in agreement with the following Goals and

## Hardin County Planning and Development Commission

Minutes: 6 August 2019

Page 4 of 8

Objectives of the Comprehensive Plan:

**Goal 14:** To assure that Hardin County's nonrenewable resources are developed in a manner which will best serve the county.

**Objective 1:** Discourage the conversion of prime agricultural land to other uses and to protect all agricultural land from conflicting developmental activities.

Commissioner Percell stated the request for the Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards for Issuance of a Conditional Use Permit as follows:

- The use shall not tend to change the character and established pattern of development of the area of the proposed use;
- The use shall be in harmony with the uses permitted by right under the Zone in question and shall not affect adversely the use of neighboring properties;
- The location and height of buildings, the location, nature, and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
- The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use;
- The use shall not be detrimental to the public welfare or injurious to property or improvements in the vicinity; and,
- The use shall be in accordance with the purposes of the Zoning Ordinance and the Comprehensive Plan.

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System Zoning Ordinance, based on the staff presentation and the testimony presented in the Public Hearing, Commissioner Percell made a motion to approve the Conditional Use Permit (CUP) with the following conditions:

1. This Conditional Use Permit shall allow for a Saw Mill operation on a 1.650 acre portion of the 25.36 acre farm. Any expansion outside of the existing fenced area shall require an Amended Conditional Use Permit.
2. An encroachment permit for a concrete, Commercial Entrance shall be required from the KY Transportation Cabinet (Please contact Jacob Riggs or Kevin Blain).
3. Adequate parking areas must be designated on the Development Plan along with an area provided for semi-trucks to turn around.

## Hardin County Planning and Development Commission

Minutes: 6 August 2019

Page 5 of 8

4. A port-a-pot must be maintained on site with a contract provided to the Planning Commission.
5. The lumber and finished products shall be stored in the designated area only and shall not inhibit the growth of the required screening.
6. Evergreen trees shall be required on all 4 sides of the operation planted 5' tall and 10' on center to screen the activity.
7. The applicants shall be responsible for dust control on site of the sawdust and gravel areas. A 3-sided durable bin with a concrete floor shall be located on site to contain the sawdust. The gravel areas must be watered down as needed to minimize the amount of dust.
8. No open fires shall be allowed on site in conjunction with the Saw Mill operation.
9. The Hours of Operation shall be 8AM to 5:30PM Monday – Friday for the saws to be in operation, with no operations on Saturday or Sunday.
10. This Conditional Use Permit is issued to the current property owners, Levi & Verna Yoder and shall expire if the property is transferred.
11. The Conditional Use Permit is valid for 1 year and expires on 8/6/2020. After which time, a renewal hearing must be held before the Board of Adjustment.
12. An Erosion & Sediment Control Plan using Best Management Practices shall be required that complies with the County's Ordinance and be approved by the County Engineer.
13. The operation of the Saw Mill shall be performed in accordance with all applicable County, State and Federal rules and regulations.
14. A Development Plan prepared by a Licensed Surveyor or Engineer shall be required.
15. A Certificate of Land Use Restrictions shall be Recorded in the Office of the Hardin County Clerk.
16. A time limit of six months (2/6/2020) for compliance of the conditions as stated herein shall hereby be established. Non-compliance with any conditions shall require an additional hearing before the Planning Commission for potential revocations of the Conditional Use Permit.

Commissioner Steck provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 6:46 p.m. Chairman Hinton announced he would serve as the Hearing Officer for the second item on the agenda, the public hearing on the proposed amendments to the Land Use Element (E2RC Corridor– Planning Area) and re-adoption of the **Planning for Growth, Comprehensive Development Guide**. Chairman Hinton reviewed the Public Hearing procedures and asked Assistant Hardin County Attorney Shelt Michael Lewis to conduct the swearing in ceremony for all those in attendance that planned to

## Hardin County Planning and Development Commission

Minutes: 6 August 2019

Page 6 of 8

speak. Director King explained the public notice requirements, presented and entered the exhibits into the record, and reviewed the powerpoint slide presentation regarding the proposed Amendments to the *Planning for Growth: Comprehensive Development Guide, 2014*. The proposal is to amend the Land Use Element: Planning Area # 11 – E2RC Corridor. The revised language and 3 new maps were presented. The Corridor would be renamed to the KY 361 Corridor – Planning Area and the Planning Area Map would be amended accordingly and the various other elements of the Hardin County Comprehensive Development Guidance would be re-adopted as originally set forth.

At 6:55 p.m. Magistrate Gary King, of 1004 Muirfield Court, Vine Grove, KY asked for clarification regarding where Hardin County's boundaries end on Bullion Blvd. Director King explained that north of Safari Trail is Radcliff City Limits.

At 7:00 p.m. Chairman Hinton closed the hearing. Commissioner Steck made a motion to approve and adopt **RESOLUTION Number 2019-010** approving the proposed amendments to the Land Use Element (E2RC Corridor– Planning Area) and re-adoption of the *Planning for Growth, Comprehensive Development Guide*.

Secretary Jaggars provided the second. Motion passed unanimously.

At 7:02 p.m. Chairman Hinton called for consideration and action on the Minutes from the meeting held on 16 July 2019. Secretary Jaggars made a motion to accept the minutes as presented. Commissioner Steck provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

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

### **17 YEARS OF SERVICE**

Ed Bryan, Building Inspector, celebrated 17-years of service with the Planning Commission on 31 July 2019.

## Hardin County Planning and Development Commission

Minutes: 6 August 2019

Page 7 of 8

### SUBDIVISION PLATS RECORDED IN JULY 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF FULLOVE HILL SUBDIVISION, LOT 1	BERRYTOWN ROAD	0	3.1110	6/25/2019	7/3/2019
AMENDED RECORD PLAT OF CEDAR GROVE ACRES ADDITION, SECTION C, LOTS 38A & 39A	481 & 425 CEDAR GLENN LN	0	0.0000	6/3/2019	7/15/2019
RECORD PLAT OF ANGELA'S ACRES SUBDIVISION	897 GEORGE TABB RD.	1	13.0000	7/2/2019	7/17/2019
POND VIEW ESTATES, LOT 1	829 MELROSE RD	0	7.3010	7/15/2019	7/22/2019
DISSELKAMP ACRES	SALT RIVER RD	1	3.0000	3/25/2019	7/22/2019
RECORD PLAT OF HATCHER SUBDIVISION	508 WHITE MILLS GLENDALE RD E	2	6.1470	1/1/1900	7/30/2019
		<b>4</b>	<b>32.5590</b>		

**Total Records: 6**

**7/31/2019**

### JULY 2019 REPORT

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 6 Subdivision plats were approved for the month</li> <li>• 56 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 4 New lots approved for the month</li> <li>• 36 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 17 SFD Permits for the month</li> <li>• 98 SFD Permits for the year</li> <li>• 120 Total Building Inspections for the month</li> <li>• 687 Total Building Inspections for the year</li> <li>• 292 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 112 Total Permits for the month</li> <li>• 625 Total Permits for the year</li> <li>• 191 Total Electrical Inspections for the month</li> <li>• 1133 Total Electrical Inspections for the year</li> </ul>

**Hardin County Planning and Development Commission**

Minutes: 6 August 2019

Page 8 of 8

At 7:09 p.m. Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, September 17, 2019 at 5:00 p.m. and called for the meeting to be adjourned at 7:10 p.m. Vice-Chairman Lowe made a motion to adjourn the meeting. Secretary Jagers provided the second. The motion passed unanimously.

**ADOPTED AND APPROVED THIS 17th DAY OF SEPTEMBER 2019 BY THE  
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

GREG LOWE, VICE CHAIRMAN

## Hardin County Planning and Development Commission

Minutes: 16 July 2019

Page 1 of 2

Chairman Mark Hinton called the six hundred and ninety ninth meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 16 July 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Steve Steck (Member) and Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Chris Butz, Hardin County Attorney Shelt Michael Lewis and the individuals listed on the attached sign-in sheet. Planning Assistant Julia McBeth was not in attendance.

At 5:04 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, the Preliminary Plat of **Cloverleaf Subdivision**. The proposed development is a 23.7 acre portion of a 218 acre site located on the west side of Rineyville School Road (KY 2212), identified by PVA map parcel number 122-00-00-005 and the property is zoned Urban Residential (R-1). The developer, WGE, LLC is proposing the creation of 19 single-family residential lots. Director King presented the Preliminary Plat, reviewed the staff review comments and a powerpoint slide presentation. The engineer for the project, Mike Billings of Engineering Design Group provided testimony and answered questions from the Commission members. Chairman Hinton inquired on whether or not there were cul-de-sacs. Director King explained that they are temporary paved turn arounds that would be modified when the streets were extended for the next section. A motion was made by Commissioner Steck to conditionally approve the Preliminary Plat of Cloverleaf Subdivision pending the correction of the 31 items listed in the staff review comments. Vice-Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:13 p.m. Director King presented a Powerpoint to the Commission regarding proposed Amendments to the **Planning for Growth: Comprehensive Development Guide, 2014**. The proposal is to amend the Land Use Element: Planning Area # 11 – E2RC Corridor. Draft language and 3 new maps were presented. The Corridor would be renamed to the KY361 Corridor. No objections on the proceedings were taken and all commission members agreed to be present for the August 6, 2019 Commission Meeting for a Public Hearing.

At 5:35 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held 18 June 2019**. Vice-Chairman Lowe noted “Adopted” on the last page of the minutes was misspelled. Secretary Jagers made a motion to accept the minutes with the revision. Commissioner Steck provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

## **Hardin County Planning and Development Commission**

Minutes: 16 July 2019

Page 2 of 2

At 5:40 p.m. Chairman Hinton called for consideration and action on **Budget Amendments for FY 2019**. Commissioner Percell made a motion to accept the budget amendments as presented. Vice-Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:50 p.m. Chairman Hinton called for consideration and action on **Financial Report # 11 May 2019 FY 2019 and Financial Report # 12 June 2019 FY 2019**. Vice-Chairman Lowe made a motion to accept the financial reports as presented. Commissioner Percell provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:52 p.m. Chairman Hinton called for consideration and action on the **Annual Nomination and Election of Officers**. Commissioner Percell made a motion for the officers to remain the same. Commissioner Steck provided the second. Motion passed unanimously.

At 5:58 p.m. Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, August 6, 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:58 p.m. Vice-Chairman Lowe made a motion to adjourn the meeting. Secretary Jagers provided the second. The motion passed unanimously.

**ADOPTED AND APPROVED THIS 6 DAY OF AUGUST 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS II, SECRETARY



## Hardin County Planning and Development Commission

Minutes: 18 June 2019

Page 1 of 5

Chairman Mark Hinton called the six hundred and ninety eighth meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 18 June 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary) & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Chris Butz, County Engineer Vicki Meredith, P.E., Assistant Hardin County Attorney Shelt Michael Lewis and the individuals listed on the attached sign-in sheet. Member Danny Percell and Planning Assistant Julia McBeth were not in attendance.

At 5:04 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant Hardin County Attorney Shelt Michael Lewis to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:06 p.m. Chairman Hinton announced the first item on the agenda is a continuation from a hearing held on 4 June 2019, a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to Urban Residential Zone (R-1) to allow for the development of a residential subdivision with streets and one acre lots. The property is a 218.654 acre site located on the west side of Rineyville School Road (KY 2212) across from Flushing Meadows Drive in Rineyville, KY. **WGE, LLC** are the owners of the property which is identified by PVA map parcel number 122-00-00-005. Chairman Hinton stated the meeting was tabled so Commission members could view the site, get information from the transportation cabinet and look at the water and drainage issues from the pond. He announced that the Hearing had been closed on 4 June 2019 and that no additional testimony would be taken from the public without a unanimous vote by the Commission to take additional public testimony. It was also announced that Secretary Jagers, who was not in attendance at the Public Hearing on 4 June 2019 had been provided with the minutes from the meeting along with the Staff Report, powerpoint presentation and all of the exhibits that constitute the record. Director King summarized the application and briefly re-entered exhibits into the record and presented Exhibit "N", letter from Commission to the Kentucky Transportation Cabinet and Exhibit "O", emails from Kentucky Transportation Cabinet into the record. Director King explained that a letter had been sent to KYTC requesting representation at the meeting to answer questions from the Commission regarding the traffic on Rineyville School Road (KY 2212) and more specifically the intersection of Rineyville School Road (KY 2212) and Rineyville Road (KY 1600/220). While initially agreeing to participate, KYTC had declined the invitation the day prior and instead sent emails answering questions regarding the traffic counts, accident data and potential solutions for any issues with the intersection.

## Hardin County Planning and Development Commission

Minutes: 18 June 2019

Page 2 of 5

County Engineer Vicki Meredith, P.E. then spoke in reference to the storm water management and drainage concerns that had previously been raised. She stated that the pond is a control structure and that regulations are in place so that the subdivision will not create any higher rate of runoff post development.

Secretary Jagers asked what would be the difference if the zone change was not approved. Director King indicated that if the zone change is approved, that the Engineer had the development designed for 170 lots. Without the zone change, 72 lots were possible using open space design. Additionally, without the zone change (R-2) requires 200' of road frontage per lot and with the zone change (R-1) is 100' of road frontage per lot.

Commission Member Steck asked if the traffic count from the transportation cabinet is a daily count. County Engineer Vicki Meredith indicated yes, it is an average daily count. No one had any other questions.

At 5:28 p.m. Chairman Hinton asked for a motion to approve, deny or table the decision. Director King stated that state law requires the Commission to make a decision within 60 days of an application being submitted. This application was made on May 14, 2019 and July 14, 2019 will be the deadline but the next Planning Commission meeting will not be until July 16, 2019. Therefore, if a decision is not made tonight, a Special Called Meeting will need to take place.

At 5:32 p.m. Director King then gave a summary of the proposal, went thru the 4 step process as outlined in the Comprehensive Development Guide, reviewed Resolution 2019-007, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. He presented the Staff Recommendation for approval of the Map Amendment Zone Change.

At 5:36 p.m. Commission Member Steck made a motion to adopt the Staff Report and RESOLUTION Number 2019-007 approving the Map Amendment to Urban Residential Zone (R-1) based on the staff report, the testimony provided at the public hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1,2,4,5,6,7,8, & 11; Step 2: Property Characteristics 1,2,3,4,5,6,7,8 & 10; and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 1:** To Improve Hardin County as a Place of Residence.

**Objective:** 1. Promote formation of neighborhood units as opposed to scatter development.

**Goal 5:** To encourage the location and development of different land uses in the most appropriate manner.

## Hardin County Planning and Development Commission

Minutes: 18 June 2019

Page 3 of 5

**Objective:** 2. To promote planned development so as to ensure the best possible utilization of land within the County.

Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:39 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a request for a Zoning Change Map Amendment from Urban Residential Zone (R-1) to General Commercial Zone (C-2) to allow for the property to be developed commercially with no project proposed at this time. The property is a 0.571 acre site located at 5293 North Dixie Highway, Elizabethtown, KY. **ADRIAN & RADINE RAY** are the owners of the property which is identified by PVA map parcel numbers 183-30-00-038 & 183-30-00-039. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. Director King answered questions from the Commission Members and staff. Adrian Ray of 214 Villa Ray Drive, Radcliff, KY provided testimony and answered questions from the Commission Members and staff. He explained everything around the property is zoned commercial and it is important that this property also be zoned commercial. He advised he has no proposed project planned at this time. No one spoke in opposition.

At 5:45 p.m. Director King then gave a summary of the proposal, went thru the 4 step process as outlined in the Comprehensive Development Guide, reviewed Resolution 2019-008, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. He presented the Staff Recommendation for approval of the Map Amendment Zone Change. Chairman Hinton closed the meeting at 5:49 p.m.

At 5:50 p.m. Commission Member Steck made a motion to adopt the Staff report and RESOLUTION NUMBER 2019-008 approving the Map Amendment to General Commercial Zone (C-2) based on the staff report, the testimony provided at the public hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 4,5,6,7,8 & 12; Step 2: Property Characteristics 1,2,3,4,5, & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: North Dixie Corridor(#15) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 5:** To encourage the location and development of different land uses in the most appropriate manner.

**Objective:** 7. Conceive the definitive areas within the county for the highest and best

## **Hardin County Planning and Development Commission**

Minutes: 18 June 2019

Page 4 of 5

use as residential, commercial and industrial which will make effective use of existing and proposed services and facilities.

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

**Objective:** 1. To provide adequate space for the proper location of Commercial and Industrial Land Uses.

Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:52 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the Preliminary Plat of **Rosey Tulip Subdivision**. The proposed development is a 46.7 acre site located on the east side of Gaither Station Road, identified by PVA map parcel number 188-00-00-020.01 and the property is zoned Urban Residential (R-1). The developer, Double B Properties, LLC is proposing the creation of 36 single-family residential lots. Director King presented the Preliminary Plat, reviewed the staff review comments and a powerpoint slide presentation. The engineer for the project, Mike Billings of Engineer Design Group provided testimony and answered questions from the Commission members. Secretary Jagers inquired about Lots 35 & 36 being in the floodplain. Mr. Billings explained that the FEMA map is not completely accurate as depicted compared to the contours and that he will apply for a Letter of Map Amendment (LOMA) to effectively change the floodplain map. A motion was made by Commission Member Steck to conditionally approve the Preliminary Plat of Rosey Tulip Subdivision pending the correction of the 45 items listed in the staff review comments. Secretary Jagers provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 6:06 p.m. Chairman Hinton called for consideration and action on the **Minutes from the meeting held 4 June 2019**. Commission Member Steck made a motion to accept the minutes as presented. Vice-Chairman Lowe provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 6:08 p.m. Chairman Hinton called for consideration and action on **Bid for Worker's Compensation Insurance**. Director King explained to the Commission that our current carrier, Seneca Insurance will no longer be licensed in the State of Kentucky as of 1 July 2019. Curneal & Hignite Insurance is our underwriting agent and provided their top two recommendations, Kemi and Summit. Quotes were provided. Commission Member Steck made a motion to accept Kemi's proposal for Worker's Compensation Insurance. Commission Member Steck provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

**Hardin County Planning and Development Commission**

Minutes: 18 June 2019

Page 5 of 5

At 6:15 p.m. Chairman Hinton called for consideration and action on the **Second Reading of Budget FY20**. Director King presented the budget to the Commission. Vice-Chairman Lowe made a motion to accept the Second Reading of the FY2020 Budget as presented with the 5 amendments. Secretary Jagers provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 6:25 p.m. Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, July 16, 2019 at 5:00 p.m. and called for the meeting to be adjourned at 6:26 p.m. Secretary Jagers made a motion to adjourn the meeting. Vice-Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

**ADOPTED AND APPROVED THIS 16<sup>th</sup> DAY OF JULY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS II, SECRETARY

## **Hardin County Planning and Development Commission**

Minutes: 4 June 2019

Page 1 of 6

Chairman Mark Hinton called the six hundred and ninety seventh meeting of the Hardin County Planning and Development Commission to order at 5:04 p.m. on Tuesday, 4 June 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Member) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Planning Assistant Julia McBeth, Planner Chris Butz, County Engineer Vicki Meredith, P.E., Assistant Hardin County Attorney Shelt Michael Lewis and the individuals listed on the attached sign-in sheet. Larry Jaggars, II (Secretary) and Administrative Assistant Susan Bowen were not in attendance.

At 5:06 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Assistant Hardin County Attorney Shelt Michael Lewis to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:10 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to Urban Residential Zone (R-1) to allow for the development of a residential subdivision with streets and one acre lots. The property is a 218.654 acre site located on the west side of Rineyville School Road (KY 2212) across from Flushing Meadows Drive in Rineyville, KY. WGE, LLC are the owners of the property which is identified by PVA map parcel number 122-00-00-005. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. The Project Engineer, Warren Clifford with Engineering Design Group of 315 South Mulberry, Elizabethtown, KY provided testimony and answered questions from the Commission members and staff. Warren Clifford advised the tract is heavily wooded, not suited for agricultural purposes, however the land is better suited for residential development and is located adjacent to residential properties. He further explained their request meets Goals 1 & 2 of the Comprehensive Plan, the KY Transportation Cabinet has approved 2 entrances into their proposed development and turn lanes would not be necessary. Mr. Clifford stated all lots will be 1 acre or greater with more than 100' of road frontage, they have adequate space for septic systems, are outside of any floodplains and there is a 6" waterline with adequate water pressure. Additionally, he mentioned the site is inappropriately zoned, their request is compatible with the adjacent area and they've been working with an environmental consulting firm to minimize the impact their proposed development will have on the 4 sinkholes, blue line stream and pond located on the property.

The Applicant, Gene Straney dba WGE, LLC of 2001 Ring Road, Elizabethtown, KY stated the prices of the houses within their proposed development would range from \$250,000 to \$300,000 and be similar to Cottonwood Subdivision in Rineyville.

## **Hardin County Planning and Development Commission**

Minutes: 4 June 2019

Page 2 of 6

Frederick Chandler, of 1534 Rineyville School Road, Rineyville, KY spoke stating he lives across from the pond, his property was flooded 10 years ago and the 2 tiles in Lavista Estates Subdivision along Pawley Creek are now maxed out.

Warren Clifford explained they are regulated by the Hardin County Storm Water Ordinance and they are not allowed to release water any faster or greater than the rate at which it previously drained before the development.

Rachel Gati, of 360 Waterfowl Loop, Rineyville, KY expressed her concerns regarding Rineyville Elementary School already having reached maximum capacity for students, that all out of district children have now been removed from the school and asked how that issue would be resolved.

Director King advised when our office receives an application for a new subdivision with streets, there is a list of agencies that are contacted for feedback, and per John Stith, the Chief Operations Officer for Hardin County Schools, current enrollment for Rineyville Elementary School is 561 students with the capacity for 730 students.

Jaime Drake-Parks, of 728 Rineyville School Road, Rineyville, KY asked what hours the State Transportation Cabinet has been monitoring the roads as there are already too many cars and buses driving on the roads with 2 to 3 kids per seat on the buses currently.

County Engineer Vicki Meredith asked Jaime Drake-Parks if traffic is still an issue when school is not in session.

Jaime Drake-Parks, of 728 Rineyville School Road, Rineyville, KY replied that traffic is an issue year round.

Henry Drake, of 305 Heritage Trail, Rineyville, KY stated he's lived there 30 years, he works full-time, likes peace and quiet, traffic on KY 1600 is an issue and there is a waterline running along the right side of Rineyville School Road.

Scott Murphy, of 1915 Rineyville School Road, Rineyville, KY asked how many people can be supported by a 6" water line as the water pressure in Lavista Estates subdivision is already low. He also questioned if volunteer firefighters and additional police officers would have to be hired at some point based on the potential population growth.

Director King stated the proposed residential development was sent to Hardin County Water District #2 and they explained a 6" water line is a major water line that has the pressure and the flow to serve everyone including fire hydrants. He added Rineyville and all of the unincorporated part of Hardin County are served by volunteer firefighters, the KY State Police and Hardin County Sheriff's Office.

## **Hardin County Planning and Development Commission**

Minutes: 4 June 2019

Page 3 of 6

Henry Drake, of 305 Heritage Trail, Rineyville, KY stated his daughter pushed the button on their home security system and it took the police 1 hour and 19 minutes to respond to their house.

Director King explained that per his communication with the State Transportation Cabinet as of today, he was advised they have never received a complaint regarding traffic on Rineyville School Road and that 414 cars travel on the road daily.

Frederick Chandler, of 1534 Rineyville School Road, Rineyville, KY mentioned that when Lavista Estates Subdivision was developed that a hill was cut down on KY 2212 and he expressed traffic concerns specifically with the KY 1600/2212 Interchange. He also stated that the pond is spring fed, never dries up and the tiles on Flushing Meadows Drive in Rineyville, KY are maxed out.

Warren Clifford stated their development will help with the amount of water that leaves the pond and won't make the water situation any worse.

Scott Murphy, of 1915 Rineyville School Road, Rineyville, KY asked if the dam behind the pond is stable and can hold excessive water.

County Engineer Vicki Meredith explained her office evaluates any type of man-made pond and that the dam's functionality and structural integrity would be checked as part of the stormwater approvals on the drainage plans.

Mike Drew, of 670 Rineyville School Road, Rineyville, KY asked what the estimated start, completion dates and the hours that large excavating vehicles will be on the roads.

Warren Clifford explained that obtaining approval for their Map Amendment request from the Hardin County Planning Commission is the first step in their process and he doesn't have exact dates as those are contingent on finances.

Mike Drew, of 670 Rineyville School Road, Rineyville, KY asked if there has been an analysis done of the potential impact he and his neighbors' utility bills and taxes would be affected by the new subdivision development.

Director King answered all infrastructure potentially being built would be funded by the developers and that the Planning Commission does not have any involvement with taxes or utility bills.

Drew Cooper, of 257 Blake Drive Rineyville, KY stated he lives in Lavista Estates Subdivision, and there have been issues with septic systems failing.



## **Hardin County Planning and Development Commission**

Minutes: 4 June 2019

Page 4 of 6

Director King explained when Lavista Estates Subdivision was originally created the developer was issued septic system permits from the Hardin County Health Department for systems that could accommodate 3 bedroom homes; however most of the homes contain 4 bedrooms using a "bonus room" resulting in septic system issues. He further stated that every Certificate of Occupancy that is issued from our office regarding the number of bedrooms within each home must match the number of bedrooms listed on the septic system finals that the Health Department issued.

Sheila Drew, of 670 Rineyville School Road, Rineyville, KY asked how many lots and homes are going to be created and built.

Warren Clifford answered that he is estimating 179 lots, but that number is subject to change based on the Health Department.

Drew Cooper, of 257 Blake Drive Rineyville, KY asked if the bridge on KY 2212 was reinforced recently based on anticipated growth from this development.

County Engineer Vicki Meredith explained the State does a structural analysis of bridges every 2 years and they will make note of any issues that need to be addressed.

Emily Drake, of 305 Heritage Trail, Rineyville, KY voiced concerns related to 4 sink holes that are currently on the property with regard to the possibility that they could enlarge.

Stephanie Noble, of 548 French Lane, Elizabethtown, KY expressed issues regarding the current amount of traffic on Rineyville Big Springs Road and urged the Planning Commission to contact the State Highway Department to obtain more information as she stated 414 cars daily is a low estimate.

Drew Cooper, of 257 Blake Drive Rineyville, KY expressed his opposition to the zone change request and asked that the property remain zoned Rural Residential (R-2) and as a Natural Resource area.

Harry Noble, of 548 French Lane, Elizabethtown, KY stated he's spent 28 years with the Corps of Engineers, someone has done calculations regarding the runoff of water and how it affects the surrounding vegetation. Mr. Noble further mentioned WGE are probably the most responsible builders in Hardin County.

Chairman Hinton closed the hearing at 6:15 p.m.

At 6:16 p.m. Commissioner Percell, requested the Planning Commission go into a closed session to discuss procedural matters but not the pending Zone Change request.

## **Hardin County Planning and Development Commission**

Minutes: 4 June 2019

Page 5 of 6

Director King explained that there were only certain instances when a Closed Session was permitted by State Law.

Attorney Shelt Michael Lewis explained that a closed session was not an option at this time during the Public Hearing, but the Planning Commission could choose to table the hearing to allow him the opportunity to confer with Hardin County Attorney Jennifer Oldham, and he would have a better answer for Commissioner Percell at the next hearing.

Director King then gave a summary of the proposal, went thru the 4 step process as outlined in the Comprehensive Development Guide, reviewed Resolution 2019-007, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. He presented the Staff Recommendation for approval of the Map Amendment Zone Change.

Commissioner Percell noted that he is bothered when people come to Planning Commission Hearings with the preconceived idea that the Planning and Development Commission has already decided how they will vote before the Hearing has even been held and the applicants and general public's opinion have not been heard.

Chairman Hinton explained they have never gone with a preconceived idea prior to the meeting regarding how they will vote, they always take the time to weigh the applicant's request and listen to the concern's expressed by the general public in addition to the staff presentation and exhibits entered into the record.

Commissioner Percell asked if the hearing was tabled, if Director King and County Engineer Vicki Meredith could send a letter to the State Highway Department requesting that a representative attend the next hearing.

Director King and County Engineer Vicki Meredith agreed that they would contact the KY Transportation Cabinet and send a letter asking for representation.

At 6:29 p.m. Commissioner Percell made a motion to table the hearing and requested a representative from KYTC attend the next hearing to answer questions from the Commission and public. The Hearing will be continued to Thursday June 18, 2019 at 5:00 p.m. Commissioner Steck provided the second. The motion to table the hearing passed 3-0 with Chairman Hinton abstaining.

At 6:30 p.m. Chairman Hinton called for consideration and action on the Minutes for the meeting held on 21 May 2019 (Attached). Commission Member Steck made a motion to accept the Minutes as presented. Vice Chairman Lowe provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

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

**MAY 2019 REPORT**

<p><b>Plats Recorded:</b></p> <ul style="list-style-type: none"> <li>• 8 Subdivision plats were approved for the month</li> <li>• 32 Subdivision plats were approved for the year</li> </ul>	<p><b>New Lots Created:</b></p> <ul style="list-style-type: none"> <li>• 6 New lots approved for the month</li> <li>• 12 Net lots approved for the year</li> </ul>
<p><b>Building Permits:</b></p> <ul style="list-style-type: none"> <li>• 16 SFD Permits for the month</li> <li>• 75 SFD Permits for the year</li> <li>• 104 Total Building Inspections for the month</li> <li>• 481 Total Building Inspections for the year</li> <li>• 198 Total Building Permits for the year</li> </ul>	<p><b>Electrical Permits (6 Jurisdictions):</b></p> <ul style="list-style-type: none"> <li>• 104 Total Permits for the month</li> <li>• 427 Total Permits for the year</li> <li>• 201 Total Electrical Inspections for the month</li> <li>• 772 Total Electrical Inspections for the year</li> </ul>

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 18 June 2019 at 5:00 p.m. and called for the meeting to be adjourned at 6:35 p.m. Commission Member Percel made a motion to adjourn with Vice Chairman Lowe providing the second and the motion passed unanimously.

**ADOPTED AND APPROVED THIS 18th DAY OF JUNE 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

\_\_\_\_\_  
 LARRY JAGGERS II, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 21 May 2019

Page 1 of 4

Chairman Mark Hinton called the six hundred and ninety six meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 21 May 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Steve Steck (Member) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Chris Butz and the individuals listed on the attached sign-in sheet. Assistant Hardin County Attorney Shelt Michael Lewis, and Planning Assistant Julia McBeth were not in attendance.

At 5:03 p.m. Chairman Hinton announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and then asked Member Steve Steck to conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:05 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to Agricultural Zone (A-1) to allow for a proposed second dwelling to be constructed on site in addition to the existing manufactured home. The property is a 25.6 acre site located 630' back a private gravel lane at 3780 Pierce Mill Road, Garfield, KY. **ANDREA & CURTIS CHRISTIANS** are the owners of the property which is identified by PVA map parcel number 010-00-00-002. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. Curtis Christians, owner, provided testimony and answered questions from the Commission members and staff. Mr. Christians explained he had served in the military and this is their home now but has a RV and wants to travel the United States. They intend to build a Morton building that will contain 1800 sq. ft. of living space and have an attached garage large enough to store the RV. The zone change would allow their son to remain on the property in the existing manufactured home while he is away and keep the property safe. No one spoke in opposition. Chairman Hinton closed the hearing at 5:15 p.m. Member Steck made a motion to adopt the Staff report and RESOLUTION Number 2019-006 approving the Map Amendment to Agricultural Zone (A-1) based on the staff report, the testimony provided at the hearing and that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1,4,5,7 & 8; Step 2: Property Characteristics 1,2,3,4 & 7; Step 3: Land Use Plan Group: Rural Area; Step 4: Planning Area: West Hardin (#23) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

**Goal 14:** To assure that Hardin County's nonrenewable resources are developed in a manner which will best serve the county.

**Hardin County Planning and Development Commission**

Minutes: 21 May 2019

Page 2 of 4

**Objective:** 1.To discourage the conversion of prime agricultural land to other uses and to protect all agricultural land from conflicting development activities.

The motion was seconded by Vice Chairman Lowe. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on the **Minutes for the meeting held on 5 March 2019(Attached), Financial Report # 8 February 2019, Financial Report # 9 March 2019 and Financial Report # 10 April 2019.** Secretary Jagers made a motion to accept the Minutes and Financial Reports as presented. Vice Chairman Lowe provided the second. The motion passed 4-0 with Chairman Hinton abstaining.

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

**APA-KY SPRING CONFERENCE** Adam attended the annual meeting and conference May 8-10 at Lake Cumberland to obtain his continuing education hours.

**LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD** On 24 April 2019, Adam attended the Local Planning Committee meeting for the vote on the District's Facilities Plan. On a 10-8 vote, the Local Planning Committee voted to add on to Cecilia Valley to make it a K-8 school to replace West Hardin Middle.

**PLANNER HIRED** On 22 April 2019, Chris Butz became the newest employee of the Hardin County Planning & Development Commission. Chris has a Bachelor's Degree from Western Kentucky University and is currently pursuing his Masters of Urban Planning Degree at the University of Louisville.

**METROPOLITAN PLANNING ORGANIZATION** On 10 April 2019, Adam attended a meeting of the Elizabethtown/Radcliff MPO Technical Advisory Committee to review the proposed 2019 Pedestrian Plan.

**WEST POINT REVITALIZATION COMMITTEE** On 28 March 2019, Adam attended the 2<sup>nd</sup> meeting in West Point to discuss trail planning. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

**LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD** On 13 March 2019, Adam attended the Local Planning Committee meeting at New Highland Elementary School. The meeting was an Open Forum to obtain information from schools that are currently a part of the District's Facilities Plan.

# Hardin County Planning and Development Commission

Minutes: 21 May 2019

Page 3 of 4

## APRIL 2019 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 7 Subdivision plats were approved for the month</li> <li>• 24 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 3 New lots approved for the month</li> <li>• 10 Net lots approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 17 SFD Permits for the month</li> <li>• 59 SFD Permits for the year</li> <li>• 115 Total Building Inspections for the month</li> <li>• 375 Total Building Inspections for the year</li> <li>• 154 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 90 Total Permits for the month</li> <li>• 323 Total Permits for the year</li> <li>• 147 Total Electrical Inspections for the month</li> <li>• 572 Total Electrical Inspections for the year</li> </ul>

## SUBDIVISION PLATS RECORDED IN APRIL 2019

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FRAGRANT ACRES, LOT 2A & LOT 3	HOWEVALLEY RD	2	0.0000	3/19/2019	4/4/2019
DEER FIELD EST LOT 10A AND 11 #4	123 TWELVE POINT BUCK BLVD	0	0.0000	2/12/2019	4/9/2019
SUNNY SLOPE ACRES LOTS 1 & 2	LEWIS LANE	-1	0.0000	3/25/2019	4/11/2019
BYRE KNOLL SUBDIVISION, LOTS 1 & 2	255 & 207 WATSON LN	0	0.0000	4/15/2019	4/23/2019
MAXIE PLAZA SUBDIVISION	GLENDALE HODGENVILLE RD W	-2	0.0000	11/20/2018	4/24/2019
KENWOOD ACRES, 1A	YOUNGERS CREEK RD	0	1.8300	4/16/2019	4/25/2019
RECORD PLAT OF BEAUCHAMP ACRES	22978 SONORA HARDIN SPRINGS RD	1	9.8830	4/26/2019	4/30/2019
		0	11.7130		

## MARCH 2019 REPORT

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 10 Subdivision plats were approved for the month</li> <li>• 17 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 8 New lot approved for the month</li> <li>• 10 Net lot approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 15 SFD Permits for the month</li> <li>• 42 SFD Permits for the year</li> <li>• 93 Total Building Inspections for the month</li> <li>• 260 Total Building Inspections for the year</li> <li>• 104 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 96 Total Permits for the month</li> <li>• 233 Total Permits for the year</li> <li>• 175 Total Electrical Inspections for the month</li> <li>• 425 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN MARCH 2019**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION, LOT 4, SECTION 1 & RECORD PLAT OF BROOMSAGE HOLLOW SUBDIVISION SECTION 3, LOT 6	3029 CENTERPOINT RD	1	27.7500	2/14/2019	3/1/2019
MONROE SUBDIVISION; 7A & 7F	863 BOONE RD	0	0.0000	12/28/2018	3/7/2019
CUTTS PLACE, LOT 1A & AMENDED RECORD PLAT OF KENWOOD ACRES, LOT 1	556 YOUNGERS CREEK RD (KY 583)	0	0.0000	1/23/2019	3/15/2019
31 & 28 WOODHAVEN EST	MAPLE DR.	-1	0.0000	2/13/2019	3/19/2019
NICELEY'S CORNER	GAITHER STATION RD	1	4.6950	3/11/2019	3/20/2019
AMENDED RECORD PLAT OF BLACKBURN ESTATES, SECTION 2, LOTS 126 & 127	380 CARROLL AVE	-1	0.0000	3/8/2019	3/25/2019
TOM-DON ACRES	4065 FLINT HILL RD	5	25.0650	3/18/2019	3/26/2019
CORBIT SUBDIVISION, LOT 2 & RECORD PLAT OF ROBERTS SUBDIVISION	106 FRANKLIN LN	1	3.0210	3/21/2019	3/27/2019
ESSEX PLACE, LOTS 4 & 5	5698 FLINT HILL RD	-1	9.0300	3/15/2019	3/28/2019
WISE BERRY ESTATES; SECTION 3, LOT 13 AND AMENDED RECORD PLAT OF WISE BERRY ESTATES, LOTS 12B AND 12C AND AMENDED RECORD PLAT OF DAVID WAYS ESTATES ANGIE & MALCOMS VIEW, LOT 5	2724 RINEYVILLE BIG SPRINGS RD	0	0.0000	2/1/2019	3/28/2019
		<b>5</b>	<b>69.5610</b>		

**Total Records: 10**

**4/1/2019**

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 4 June 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:40 p.m. Vice Chairman Lowe provided the second. The motion passed unanimously.

**ADOPTED AND APPROVED THIS 4th DAY OF JUNE 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

GREG LOWE, VICE CHAIRMAN

## Hardin County Planning and Development Commission

Minutes: 5 March 2019

Page 1 of 3

Chairman Mark Hinton called the six hundred and ninety fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 March 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary), Steve Steck (Member) & Danny Percell (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Assistant Hardin County Attorney Shelt Michael Lewis, and Planning Assistant Julia McBeth were not in attendance.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Road Closing Review submitted by **ARP MANAGEMENT CORP.**, who are requesting a favorable recommendation from the Commission to Fiscal Court to close a 50' undeveloped right-of-way for future street on the north side of Twelve Point Buck Blvd. between Lots 10A and 11 of Deer Field Estates, Section 4 to allow for the property to be merged with the adjoining lots. The undeveloped right-of-way for a future street was not used as part of the preliminary plat for Victory Estates, a 29 lot subdivision on the adjoining 64.6 acres. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the slides regarding the request. He then presented Resolution No. 2019-004 (attached) for consideration. Jon Pirtle, of 3288 Rineyville Road, Elizabethtown, KY provided testimony to the Commission members and staff. Chairman Hinton closed the meeting at 5:15 p.m. A motion was made by Commission Member Percell to adopt Resolution No. 2019-004, granting a favorable recommendation on the proposed Road Closing to Fiscal Court. The motion received a second by Vice Chairman Lowe. The motion passed 4-0 with Chairman Hinton abstaining.

At 5:16 p.m. Chairman Hinton called for consideration and action on the First Reading of the FY 2020 Budget. Director King presented the Budget to the Commission. Secretary Jagers II made a motion to accept the Budget as presented. Commission Member Steck provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called for consideration and action on the Minutes for the meeting held on 19 February 2019 (Attached). Commission Member Steck made a motion to accept the Minutes as presented. Vice Chairman Lowe provided the second. Motion passed 4-0 with Chairman Hinton abstaining.

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

**FISCAL COURT REAPPOINTMENT** (26 February 2019) Hardin County Fiscal Court has reappointed Steve Steck to the Planning Commission. This will be Steve's second term with the Planning Commission.



**WEST POINT REVITALIZATION COMMITTEE** On 28 February 2019, Adam attended a meeting in West Point to discuss trail planning in West Point. The meeting was facilitated by the National Park Service and attended by several planners, government officials and West Point residents.

**LOCAL PLANNING COMMITTEE OF HARDIN COUNTY SCHOOL BOARD** On 4 March 2019, Adam attended the Local Planning Committee meeting at West Hardin Middle School. The meeting was an Open Forum to obtain information from the public on the District Facilities Plan and potential redistricting.

**FEBRUARY 2019 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 4 Subdivision plats were approved for the month</li> <li>• 7 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 6 New lot approved for the month</li> <li>• 5 Net lot approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 11 SFD Permits for the month</li> <li>• 27 SFD Permits for the year</li> <li>• 87 Total Building Inspections for the month</li> <li>• 163 Total Building Inspections for the year</li> <li>• 60 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 76 Total Permits for the month</li> <li>• 137 Total Permits for the year</li> <li>• 122 Total Electrical Inspections for the month</li> <li>• 250 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN FEBRUARY 2019**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NEW FRUIT SUBD; LOT 1	328 DUPIN LOOP RD.	2	0.0000	12/7/2018	2/4/2019
PELLMAN SUBDIVISION; SEC. 1, LOTS 19, 20, 26, & 27	RAY ST	-2	0.0000	12/18/2018	2/8/2019
TCB RINEYVILLE	6189 RINEYVILLE RD	2	6.4120	1/8/2019	2/15/2019
WASILLA RIDGE ESTATES	RINEYVILLE ROAD	2	8.3360	1/18/2019	2/15/2019
		<b>4</b>	<b>14.7480</b>		

**Total Records: 4**

**3/1/2019**

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 16 April 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:30 p.m.

**Hardin County Planning and Development Commission**

Minutes: 5 March 2019

Page 3 of 3

**ADOPTED AND APPROVED THIS 21st DAY OF MAY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS II, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 19 February 2019

Page 1 of 2

Chairman Mark Hinton called the six hundred and ninety fourth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 February 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Greg Lowe (Vice Chairman), Larry Jagers, II (Secretary) & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen and the individuals listed on the attached sign-in sheet. Member Danny Percell, Sr., Assistant Hardin County Attorney Shelt Michael Lewis, and Planning Assistant Julia McBeth were not in attendance.

At 5:03 p.m. Chairman Hinton called for consideration and action on a Resolution to **grant a waiver of the Development Guidance System, 3-2(7)** to potentially allow for the 70.8 acre tract currently known as Blooming Hills, Section 2 identified by PVA # 099-00-03-019 and described in Deed Book 1362, Page 114 to be developed into a single family residential subdivision with streets despite Blueball Road not having a 40' dedicated right-of-way. Director King presented information and reviewed the slides for the proposed waiver. The owner, **CHARLES NALL** of 280 Red Mill Road, Elizabethtown, KY answered questions from the Commission members and staff. A motion was made by Vice Chairman Lowe to approve the waiver of DGS 3-2(7) and adopt Resolution 2019-002 (attached). Commission Member Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:15 p.m. Chairman Hinton called for consideration and action on a request by Charles Nall to **revoke the subdivision plat of BLOOMING HILLS, SECTION 2**. Director King reviewed the history of the property, background information and presented slides on the proposed Revocation. The subdivision was recorded in Plat Cabinet 1, Sheet Number 5065 on 02 December 2010 by Cedar Hills Development. Construction on the subdivision has not yet been started and a letter of credit has been posted with the Commission since 2010. Charles Nall, the current owner, has no intentions to develop the subdivision at this time and is requesting to revoke the plat so that the letter of credit is no longer necessary and that the property will revert back to a 70.8 acre farm. Vice Chairman Lowe moved to adopt Resolution 2019-003 (attached) to revoke the plat of Blooming Hills, Section 2. Secretary Jagers provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:20 p.m. Chairman Hinton called on Director King to present the **2018 Annual Report**. Director King then distributed copies of the report to the Commission and presented a PowerPoint presentation.

At 5:25 p.m. Chairman Hinton called for consideration and action on **Financial Report # 7 January 2019 for FY 2019 and for the Minutes from the Meeting held on 5 February 2019**. Secretary Jagers made a motion to accept the Financial Report # 7

## **Hardin County Planning and Development Commission**

Minutes: 19 February 2019

Page 2 of 2

and the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

### **11 YEARS OF SERVICE**

Adam C. King, AICP, Director, celebrated 11 years of service with the Planning Commission on February 15.

### **PLANNER RESIGNS**

Tom McIntyre's last day with the Planning Commission was February 14. He has accepted a position as a Planner with Oldham County, KY. The planner position has been advertised and initial telephone interviews are being conducted.

Chairman Hinton announced that the next regular scheduled meeting will be held on Tuesday, 5 March 2019 at 5:00 p.m. and called for the meeting to be adjourned at 5:29 p.m.

**ADOPTED AND APPROVED THIS 5<sup>th</sup> DAY OF MARCH 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS II, SECRETARY

## Hardin County Planning and Development Commission

Minutes: 5 February 2019

Page 1 of 4

Vice-Chairman Greg Lowe called the six hundred and ninety third meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 February 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Larry Jagers, II (Secretary), Danny Percell, Sr. (Member), and Steve Steck (Member). Also in attendance were Director Adam King, AICP, Planning Assistant Julia McBeth, County Engineer Vicki Meredith, P.E. and the individuals listed on the attached sign-in sheet. Chairman Mark Hinton, Assistant Hardin County Attorney Shelt Michael Lewis, Planner Thomas McIntyre, and Administrative Assistant Susan Bowen were not in attendance.

Vice Chairman Lowe announced that he would serve as Hearing Officer and preside over the Public Hearing. He then explained the Public Hearing process and had Member Steve Steck conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Vice Chairman Lowe announced in unfinished business that the Public Hearing for a Zoning Change Map Amendment by **HOMETOWNE RENTALS** that was continued from the 15 January 2019 meeting would be reopened. The request is from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) to allow for future commercial development with no project proposed at this time. The property is currently platted as Lots 1, 2 and 3 of Maxie Plaza Subdivision and is 4.02 acres in total located at the northeast corner of Mud Splash Road & Glendale Hodgenville Road West (KY 222), Glendale, KY. Lot 1 is currently zoned C-1 and in order to merge all three lots together the owner is requesting the Zone Change. Hometowne Rentals, LLC is the owner of the property which is identified by PVA map parcel numbers 207-00-00-051.03 and 051.04. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. Director King also answered questions asked by the Commission Members. Jeff Healey dba Hometowne Rentals, LLC of 423 Deerlake Road, Elizabethtown, KY provided testimony and answered questions from the Commission Members and staff. He advised he has no proposed project planned at this time but purchased the property to develop or sell at a future date. Mr. Healey stated there are constraints on the property due to the blue line stream and overhead electric lines and that merging all three lots together will provide the best option for the property to develop. He also explained how KYTC had previously bought additional right-of-way for the realignment of KY 222 from Lots 1 and 2 and that he was made aware that no new entrances would be approved of KY 222.

Rick Linder, of 2000 Mud Splash Road, Glendale, KY stated he spoke to Dwight Morgan with the Hardin County Road Department and with Kevin Blain of the State Highway Department regarding the entrances and that the State may potentially allow an entrance or exit off KY 222 in the future.

## **Hardin County Planning and Development Commission**

Minutes: 5 February 2019

Page 2 of 4

Cynthia Linder, of 2000 Mud Splash Road, Glendale, KY spoke concerned with noise, increased traffic, and drainage issues. She also brought up that initially the Industrial site was supposed to get a new interchange from I-65 onto Gilead Church Road as initially presented years ago.

Sonny Woodson, of 1246 Glendale Hodgenville Road West, Glendale, KY explained that the property stays wet all of the time and doesn't know how anything can be built on it.

Vicki Meredith, P.E. Hardin County Engineer, then explained the development review process and how any proposed development would have to be designed by a surveyor and/or engineer. She then elaborated on the regulation of blue line streams and on stormwater management regulations.

Kimberly Mansfield, of 1062 Glendale Hodgenville Road West, Glendale, KY asked if there was anything that protects the residents of Glendale, she said she doesn't feel as though their voices are heard and that she and her husband have put in a lot of work into their home and land and don't feel like they have any input on proposed changes in Glendale.

Debbie Pruitt, of 1132 Glendale Hodgenville Road West, Glendale, KY spoke in opposition of the proposal and stated that she moved from Frisco, TX to Glendale and hates to see the residential area being changed to commercial. She felt the Glendale residents would eventually be displaced by Industry and also mentioned traffic accidents she has seen on KY 222.

At 6:18 p.m. Director King gave a summary of the proposal, reviewed proposed Resolution 2019-001, and presented the reasons established in KRS 100 and the Development Guidance System, Zoning Ordinance for granting a Map Amendment. The Staff Recommendation was for approval of the Map Amendment.

Vice-Chairman Greg Lowe closed the hearing at 6:20 p.m.

Commission Member Percell advised he has visited the site on two occasions since the first meeting. He stated his concerns with future semi-truck traffic, and stated that he can't in good faith vote to approve the request without knowing what the future development would be. Commission Member Steck explained that with the approval of the 1551 acre Glendale Industrial Mega Site that the area will one day look drastically different and that the major change in the area had already been approved with the Industrial site and the purchasing of right-of-way for the new interchange.

## **Hardin County Planning and Development Commission**

Minutes: 5 February 2019

Page 3 of 4

Secretary Jagers, II also explained that the major changes in the area have already been approved in the form of the interchange and the mega site and that while he understands the neighbor's opposition and concerns that the Comprehensive Plan supports the request. Commission Member Steck made a motion to adopt RESOLUTION Number 2019-001 (attached) approving the Map Amendment to Convenience Commercial (C-1) based on the staff report and the testimony provided at the public hearing. His motion included adopting the Staff Report and the exhibits entered into the record and he stated that the request is in agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 2, 4, 5, 7, & 8; Step 2: Property Characteristics 1, 2, 3, 4, 7 & 10; Step 3: Land Use Plan Group: Urban Area; Step 4: Planning Area: North Glendale Urban Area (#2) and that the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

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

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

The motion was seconded by Secretary Jagers, II. The motion passed 2-1 with Commission Member Percell opposing and Vice Chairman Lowe abstaining.

At 6:43 p.m. Vice Chariman Lowe called for consideration and action on the Minutes from the meeting held on 15 January 2019. Commissioner Percell made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed unanimously.

At 6:45 p.m. Vice Chariman Lowe called for a motion to go into **Closed Session** to discuss personnel matters per KRS 61.810(1)(f). Commission Member Percell made a motion and Commission Member Steck provided the second with the motion passing unanimously to go into closed session. Planning Assistant Julia McBeth and County Engineer Vicki Meredith left the Meeting room.

At 6:50 p.m. Vice Chairman Lowe announced that no action was taken during closed session. Commission Member Percell made a motion to go back into open session with Secretary Jagers, II provided the second and the motion passed unanimously.

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

### **APA KY EXECUTIVE COMMITTEE MEETING**

On January 25, 2019 Adam attended the APA KY Executive Committee Meeting in Frankfort. The guest speaker was Tom Fitzgerald of KY Resource Council who discussed the current legislative session and went over several proposed bills.

**HARDIN COUNTY SCHOOL BOARD**

On January 16, 2019 Adam attended a meeting of the Local Planning Committee of the Hardin County School Board to discuss re-districting. He provided maps and information on a single family dwelling construction for the past 5 years.

**JANUARY 2019 REPORT**

<b>Plats Recorded:</b> <ul style="list-style-type: none"> <li>• 3 Subdivision plats were approved for the month</li> <li>• 3 Subdivision plats were approved for the year</li> </ul>	<b>New Lots Created:</b> <ul style="list-style-type: none"> <li>• 1 New lot approved for the month</li> <li>• 1 Net lot approved for the year</li> </ul>
<b>Building Permits:</b> <ul style="list-style-type: none"> <li>• 16 SFD Permits for the month</li> <li>• 16 SFD Permits for the year</li> <li>• 74 Total Building Inspections for the month</li> <li>• 74 Total Building Inspections for the year</li> <li>• 38 Total Building Permits for the year</li> </ul>	<b>Electrical Permits (6 Jurisdictions):</b> <ul style="list-style-type: none"> <li>• 61 Total Permits for the month</li> <li>• 61 Total Permits for the year</li> <li>• 128 Total Electrical Inspections for the month</li> <li>• 128 Total Electrical Inspections for the year</li> </ul>

**SUBDIVISION PLATS RECORDED IN JANUARY 2019**

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
CARDIN SUBD; SECTION 2	1635 HORSESHOE BEND RD	1	19.0420	9/5/2018	1/14/2019
AMENDED RECORD PLAT OF REDDY ACRES, LOT 1	8631 N LONG GROVE RD	0	3.1000	10/25/2018	1/23/2019
SHARP'S FLAT'S SUBDIVISION, LOTS 1 & 2	421 & 451 EAST MAIN ST	-1	0.0000	12/3/2018	1/24/2019
		<b>0</b>	<b>22.1420</b>		

**Total Records: 3**

**2/4/2019**

Vice Chairman Lowe announced that the next regular scheduled meeting will be held on Tuesday, February 19, 2019 at 5:00 pm and called for the meeting to be adjourned at 6:55 p.m. A motion was made by Commission Member Percell with a second by Commission Member Steck and the motion passed unanimously.

**ADOPTED AND APPROVED THIS 19TH DAY OF FEBRUARY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS, II, SECRETARY



## Hardin County Planning and Development Commission

Minutes: 15 January 2019

Page 1 of 3

Vice-Chairman Greg Lowe called the six hundred and ninety second meeting of the Hardin County Planning and Development Commission to order at 5:15 p.m. on Tuesday, 15 January 2019, in the second floor Meeting Room of the Hardin County Government Center. Other Commission members in attendance were Danny Percell, Sr. (Member) & Steve Steck (Member). Also in attendance were Director Adam King, AICP, Administrative Assistant Susan Bowen, Planner Thomas McIntyre and the individuals listed on the attached sign-in sheet. Chairman Mark Hinton, Secretary Larry Jaggars, II, Assistant Hardin County Attorney Shelt Michael Lewis and Planning Assistant Julia McBeth were not in attendance.

Vice Chairman Lowe announced that he would serve as Hearing Officer and preside over the Public Hearing. He then explained the Public Hearing process and had Director King conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:17 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, a request for a Zoning Change Map Amendment from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) to allow for future commercial development with no project proposed at this time. The property is currently platted as Lots 1, 2 and 3 of Maxie Plaza Subdivision and is 4.02 acres in total located at the northeast corner of Mud Splash Road & W. Glendale Hodgenville Road (KY 222), Glendale, KY. Lot 1 is currently zoned C-1 and in order to merge all three lots together the owner is requesting the Zone Change. **Hometowne Rentals, LLC** are the owners of the property which is identified by PVA map parcel number 207-00-00-051.03 and 051.04. Director King explained the public notice requirements, entered the exhibits into the record and reviewed the staff report and powerpoint slide presentation regarding the proposed Zoning Change Map Amendment request. Jeff Healey dba Hometowne Rentals, LLC of 423 Deerlake Road, Elizabethtown, KY provided testimony and answered questions from the Commission members and staff. Jeff Healey advised he has no proposed project planned at this time but purchased the property to develop or resale at a future date.

Cynthia Linder, of 2000 Mud Splash Road, Glendale, KY had questions regarding future development and the blue line stream. She was not aware of the blue line stream but was concerned that any development may cause flooding on her property.

Steve Dillard, of 2176 Mud Splash Road, Glendale, KY indicated that he did not receive a letter regarding the public hearing and that his sister informed him of it. He stated people live in Glendale for the peace and quiet. He doesn't want commercial property there that would increase traffic and stated Mud Splash Road is not big enough to handle the traffic. He was unaware that Lot 1 was already commercial.

## Hardin County Planning and Development Commission

Minutes: 15 January 2019

Page 2 of 3

Kimberly Mansfield, of 1062 W. Glendale-Hodgenville Road, Glendale, KY stated she did not grow up in Glendale but has lived there over 22 years and wants the property to stay residential. She also inquired about the list of permitted uses for a C-1 Zone.

Rick Linder, of 2000 Mud Splash Road, Glendale, KY had questions about the county's requirements for a road to support a commercial development with semi-truck traffic. He also pointed out that the Woodson's were not correctly identified as the adjoining owner on the surveyor's proposed plat (This correction is in the review comments supplied to the surveyor).

Director King gave a summary of the proposal, reviewed Resolution 2019-001, and presented the reasons established in KRS 100 and the Development Guidance System Zoning Ordinance for granting a Map Amendment. Commissioner Percell expressed concerns with approving a Zone Change for an unknown commercial project. He also explained he could consider allowing the Zone Change for Lot 2 but not for Lot 3. He also asked for additional information about the 2002 Zone Change for Lot 1. Commissioner Steck agreed with the Zone Change and referenced the previously approved Hagan Zone Change across KY 222 and the proximity of this site to the Glendale Industrial Mega Site.

At 6:25 p.m. Commissioner Percell made a motion to table the hearing to allow the Commission Members the opportunity to make a site visit to the property and to review the records of the previous Zone Change information for Lot 1 in 2002. Commissioner Steck provided the second. Motion passed unanimously.

At 6:36 p.m. Vice Chairman Lowe called for consideration and action on the **Minutes from the meeting held on 4 December 2018 (Attached)**. Commissioner Percell made a motion to accept the minutes as presented. Commissioner Steck provided the second. The motion passed unanimously.

At 6:40 p.m. Vice Chairman Lowe called for consideration and action on the **Financial Report # 5 November FY 2019**. Commissioner Percell made a motion to accept the Financial Report. Commissioner Steck provided the second. Motion passed unanimously.

At 6:42 p.m. Vice Chairman Lowe called for consideration and action on the **Financial Report # 6 December FY 2019**. Commissioner Steck made a motion to accept the Financial Report. Commissioner Percell provided the second. Motion passed unanimously.

At 6:48 p.m. Commissioner Percell called for the meeting to be adjourned and Commissioner Steck provided the second. Motion passed unanimously.

**Hardin County Planning and Development Commission**

Minutes: 15 January 2019

Page 3 of 3

**ADOPTED AND APPROVED THIS 5<sup>th</sup> DAY OF FEBRUARY 2019 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

---

LARRY JAGGERS II, SECRETARY