

Hardin County Planning and Development Commission

Minutes: 17 December 2024

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Chairman Mark Hinton called the seven hundred eighty first meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 17 December 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) & Charles Nall (Commissioner). Also in attendance was Director Adam King, AICP. Planning Commission Attorney Josh Cooper. and Planner I Haley Goodman were absent from the meeting.

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 conducted 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 Map Amendment submitted by **DIANE & PAUL TAYLOR** requesting A Zone Change from Rural Residential (R-2) to Urban Residential (R-1). The property is 5.311 acre site located at 106 Berrytown Road, Rineyville, KY known as Lot 5A of Sagebrush Corners. The PVA Map Number is 121-00-00-005. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Map Amendment request.

Paul Taylor, of 106 Berrytown Road, Rineyville KY provided testimony and answered questions from the Commission and staff. He stated that the proposal was to reconfigure his lot and the adjoining farm to equally divide it amongst his three children.

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

At 5:16 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential (R-2) to the Urban Residential (R-1) and presented **Resolution No. 2024-023** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential (R-2) to the Urban Residential (R-1) and to adopt Resolution Number 2024-023, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: HOUSING : Promote Hardin County as a place to live.

Objective 1.4: Support a supply of housing that responds to population and employment growth.

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Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.

Objective 8.1: Ensure that new development and redevelopment complies with the county's future land use map.

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

At 5:19 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on November 19, 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed unanimously.

At 5:23 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2025 # 5 November 2024**. Commissioner Nall made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, January 7, 2025, at 5:00 p.m., and called for the meeting to be adjourned at 5:27 p.m.

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

MPO Meeting On 4 December 2024, Adam attended the Technical Advisory Committee of the Radcliff Elizabethtown Metropolitan Planning Organization to discuss the 2050 Metropolitan Transportation Plan.

APA-KY Webinar On 5 December 2024, Adam attended a Continuing Education session hosted by the KY Chapter of the American Planning Association on Housing Affordability strategies across the Commonwealth.

Fort Knox Compatible Use Plan On 12 December 2024, Adam attended a stakeholder meeting at the Lincoln Trail Area Development District regarding implementation of the Fort Knox Compatible Use Plan.

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ADOPTED AND APPROVED THIS 7th DAY OF JANUARY 2025 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred eightieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 November 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), & Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP and Planning Commission Attorney Josh Cooper. Commissioner Mark Nelson and Planner I Haley Goodman were absent from the meeting.

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 had Attorney Cooper 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, the continuation of an Amended Conditional Use Permit from October 15, 2024 submitted by **STEVE CASWELL (Owner) and HEIDELBERG MATERIALS (Applicant)**, requesting an Amended Conditional Use Permit to allow for an expansion of the Heidelberg Materials Upton Rock Quarry. The property is an 18.1 acre portion of the 210 acre property located at 429 North Pleasant Hill Road, Upton, KY. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Amended Conditional Use Permit request.

Mason Ragland, Plant Manager for the Heidelberg Materials Upton Quarry at 607 Quarry Road, Upton, KY provided testimony and answered questions from the Commission and staff. He stated that the depth of the existing quarry is about 180' deep and the current floor is at an elevation of 700' msl but that the existing pond within the quarry is about 35' deep.

Mary Woodley, Environmental Manager for Heidelberg Materials at 607 Quarry Road, Upton, KY provided testimony and answered questions from the Commission and staff. Mary explained Heidelberg's Water Well Replacement and Arbitration program.

Chairman Hinton asked for the proposed condition #6 to be modified to 640' msl for the mining depth to reflect the Groundwater Table Elevation and Safe Quarry Excavation Limit Assessment as submitted by Geotechnical Engineer, Jack W. Griffin, PE (see exhibits V, W & X).

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

At 5:18 p.m. Chairman Hinton closed the hearing to public discussion.

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Secretary Steck stated the request for the Conditional Use Permit does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of 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, and the proceedings before the Commission (the staff presentation and the testimony presented in the Public Hearing); Secretary Steck made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

1. Heidelberg will maintain a permanent undisturbed buffer of natural vegetation 100 feet in width along the perimeter of the Subject Property. In addition a further 50 feet will be left from the undisturbed buffer to the limit of excavation making the total set back from the property line 150 feet. This additional 50 feet will be used for a perimeter road around the quarry amongst other things. There shall be no mining within 1,000 feet of any residence located on adjoining property in Hardin County, KY as of the approval date of this project.
2. Heidelberg shall maintain all property set back requirements as set forth in the Hardin County Development Guidance System Zoning Ordinance, 2009, for property zoned Heavy Industrial I-2.
3. Heidelberg will install fencing along the boundary of the Subject Property in areas where adequate fencing is not present or is in disrepair. Fencing will be at least 50 inches high and consist of woven wire with two strands of barbed wire. "No Trespassing"

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signs will be posted at the outer perimeter of the 100 foot undisturbed buffer of the Subject Property at the appropriate distance apart.

4. Quarry operations shall be limited to the area identified on the development plan as "Existing Mining Area" or "Future Mining Area".

5. Heidelberg shall maintain one (1) monitoring well on the rezoned property, and shall measure groundwater levels weekly. The groundwater measurements will be recorded and be available for inspection by the Hardin County Planning Director at Upton Quarry.

6. Heidelberg will not blast or excavate limestone below an elevation of 640' msl based on the geotechnical report provided by Jack W. Griffin, PE.

7. Heidelberg will implement a Water Well Replacement – Arbitration Program, the details of which are explained in the Appendix. Heidelberg shall deliver a copy of the Program to all Hardin County residents who reside within 2500 feet of the limit of the excavation of the quarry on the Subject Property.

8. Blasting shall only occur Monday through Friday between the hours of 9:00 am and 4:00 pm on the Subject Property. Only in the case of an emergency will blasting take place outside these hours. An example of such an emergency would be blasting that is delayed by thunderstorms which could pose a serious threat to our employees. Leaving the blast undetonated in the ground overnight is a federal offense.

9. Heidelberg shall maintain two (2) seismograph monitors to monitor ground vibration at the closest residences to the then-current blasting area. The seismograph records shall be maintained at Upton Quarry for the prior three (3) years and be available for inspection by the Hardin County Planning Director during normal business hours.

10. Heidelberg will implement a Pre-Blast Survey and Damage Arbitration Program, the details of which are explained in the Appendix. Heidelberg shall deliver a copy of the Program to all Hardin County residents who reside within 2500 feet of the limit of the excavation of the quarry on the Subject Property.

11. All blasting and use of explosives will be conducted in accordance with the regulations set forth by the Kentucky Department of Mines and Minerals, Division of Explosives and Blasting (pursuant to the authority of KRS 351.310 to 351.340 and 351.990) and in accordance with the Standard of Safety for Explosives, for the State of Kentucky, prepared by Department of Public Safety, Division of Fire Prevention.

12. Heidelberg shall limit its normal operating hours on the Subject Property to Monday through Friday with pit operations not commencing before 6:00 am and not extending beyond 7:00pm. On Saturdays operating hours will be 6:00 am to 1:00 pm. On Sunday no pit operations will take place although maintenance of equipment may take place.

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13. When Heidelberg is supplying materials to a customer who is working on a contract which includes the right to work extended hours including at night, Heidelberg shall be allowed to perform crushing operations 24 hours per day during the term of the contract. Prior to the commencement of extended hours Heidelberg shall inform the Hardin County Planning Director of its proposed extended hours work schedule.

14. When Heidelberg is required to work extended hours on the Subject Property portable lighting units will be used to supply light at the quarry faces in order to provide employees a safe working environment. These lights are some 100 feet below ground level and will not be visible from surrounding properties.

15. In order to reduce the audible noise levels emanating from the quarry operations on the Subject Property Heidelberg will install U.S. Department of Labor, Mine Safety and Health Administration approved low frequency or strobe light back up alarms on all mobile equipment within six (6) months of the issuance of the Conditional Use Permit.

16. Following a blast and prior to loading the broken limestone at the quarry face the broken limestone is wetted down by the water truck which has a water cannon mounted on it for this purpose. Wetting the limestone helps reduce fugitive dust during the loading process. In addition the water truck is used to water all internal haul roads on a regular basis to reduce fugitive dust generated by the movement of mobile equipment within the quarry.

17. Heidelberg will maintain the Subject Property as a non-discharge site and will route all stormwater generated with the disturbed portions of the quarry to the existing stormwater and process water ponds located on the property.

18. An Amended Development Plan shall be submitted and approved by the Planning Commission.

19. Temporary Vegetation in compliance with the County's Erosion Prevention & Sediment Control Ordinance shall be implemented in areas that are not active for a period of five (5) years.

20. This Conditional Use Permit is issued to the current property owners/leasee, Heidelberg Materials and is transferable upon a review of the application by the Board with any new owners/successors.

21. A Best Management Practices Plan must be submitted and approved by the Hardin County Engineer & Planning Commission that includes a "Groundwater Protection Plan, Stormwater Management Plan and an Emergency Response Plan.

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

At 5:23 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on October 15, 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed unanimously.

At 5:25 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2025 # 4 October 2024**. Commissioner Nall made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:29 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Merit Increases as outlined in the FY 2025 Budget**. Commissioner Nall made a motion to accept the Merit Increases as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:37 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:46 p.m. Commissioner Nall made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, December 17, 2024, at 5:00 p.m., and called for the meeting to be adjourned at 5:47 p.m.

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

11 Years of Service Financial & Operations Coordinator, Susan Bowen celebrated 11 years of service with the Planning Commission on 1 November 2024.

32 Years of Service KBC Coordinator, Madeline Hornback celebrated 32 years of service with the Planning Commission on 2 November 2024.

1 Year of Service Planning & Permit Tech, Rachel Derting, JD celebrated 1 year of service with the Planning Commission on 3 November 2024.

2 Years of Service Electrical Inspector, Greg Carwile celebrated 2 years of service with the Planning Commission on 7 November 2024.

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ADOPTED AND APPROVED THIS 17th DAY OF DECEMBER 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred seventy ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 15 October 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), & Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, Financial and Operations Coordinator Susan Bown, Planning and Permit Technician Rachel Derting, and Planning Commission Attorney Josh Cooper.

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 had Attorney Cooper 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 Map Amendment and Amended Conditional Use Permit submitted by **STEVE CASWELL (Owner) and HEIDELBERG MATERIALS (Applicant)**, requesting a Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial Zone (I-2) to allow for a 18.1 acre portion of property to be included in the lease for the quarry, and an Amended Conditional Use Permit to allow for an expansion of the mining area. The property is an 18.1 acre portion of the 210 acre property located at 429 North Pleasant Hill Road, Upton, KY. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

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

At 5:18 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Heavy Industrial (I-2) and presented **Resolution No. 2024-020** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential (R-2) to the Heavy Industrial (I-2) and to adopt Resolution Number 2024-020, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 4: Encourage development that is sensitive to the environment, non-renewable resources, prime farmland, and natural areas that reinforces the county's rural character and promotes the utilization of existing community resources.

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- Objective 4.4: Balance the need for mineral extraction with the potential impacts to adjacent properties and the natural environment.
- Goal 5: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.
- Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.

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

Director King stated that the necessary documentation for the Amended Conditional Use Permit request had been submitted the day before and the County Engineer, Mark Absher, had not yet had sufficient time to review the information. Director King suggested that the commission table the Amended Conditional Use Permit so that the engineer could review the submitted materials.

Commissioner Nelson made a motion to table the Amended Conditional Use Permit request until the next regularly scheduled meeting, November 19, 2024. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:24 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **AJB LIVING TRUST**, requesting a Zone Change from the Rural Residential (R-2) to the General Commercial (C-2) with no project proposed at this time. The property is a ± 17.098 acre site located at 1516 Glendale Hodgenville Road West, Glendale, KY to be known as Lot 2 of AJB Subdivision and a ± 37.805 acre site located along New Glendale Road, Glendale, KY, known as Lots 6, 7 & Tract 4 of Rosey Run Estates. Planner Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

Steve Delabar, of 6550 New Glendale Road, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Delebar noted that he is in favor of the proposed zone change. He stated that the Kentucky Transportation Cabinet is probably choosing route 3 to affect the least amount of people as possible, which would take the Beaver's house. Mr. Delabar expressed sympathy for the applicants and said the zone change should be approved so they can get the highest dollar amount for their land.

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Rosemary Gravell, of 1055 Glendale Hodgenville Road West, Glendale, KY provided testimony and answered questions from the commission members and staff. Ms. Gravell stated that the community needs to accept that this area is going commercial, and that she is in favor of the zone change because the owners need the land commercially zoned in order to receive the value that their property is actually worth. Ms. Gravell explained that she wishes she would have done the same before the state came through her property several years ago.

Marlene Ruby-Suarez, of 514 Oxmoor Drive, Glendale, KY provided testimony and answered questions from the commission members and staff. Ms. Suarez stated that she is not in favor or in opposition of the proposal, and that she just has some concerns considering the new road will be just outside of her bedroom window. Ms. Suarez stated that she is worried about their safety, privacy, noise and light pollution. Ms. Suarez asked if there could be a stipulation on the Zone Change that the developers must provide a privacy fence instead of the expense falling on her. Ms. Suarez stated that she sympathizes with the owners and understands their need for the zone change, but that whoever ends up profiting off of the commercial land needs to provide some sort of barrier.

Chairman Hinton explained that the development plan process would be where the commission could enforce landscaping and a privacy fence between the commercial and residential properties. Director King stated that there are also increased building setbacks where commercial land adjoins residential.

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

At 5:51 Chairman Hinton closed the hearing to public discussion.

Chairman Hinton asked if there was a reason that the applicants house was not included in the zone change request. Director King explained that the applicants had received advice from the Kentucky Transportation Cabinet to rezone the majority of the land commercial but to leave the house as residential in order to receive the highest dollar amount for their land.

Commissioner Nelson made a motion to approve the Zone Change from the Rural Residential (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2024-021, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

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- Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.
- Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.
- Objective 5.12: Promote the expansion of employment and investment opportunities in Hardin County.
- Goal 7: Improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.
- Objective 7.1: Prioritize and implement road improvements in coordination with Transportation Master Plan that maintains and improves the flow of traffic, increases pedestrian and vehicular safety, and provides routes for the efficient movement of people and goods.
- Objective 7.2: Evaluate and adopt access management regulations that preserve the capacity of public roads and improve safety.
- Objective 7.3: Expand and enhance the existing sidewalk, trail, and road networks to provide connectivity between neighborhoods and destinations within the county.

Secretary Steck provided the second. The motion passed unanimously.

At 6:08 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on September 3, 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 6:08 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **2025 Meeting Schedule**. Secretary Steck made the motion to accept the meeting schedule as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:10 p.m. Chairman Hinton called for consideration and action on the fifth and sixth items on the agenda, the **Financial Report FY 2025 # 2 August 2024** and the **Financial Report FY 2025 # 3 September 2024**. Commissioner Nelson made a motion to accept the Financial Reports as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

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At 6:12 p.m. Chairman Hinton called for consideration and action on the seventh item on the agenda, **amendments to the Application Fee Schedule**. Commissioner Nelson made a motion to accept the fee schedule as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, November 19, 2024, at 5:00 p.m., and called for the meeting to be adjourned at 6:23 p.m.

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

MPO Meeting – On September 19, 2024 Adam attended the Radcliff-Elizabethtown Metropolitan Planning Organization Meeting. The topic of discussion was the draft Public Transportation Study.

Fort Knox Compatible Use Plan Meeting – On September 20, 2024 Adam attended a meeting at the Lincoln Trail Area Development District regarding the Fort Knox plan and Conservation, Housing and Policy/Communication.

17 Years of Service – Building Inspector, Jimmy Morgan celebrated 17 years of service with the Planning Commission on September 27, 2024.

CAAK Conference - Building Inspector, Edwin Alicea attended the Code Administrators Association of KY's annual conference in Bowling Green, KY on September 29 – October 2, 2024 to obtain his required continuing education hours.

Planner Lawler – John Michael's last day with the Planning Commission will be October 17, 2024. He is moving to Dacono, Colorado for a Planning position.

ADOPTED AND APPROVED THIS 19th DAY OF NOVEMBER 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred seventy eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 3 September 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), & Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, and Planning Commission Attorney Josh Cooper. There were no members of the public present in the audience. Planner John Michael Lawler & Commissioner Mark Nelson were absent from this meeting.

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 had Attorney Cooper 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 Public Hearing on a proposed **TEXT AMENDMENT: DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009**. The request is for a favorable recommendation to Hardin County Fiscal Court on a text amendment to Table 1: Land Use Table – Medical Cannabis (Cultivator, Dispensary, Processor, Producer, Safety Compliance Facility). Director King presented and entered exhibits into the record, reviewed the Public Hearing notice requirement, and presented the powerpoint slide presentation regarding the proposed Text Amendments to the *Development Guidance System, Zoning Ordinance 2009*.

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

At 5:14 p.m. Chairman Hinton closed the hearing to public discussion.

Director King gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court on the text amendment to Table 1: Land Use Table – Medical Cannabis (Cultivator, Dispensary, Processor, Producer, Safety Compliance Facility) and presented **Resolution Number 2024-018** for consideration.

Vice Chairman Lowe made a motion to favorably recommend from the Planning Commission to Fiscal Court the text amendment to Table 1: Land Use Table – Medical Cannabis (Cultivator, Dispensary, Processor, Producer, Safety Compliance Facility), and to adopt *Resolution Number 2024-018* based on the exhibits entered into the record, the testimony provided at the hearing by the staff, and that the proposal is in agreement with the following Goals and Objectives and Action Steps from the Comprehensive Plan:

Goal 5: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

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- Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.
- GOAL 8: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.
- Objective 8.2: Define areas within the county for the highest and best use for residential, commercial, industrial, and agricultural land that make effective use of existing and proposed services and facilities.
- Objective 8.3: Evaluate and revise the Hardin County Zoning Ordinance and Subdivision Regulations to align with the goals, objectives, and policies of the Comprehensive Plan.
- Objective 8.8: Encourage that all land uses are developed in a manner compatible with surrounding land uses.
- Action Step 1: Complete a periodic review of the zoning ordinance and subdivision regulations to identify any amendments that are needed to align with future comprehensive plan updates, market trends, or other issues.

Commissioner Nall provided the second. The motion passed unanimously.

At 5:15 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, an **Amendment to the Personnel Policies Chapter 2, Section 15 and Chapter 3, Section 5** regarding personal leave days and paid travel expenses. Director King presented **Resolution 2024-019** for consideration and action. Secretary Steck made a motion to accept the amendments to the personnel policy as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:24 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on August 20, 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:25 p.m. Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:39 p.m. Commissioner Nall made a motion to **come out of closed session**. Secretary Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, October 15, 2024, at 5:00 p.m., and called for the meeting to be adjourned at 5:45 p.m.

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

MPO Meeting On August 22, 2024 Adam attended the Technical Advisory Committee Meeting of the Radcliff-Elizabethtown Metropolitan Planning Organization at Lincoln Trail Area Development District. The Public Transportation Study being conducted by Michael Baker International, Inc. was discussed.

ADOPTED AND APPROVED THIS 15th DAY OF OCTOBER 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

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Chairman Hinton called the seven hundred seventy seventh meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 August 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), & Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, Planner John Michael Lawler, Planning Commission Attorney Josh Cooper, and the individuals listed on the attached sign in sheet. Commissioner Charles Nall was absent from this meeting.

At 5:02 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton introduced the first item on the agenda, a Map Amendment submitted by **KATHY & ROBERT BRUCE (Owners) & WENDELL BROWN (Applicant) D.B.A. 84 AUTO RECYCLERS**, a Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) to allow for the subject site to be merged with the adjoining 84 Auto Recyclers Property and an Amended Conditional Use Permit for Auto Sales & a Junkyard to allow the existing business to expand their parking area. The property is a 1.019-acre site located adjacent to 12208 Sonora Hardin Springs Road, in Eastview, KY. Planner Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

Bobby Brown, of 12005 Sonora Hardin Springs Road, Eastview, KY provided testimony and answered questions from the commission members and staff. Mr. Brown explained that he is Wendell's son, and that the lot is just for additional parking.

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

At 5:21 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck stated that he has no issues with the application, the business has been there prior to zoning, and that there are other businesses nearby.

Planner Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) and presented **Resolution No. 2024-017** for consideration.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) and to adopt Resolution Number 2024-017, based on the staff report, the exhibits entered into the record, the testimony

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provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.
- Objective 5.9: Promote expansion of existing businesses and industries within Hardin County.
- Objective 5.10: Support small business development and entrepreneurship within Hardin County.
- Objective 5.13: Promote the development and prosperity of small businesses, and promote the expansion of existing businesses and industry in Hardin County.

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

At 5:25 p.m. Chairman Hinton reopened the hearing to consider and discuss the Amended Conditional Use Permit for Auto Sales & a Junkyard business to expand their parking area.

Bobby Brown, of 12005 Sonora Hardin Springs Road, Eastview, KY provided testimony and answered questions from the commission members and staff. Mr. Brown explained that they intend to make the parking area in line with the building, and that they are agreeable to planting some more trees around the new parking area.

Wendell Brown, of 246 Center Point Road, White Mills, KY provided testimony and answered questions from the commission members and staff. Mr. Brown explained that the purpose of the Amended Conditional Use Permit is just to expand the parking area, and that the tree line currently hides all the automobiles in the back. He stated that the new acreage is 60' wide all the way back.

Director King suggested there be no expiration date, adding Bobby Brown to the Conditional Use Permit as a potential future owner, and adding a condition about the landscaping around the new parking area.

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

At 5:35 p.m. Chairman Hinton closed the hearing to public discussion.

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Vice Chairman Lowe stated the request for the Amended Conditional Use Permit is in compliance and does satisfy the language of the Development Guidance System Ordinance (Section 16-3) Standards of 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, and the proceedings before the Planning Commission (the staff presentation and the testimony presented in the Public Hearing); Vice Chairman Lowe made a motion to grant the Amended Conditional Use Permit (CUP) with the following conditions:

1. Business Hours of Operation shall be from 9AM – 5:30PM Monday – Friday and 9AM – 3PM on Saturday.
2. There shall be no more than 12 vehicles advertised for sale at a time.
3. Vehicles for sale shall be displayed in the parking area between the existing buildings and KY 84.
4. There shall be no vehicles parked in the right-of-way of KY 84.
5. This Conditional Use Permit shall allow for Automotive Sales, Repair & Salvage.
6. This property shall have a sewerage system (septic tank and lateral lines) approved by the Hardin County Health Center.
7. A Development Plan in compliance with Section 6 of the Zoning Ordinance shall be required.
8. This Conditional Use Permit shall be issued to the current property owners, Wendell & Marilyn Brown, and Bobby Brown.

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9. All building activities shall conform to provisions of the Kentucky Building Code.
10. A Certificate of Land Use Restrictions shall be recorded in the Office of the Hardin County Clerk.
11. An Emergency Response and Spill Prevention Plan shall be required.
12. All salvaged vehicles must be parked behind the garage building as indicated on the Development Plan. Only personal, licensed and operable vehicles may be parked outside of the designated salvage area.
13. The existing vegetation and landscaping shall be maintained, with additional trees planted around the new parking area.
14. This Amended Conditional Use Permit shall allow for the expansion of the parking area onto the 1.019 acre acquired "Parcel A" as shown on the Development Plan.

Secretary Steck provided the second. The motion passed unanimously.

At 5:41 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF HIDDEN RIDGE SUBDIVISION**. This proposed single family residential development is a 14.69 acre site located off Joe Prather Highway (KY 313) and Skyline Drive in Radcliff, KY. The developer, Card Investments, LLC is proposing the creation of 37 residential lots with 2 new streets proposed. Director King presented a Powerpoint presentation and explained the proposed development.

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

Vice Chairman Lowe made a motion to conditionally approve the Preliminary Plat of Hidden Ridge Subdivision pending correction of the 41 items listed in the staff review comments. Secretary Steck provided the second. The motion passed unanimously.

At 5:47 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on August 6, 2024**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:48 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Financial Report FY 2025 # 1 July 2024**. Vice Chairman Lowe made a motion to accept the financial report as presented. Secretary Steck provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, September 3, 2024, at 5:00 p.m., and called for the meeting to be adjourned at 5:56 p.m.

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ADOPTED AND APPROVED THIS 3rd DAY OF SEPTEMBER 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

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Chairman Hinton called the seven hundred seventy sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 6 August 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), & Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, Planner John Michael Lawler, Planning Commission Attorney Josh Cooper, and the individuals listed on the attached sign in sheet. Commissioner Mark Nelson was absent from this meeting.

At 5:02 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 had Attorney Cooper 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 **Road Closing Review of a portion of Christine Way** submitted by **STEPHEN BUSH**, who is requesting a favorable recommendation from the Planning Commission to Hardin County Fiscal Court to close a 60' undeveloped right-of-way for a future street at the end of Christine Way in Elizabethtown, KY, in Concord Heights, Section 1, to allow for the property to be merged with the adjoining lot. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Road Closing Request.

Stephen Bush, of 95 Nancy Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Bush explained that he has maintained the right-of-way since he bought the property in 2009 and would like to close it in case he wants to build onto his house in the future. Mr. Bush stated that he has already went through the Variance process once for a previous addition.

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

At 5:11 p.m. Chairman Hinton closed the hearing to public discussion.

Chairman Hinton asked if confirmation was needed from the other adjoining property owner that they did not wish to acquire part of the right-of-way. Director King explained that is not a requirement in state law, and that they had been notified via mail & signs have been posted at the right-of-way for two weeks.

Director King gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court to close the 60' undeveloped right-of-way for a future street at the end of Christine Way in Elizabethtown, KY in Concord Heights, Section 1 to allow for the property to be merged with the adjoining lot and presented **Resolution # 2024-016** for consideration.

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Secretary Steck made a motion for a favorable recommendation from the Planning Commission to Fiscal Court to close the 60' undeveloped right-of-way for future street at the end of Christine Way in Elizabethtown, KY in Concord Heights, Section 1 to allow for the property to be merged with the adjoining lot, and to adopt Resolution # 2024-016 based on the staff report and the exhibits entered into the record, the testimony provided at the hearing by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 7: To improve the transportation network so people can safely and easily move throughout the county using a variety of modes of travel.
- Objective 7.6: Evaluate and close streets or streets of record and rights-of-way which are not being used, have not been constructed or are unnecessary.

Commissioner Nall provided the second. The motion passed unanimously.

At 5:19 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, the **Minutes for the meeting held on July 16, 2024**. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed unanimously.

At 5:21 p.m. Chairman Hinton announced the third item on the agenda is a discussion on the **NE Glendale Bypass Alternatives**. Director King presented a PowerPoint presentation on the three potential routes for the new bypass as released by the Kentucky Transportation Cabinet, District 4, and provided a link for the commissioners to submit their feedback on the proposals.

At 5:38 p.m. Chairman Hinton announced that the fourth item on the agenda is a discussion on the **Medical Cannabis Regulations in KY**. Director King presented a PowerPoint presentation on the regulations adopted by the State, and discussed some actions being taken by local jurisdictions.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, August 20, 2024, at 5:00 p.m., and called for the meeting to be adjourned at 6:19 p.m.

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

City of Elizabethtown Housing Meeting On July 17, 2024 Adam attended a meeting at the State Theater with developers, home builders, engineers and the City of Elizabethtown staff to discuss potential amendments to the City of Elizabethtown's residential zoning regulations.

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KYTC Glendale Bypass Meeting On July 30, 2024 Adam attended a meeting with KYTC to discuss the northeast Glendale Bypass at Glendale Christian Church.

ADOPTED AND APPROVED THIS 20th DAY OF AUGUST 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Hinton called the seven hundred seventy fifth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 16 July 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner), & Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Haley Goodman, Planner John Michael Lawler, Planning Commission Attorney Josh Cooper, Financial & Operations Coordinator Susan Bowen, and the individuals listed on the attached sign in sheet.

At 5:02 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton introduced the first item on the agenda, a Map Amendment submitted by **HELM BROTHERS PROPERTIES, LLC**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 5.27 total acre site, known as Lots 7, 8, & 9 of Vertrees Mill Subdivision, located at the corner of Salt River Road (KY 920) & Hardinsburg Road (KY 86), Cecila, KY. Planner Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

Tracy Helm, of 2075 Needham Road, Eastview, KY, provided testimony and answered questions from the commissioners and staff. Mr. Helm explained that he bought the lots with the intention of putting a gas station on the property. Mr. Helm stated that he is rezoning all three of the lots because of the potential grading plans.

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

At 5:12 p.m. Chairman Hinton closed the hearing to public discussion.

Secretary Steck stated that he has no issues with the application, and that there are other businesses in the intersection. Chairman Hinton stated that the application meets the criteria of the Comprehensive Development Guide, 2024.

Planner Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-014** for consideration.

Secretary Steve Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2024-014, based on the staff report, the exhibits entered into the record, the

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testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

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

At 5:16 p.m. Chairman Hinton introduced the second item on the agenda, a Map Amendment submitted by **BMT, LLC**, requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for an agriculture equipment sales & service business on site. The property is a 1.17 acre site located at the corner of Bacon Creek Road (KY 1904) and Milby Lane, Elizabethtown, KY. Director King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

Megan Savland, of 7257 Bardstown Road, Elizabethtown, KY, provided testimony and answered questions from the commissioners and staff. Mrs. Savland stated that they want to build a shop building on this lot and keep the storefront along Leitchfield Road. Mrs. Savland stated that the building will look similar to their storefront, and include a customer service area in addition to the shop itself.

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

At 5:29 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) and presented **Resolution No. 2024-015** for consideration.

Vice Chairman Lowe made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) and to adopt Resolution Number 2024-015, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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- Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.
- Objective 5.6: Support the viability of agricultural businesses within the county.
- Objective 5.9: Promote the expansion of existing businesses and industries within Hardin County.

Secretary Steck provided the second. The motion passed unanimously.

At 5:35 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Development Plan for Outdoor Power Source**. Director King presented the staff review comments. Commissioner Nelson made a motion to accept the Development Plan as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:43 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Budget Amendments for FY 2024**. Vice Chairman Lowe made a motion to accept the budget amendments as presented. Secretary Steck provided the second. The motion passed unanimously.

At 5:48 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2024 # 12 June 2024**. Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:51 p.m. Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on June 18, 2024**. Commissioner Nall made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:52 p.m. Commissioner Nall made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:13 p.m. Secretary Steck made a motion to **come out of closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, August 6, 2024, at 5:00 p.m., and called for the meeting to be adjourned at 6:19 p.m.

ADOPTED AND APPROVED THIS 6th DAY OF AUGUST 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 18 June 2024

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Chairman Hinton called the seven hundred seventy fourth meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 18 June 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman) and Steve Steck (Secretary). Also in attendance were Director Adam King, AICP, Planner John Michael Lawler, Planning Commission Attorney Josh Cooper, and the individuals listed on the attached sign in sheet. Commissioner Charles Nall, Commissioner Mark Nelson, and Planner I Haley Goodman were absent from this meeting.

At 5:02 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m., Chairman Hinton introduced the first item on the agenda, a Map Amendment submitted by **The Detweiler Family**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 2.754-acre site located at 11751 S Dixie Highway, Sonora, KY, known as Lot 1 of Samuel Subdivision. Planner John Michael Lawler presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

Robert Detweiler, of 6128 Priceville Road, Munfordville, KY, provided testimony to the commissioners and staff. Mr. Detweiler stated that he bought the property roughly 60 days prior to the hearing with the intention of squaring up the adjacent properties he already owned that were rezoned to C-2. Mr. Detweiler also verified that he had removed all structures that were previously on the site.

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

At 5:12 p.m., Chairman Hinton closed the hearing to public discussion.

Chairman Hinton stated that the zone change makes sense for the area. Secretary Steck asked about lot width with regards to entrances along US 31W, and Planner Lawler stated that the site's width was 200'. Commissioner Steck asked why this property was not included in the previous Detweiler Zone Change request, and Director King clarified that this property was not under Detweiler's ownership at the time.

Planner Lawler restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-013** for consideration.

Secretary Steve Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2024-013, based on the staff report, the exhibits entered into the record, the

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testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

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

At 5:17 p.m., Chairman Hinton called for consideration and action on the second item on the agenda, the **Financial Report for FY 2024 # 11 May 2024**. Secretary Steck made a motion to accept the financial report as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:21 p.m., Chairman Hinton called for consideration and action on the third item on the agenda, the **FY 2023 Audit**. Secretary Steck made a motion to accept the audit as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:24 p.m., Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on May 21, 2024**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:25 p.m., Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Annual Nomination and Election of Officers**. Secretary Steck made a motion to maintain the current positions held by the officers. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:26 p.m., Secretary Steck made a motion to go into a **closed session to discuss pending litigation (KRS 61.810(1)(C))**. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:00 p.m., Secretary Steck made a motion to **come out of closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, July 16, 2024, at 5:00 p.m., and called for the meeting to be adjourned at 6:02 p.m.

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

3 Years of Service Planner I Haley Goodman celebrated 3 years of service with the Planning Commission on June 4, 2024.

ADOPTED AND APPROVED THIS 16th DAY OF JULY 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 21 May 2024

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Chairman Hinton called the seven hundred seventy third meeting of the Hardin County Planning and Development Commission to order at 5:02 p.m. on Tuesday, 7 May 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Haley Goodman, Planner John Michael Lawler, and the individuals listed on the attached sign in sheet. Commissioner Charles Nall, Vice Chairman Greg Lowe and Planning Commission Attorney Josh Cooper were absent from this meeting.

At 5:02 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 conducted the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton introduced the first item on the agenda, a Map Amendment submitted by **BLUEGRASS PROPERTY LLC**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) to allow for a future commercial development. The property is a 4.754 acre site located at 5504 Sportsman Lake Road, Glendale, KY. Planner Haley Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

Glenn Turner, of 5735 North Dixie Avenue, Elizabethtown, KY provided testimony and answered questions from the commissioners and staff. Mr. Turner stated that he is the engineer for the project and that they have prepared this conceptual plan to illustrate what the property could look like. Mr. Turner stated that the owner envisions a hotel and/or grocery store on the site. Mr. Turner explained that the owner has paid over \$3 million dollars for the entire 12 acres (this site in addition to the acreage between South Dixie (US31W) and Sportsman Lake Road, so whatever he develops here will be substantial in order to make a return on his investment. Mr. Turner stated that the property is very close to a major intersection and that the request is in line with the Comprehensive Development Guide, 2024.

Laura Green of 5574 Sportsman Lake Road, Glendale, KY asked if this zone change would have any immediate effects on her property which adjoins the site? Mrs. Green also explained that they plan to eventually sell their farm for development, and asked if she would have similar development potential as this site.

Director King explained that if the zone change is approved it would not affect how her property is zoned or taxed. Director King also explained that her property is also in the Glendale Junction (I-65) Planning Area, and has a sewer connection so it has great development potential.

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

At 5:20 p.m. Chairman Hinton closed the hearing to public discussion.

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Commissioner Nelson and Commissioner Steck stated that they have no issues with the proposal and that this is the most prime area in unincorporated Hardin County for development.

Planner Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-011** for consideration.

Secretary Steve Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and to adopt Resolution Number 2024-011, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and those in attendance, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

Commissioner Mark Nelson provided the second. The motion passed unanimously.

At 5:24 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Public Hearing on a proposed **TEXT AMENDMENT: DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009**. The request is for a favorable recommendation to Hardin County Fiscal Court on a text amendment to Section 3-2 (Rural Residential Zone) and Section 17-10 (Open Space Subdivision Design). The proposed amendment will reduce the minimum lot size in the Rural Residential (R-2) Zone from 3 acres to 1.8 acres and will change the Open Space Subdivision Design so that it is only applicable to new subdivisions with streets. Director King presented and entered exhibits into the record, reviewed the Public Hearing notice requirement, and presented the powerpoint slide presentation regarding the proposed Text Amendments to the *Development Guidance System, Zoning Ordinance 2009*.

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

At 5:36 p.m. Chairman Hinton closed the hearing to public discussion.

Director King gave the staff recommendation for a favorable recommendation from the Planning Commission to Fiscal Court on the text amendment of Section 3-2 (Rural Residential Zone) and Section 17-10 (Open Space Subdivision Design) and presented **Resolution Number 2024-012** for consideration.

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Commissioner Nelson made a motion to favorably recommend from the Planning Commission to Fiscal Court the text amendment to Section 3-2 (Rural Residential Zone) and Section 17-10 (Open Space Subdivision Design), and to adopt *Resolution Number 2024-012* based on the exhibits entered into the record, the testimony provided at the hearing by the staff, and that the proposal is in agreement with the following Goals and Objectives and Action Steps from the Comprehensive Plan:

- Goal 1: Promote Hardin County as a place to live.
- Objective 1.4: Support a supply of housing that responds to population and employment growth.
- Action Step 1: Evaluate the findings from the Chamber, Industrial Foundation, ECTC and Baptist Health Hardin Study and determine if any impacts should be considered by the Planning Commission for future housing growth.
- Action Step 2: Evaluate the zoning regulations to determine needed amendments to support housing affordability and availability, specifically minimum lot sizes, density, permitted dwelling types (such as apartments, townhomes, and patio homes), and zoning incentives to encourage rehabilitation or infill.

Secretary Steck provided the second. The motion passed unanimously.

At 5:36 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2024 # 10 April 2024**. Secretary Steck made a motion to accept the financial report as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:37 p.m., Chairman Hinton called for consideration and action on the sixth item on the agenda, the **Minutes for the meeting held on May 7, 2024**. Secretary Steck made a motion to accept the minutes as presented. Commissioner Nelson provided the second. The motion passed unanimously.

At 5:44 p.m. Secretary Steck made a motion to go into a **closed session to discuss personnel appointments** (KRS 61.810(1)(F)). Commissioner Nelson provided the second. The motion passed unanimously.

At 6:07 p.m. Secretary Steck made a motion to **come out of closed session**. Commissioner Mark Nelson provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

At 6:09 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Second Reading of the FY 2025 Budget**. Secretary Steck made a motion

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to accept the budget as presented. Commissioner Nelson provided the second. The motion passed unanimously.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, June 18, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:11 p.m.

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

APA-KY Spring Conference On May 15-17, 2024 Adam, Haley & John Michael attended the Spring Planning Conference at Dale Hollow Lake State Park.

Outstanding Plan Award At the Spring Planning Conference, the *Comprehensive Development Guide, 2024* won an award for Outstanding Comprehensive Plan from APA-KY.

ADOPTED AND APPROVED THIS 18th DAY OF JUNE 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Minutes: 7 May 2024

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Chairman Hinton called the seven hundred seventy second meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 7 May 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Haley Goodman, Planner John Michael Lawler, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Commissioner Charles Nall was absent from this meeting.

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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:02 p.m. Chairman Hinton introduced the first item on the agenda, a Map Amendment submitted by **CHARLOTTE CRAWLEY, SHIRLEY GLOVER & BARBARA BRANSFORD**, requesting a Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the General Commercial Zone (C-2) with no project proposed at this time. The property is an 81.26-acre site located at 982 Glendale Hodgenville Road West, Glendale, KY. This request was unfinished business from 16 April 2024. Director King briefly reviewed the case and went over the process for making a motion on the item.

Director Adam King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-008** for consideration.

At 5:06 p.m., Secretary Steve Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the General Commercial Zone (C-2) and to adopt Resolution Number 2024-008, based on the staff report, the exhibits entered into the record, the testimony provided by the staff, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.

Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

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

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At 5:07 p.m., Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **NUTRIEN AG SOLUTIONS**, requesting a Zone Change from the Urban Residential Zone (R-1) to the Convenience Commercial Zone (C-1) to allow for an office/storage building to be built on site. The property is a 0.689-acre site located at 310 Cecil Avenue, Cecilia, KY, known as Lot 1A of Cecilia Farm Subdivision. Planner Haley Goodman presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

At 5:13 p.m., Greg Thomas of 4427 N Long Grove Road, Cecilia, KY, with Nutrien Ag Solutions, spoke in favor of the proposal. Mr. Thomas gave a brief history of the site and covered how Nutrien came into possession of the property. Mr. Thomas said that Nutrien had its largest volumes of business in 7 of the past 9 years and was always planning on expanding onto this site. Mr. Thomas said the house that was on the property burned in 2023, and told the Commission that Nutrien is willing to do whatever screening or landscaping is required. Mr. Thomas said that Nutrien is committed to being a good neighbor.

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

At 5:17 p.m., Chairman Hinton closed the hearing to public discussion.

Planner Haley Goodman restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) and presented **Resolution No. 2024-009** for consideration.

At 5:19 p.m., Secretary Steve Steck stated that the use seems fine, is a good fit for the area, and noted there were no complaints regarding the existing business. Secretary Steve Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) to the Convenience Commercial Zone (C-1) and to adopt Resolution Number 2024-009, based on the staff report, the exhibits entered into the record, the testimony provided by the staff, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 5: ECONOMIC DEVELOPMENT: Create opportunities for commerce and industry that support a broad range of workforce opportunities, increase the quality of life, and capitalize on the region's lower cost of living.
- Objective 5.2: Partner to identify and attract targeted business that diversify the local economy and capitalize on local economic assets.
- Objective 5.4: Provide adequate space for the proper location of commercial and industrial land.

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Objective 5.6: Support the viability of agricultural business within the county.

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

At 5:20 p.m., Chairman Hinton called for consideration and action on the proposed **Development Plan for Nutrien Ag Solutions, Inc.** Planner Haley Goodman restated the Development Plan request and presented the staff review comments.

Secretary Steve Steck shared his thoughts on landscaping along the railroad, stating that it is unnecessary. Chairman Hinton agreed. Commissioner Mark Nelson agreed with staff that a sidewalk shouldn't be required along Nutrien's frontage. The Commission then discussed the proposed sign and reiterated the regulations to the applicant. Secretary Steve Steck also stated that he did not believe landscaping should be installed along the road as it would likely get run over by large trucks trying to maneuver through the area.

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

At 5:26 p.m., Secretary Steve Steck made a motion to accept the Development Plan as presented with the modifications to landscaping requirements discussed during deliberations. Commissioner Mark Nelson provided the second. The motion passed unanimously.

At 5:27 p.m., Chairman Hinton called for consideration and action on the third item on the agenda, a Map Amendment submitted by **TOMMY CLARK**, requesting a Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) to allow for the property to be further subdivided. The property is a 14.45-acre site located in the 1900 block of Roundtop Road, Elizabethtown, KY.

Director Adam King presented and entered the exhibits into the record, reviewed the staff report, and presented the PowerPoint slide presentation regarding the proposed Zone Change request.

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

At 5:34 p.m., Chairman Hinton closed the hearing to public discussion.

Director Adam King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) and presented **Resolution No. 2024-010** for consideration.

At 5:35 p.m., Secretary Steve Steck made a motion to approve the Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) and to adopt Resolution Number 2024-010, based on the staff report, the exhibits entered into the record, the testimony provided by the staff, and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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- Goal 1: HOUSING: Promote Hardin County as a place to live.
- Objective 1.4: Support a supply of housing that responds to population and employment growth.
- Goal 8: LAND USE: Proactively plan for quality development that is compatible with surrounding land uses and responds to market demands.
- Objective 8.8: Encourage that all land uses are developed in a manner compatible with surrounding land uses.

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

At 5:37 p.m., Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on April 16, 2024**. Secretary Steve Steck made a motion to accept the minutes as presented. Commissioner Mark Nelson provided the second. The motion passed unanimously.

At 5:32 p.m., Vice Chairman Greg Lowe made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Commissioner Mark Nelson provided the second. The motion passed unanimously.

At 6:01 p.m., Commissioner Mark Nelson made a motion to **come out of closed session**. Secretary Steve Steck provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, May 21, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:04 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF MAY 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Hinton called the seven hundred seventy first meeting of the Hardin County Planning and Development Commission to order at 5:01 p.m. on Tuesday, 16 April 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Haley Goodman, Planner John Michael Lawler, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Commissioner Mark Nelson was absent from this meeting.

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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **CHARLOTTE CRAWLEY, SHIRLEY GLOVER & BARBARA BRANSFORD**, requesting a Zone Change from the Rural Residential Zone (R-2) and Convenience Commercial Zone (C-1) to the General Commercial Zone (C-2) with no project proposed at this time. The property is an 81.26 acre site located at 982 Glendale Hodgenville Road West, Glendale, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Barbara Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY spoke in opposition of the proposal. Mrs. Bransford stated that she and her sisters were born and raised on this farm and expressed concerns that they have sentimental attachments to the property. Mrs. Bransford explained that we have to have progress, but that this zone change would depreciate the value of her home.

Jerry Bransford, of 1014 Glendale Hodgenville Road West, Glendale, KY spoke in opposition of the proposal. Mr. Bransford explained that while he was not born and raised on the property, he has lived there for 50 years, and that he has concerns over the traffic. Mr. Bransford also asked for clarification on the difference between this request and the zone change that was approved last year.

Director King stated that Charlotte Crawley went through a zone change to C-1 last year for Lot 1 of Homers Acres Subdivision, and that on March 4, 2024 all three sisters applied for a Zone Change to C-2 for the entire farm. Director King explained that Barbara and Shirley had signed the same application as Charlotte for the request to go to commercial. Director King further explained that even if the zone change is approved, the land will not be affected with development until they decide to sell it.

Phillip Harris, of 385 Woodsbend Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Harris explained that he

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is Charlotte's grandson and helped facilitate this process. Mr. Harris stated that the sisters and their lawyers have been communicating about this since December, with numerous emails and other documentation, and that there is no way possible that anyone can say they do not understand what they applied for. Mr. Harris further explained that they have assigned contract explaining this process, and had verbal confirmation from the lawyers the day of the application filing.

Attorney Josh Cooper explained that with one of the applicants being in opposition to the proposal, the commission would need to table the hearing, amend the application, and re-advertise for a different map amendment request.

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

Vice Chairman Lowe made a motion to table the Zone Change request so that the applicants can amend their application if necessary. Secretary Steck provided the second. The motion passed unanimously.

At 5:41 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF MAJESTIC HILLS SUBDIVISION**. This proposed development is a 213.598 acre site located off North Dixie Highway, East Lincoln Trail Boulevard and Jones Street in Radcliff, KY. The developer, Valley Village LP is proposing the creation of 416 residential lots with 19 new streets proposed. Director King presented a Powerpoint presentation and explained the proposed development.

Glenn Turner, of 5735 North Dixie Highway, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Turner explained that the developers are proposing to maintain ownership of the entire subdivision with a monthly rental fee for each lot. The homeowners will purchase their own manufactured home to place on site, and the monthly lot fee will be an incentive for the developers to maintain the land and provide several amenities including a clubhouse and lawn service. Mr. Turner explained that this development will be a great step forward towards affordable housing in the community.

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

Secretary Steck made a motion to Conditionally Approve the Preliminary Plat of Majestic Hills Subdivision pending correction of the 392 items listed in the staff review comments. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:06 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2024 # 9 March 2024**. Vice Chairman Lowe made a motion to accept the financial report as presented. Commissioner Nall provided the second. The motion passed unanimously.

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At 6:07 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on March 19, 2024**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:08 p.m. Vice Chairman Lowe made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed unanimously.

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

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, May 7, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:24 p.m.

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

Planner Hired Our new Planner, John Michael Lawler started on April 5, 2024. John Michael is a Hodgenville native with a Bachelor's degree in Economics from the University of Kentucky and Master's degrees in Urban Planning & Public Administration from the University of Louisville. John Michael had previously worked as Planner for Louisville Metro since June of 2021.

Still Meadows Estates On March 26, 2024, the Hardin County Fiscal Court accepted Still Meadows Estates into the county road maintenance system. This 17 lot subdivision with a single street was developed by Will Harris Homes and Larry Phillips in May of 2021.

Fire Chiefs Association Meeting On April 8, 2024, Adam presented to the Hardin County Fire Chiefs Association at their monthly meeting.

Lincoln Trail Homebuilders Meeting On April 11, 2024, Jimmy & Edwin attended the Lincoln Trail Homebuilders Meeting to learn more about Fortified Roofing Systems.

South Hardin Sewer Study Meeting On April 11, 2024, Adam attended a meeting at Hardin County Water District #2 with Strand Engineering to discuss the County's south Hardin sewer study.

Creating Vibrant Communities Meeting On April 15, 2024, Adam, Haley & John Michael hosted the initial Creating Vibrant Communities Steering Committee Meeting for the Glendale - Small Area Plan.

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**ADOPTED AND APPROVED THIS 7th DAY OF MAY 2024 BY THE HARDIN COUNTY
PLANNING AND DEVELOPMENT COMMISSION.**

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 19 March 2024

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Chairman Hinton called the seven hundred seventieth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 19 March 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Commissioner Charles Nall was absent from this meeting.

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 had Attorney Cooper 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 Map Amendment submitted by **ROBERT DETWEILER**, requesting a Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) with no project proposed at this time to correct a technical survey error. The property is a 0.304 acre portion of a site located to the rear of at 11585 South Dixie in Sonora, KY to become known as Lot 5 of Samuels Subdivision. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Robert Detweiler, of 6128 Priceville Road, Munfordville, KY provided testimony and answered questions from the board members and staff. Mr. Detweiler stated that this was just a miscommunication between himself, the neighbor, Mr. Fulkerson and the surveyor, and that they did not realize there was an error until the survey pins were set.

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

At 5:07 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) and presented **Resolution No. 2024-007** for consideration.

Secretary Steck made a motion to approve the Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) and to adopt Resolution Number 2024-007, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan and will correct a technical survey issue and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

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

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

At 5:12 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a **PRELIMINARY PLAT OF GLENDALE COMMERCIAL PARK**. Larry Hagan is the owner of the property, which is known as PVA Map Number 207-00-00-030. Planner Goodman presented a powerpoint presentation and explained the proposed development is a 16.725 acre site located at 1055 Glendale Hodgenville Road West, Glendale, KY. The developer, Larry Hagan, is proposing the creation of 7 new commercial lots with one new street proposed.

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

Vice Chairman Lowe made a motion to Conditionally Approve the Preliminary Plat of Glendale Commercial Park pending correction of the 30 items listed in the staff review comments. Secretary Steck provided the second. Motion passed 3-0 with Chairman Hinton abstaining.

At 5:21 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2024 # 8 February 2024**. Vice Chairman Lowe made a motion to accept the financial report as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:21 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on March 5, 2024**. Commissioner Nelson made a motion to accept the financial report 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 do not require action:

Comprehensive Plan On March 12, 2024 the Hardin County Fiscal Court approved the Goals & Objectives of the Comprehensive Development Guide, 2024 with Resolution 2024-054.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, April 16, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:23 p.m.

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ADOPTED AND APPROVED THIS 16th DAY OF APRIL 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 5 March 2024

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Chairman Hinton called the seven hundred sixty ninth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 5 March 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet.

At 5:02 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a **Comprehensive Plan Update titled *Comprehensive Development Guide, 2024***. Director King presented a brief powerpoint slide presentation regarding the proposed Comprehensive Plan update and the public notification requirements.

Amy Williams, with TSW Design Group, the consulting firm for the project provided a presentation on the new goals and objectives, changes to the Future Land Use Map and Planning Area Map, the updated 3-step process, a new chapter on Agriculture, explained the adoption process and KRS requirements, and presented **Exhibit A. A List of Revisions to the Plan as recommended by Staff**.

Chairman Hinton clarified for the record that the proposed revisions were all typos and grammatical corrections.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY stated that she has read the Comprehensive Plan four times and thinks that it is a great plan. Ms. Martin stated that the goals and objectives are more defined.

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

At 5:24 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the request for adoption of the Comprehensive Plan Update titled *Comprehensive Development Guide, 2024* and presented **Resolution No. 2024-006** for consideration and action.

Chairman Hinton stated that although the Commission has had a lack of questions and comments tonight, they have all been heavily involved with the process and read through the updated plan numerous times.

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Secretary Steck made a motion to approve the Comprehensive Plan Update titled *Comprehensive Development Guide, 2024* based on the staff presentation, the exhibits entered into the record, the testimony provided by the staff, the consultants and those in attendance and to adopt **Resolution No. 2024-006**.

Vice Chairman Lowe provided the second. The motion passed 5-0 unanimously.

At 5:26 p.m. Vice Chairman Lowe called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 20 February 2024**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 5-0 (unanimously).

At 5:27 p.m. Commissioner Nelson made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Vice Chairman Lowe provided the second. The motion passed unanimously.

At 5:51 p.m. Secretary Steck made a motion to **come out of closed session**. Chairman Hinton provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, March 19, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 5:52 p.m.

ADOPTED AND APPROVED THIS 19th DAY OF MARCH 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

Hardin County Planning and Development Commission

Minutes: 20 February 2024

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Vice Chairman Greg Lowe called the seven hundred sixty eighth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 20 February 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Steve Steck (Secretary), Mark Nelson (Commissioner) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Financial & Operations Coordinator Susan Bowen, KBC Assistant Rachel Derting, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Mark Hinton (Chairman) was absent from the meeting.

At 5:02 p.m. Vice Chairman Lowe announced that he would serve as the Hearing Officer and preside over the Public Hearing. He explained the Public Hearing process and had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Vice Chairman Lowe called for consideration and action on the first item on the agenda, a Map Amendment submitted by **NOREIDA & JAMES REESOR**, requesting a Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) to allow for the billboards to be placed on three newly created lots. The property is three proposed one acre lots off a 146.9 acre site located on the east side of Patriot Parkway (KY 361) and the south side of Joe Prather Highway (KY 313) in Radcliff, KY. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Coburn Carter, of 145 Dowell Hardin Mills Road, Hardinsburg, KY provided testimony and answered questions from the commission members and staff. Mr. Carter explained that he works for Townsend Enterprises and that they have been working on this project for about a year now. He explained that Mr. Reesor had wanted to do this project, but that he has since passed, but that the family wanted to respect his wishes and see the project through. Commissioner Nelson asked what other projects the company had completed. Mr. Carter responded that they are a new company that builds homes and have one billboard project completed in Meade County.

Barbara Contreras Paxtian, of 720 Homestead Avenue, Radcliff, KY spoke in opposition of the proposal. Mrs. Paxtian stated that she has major concerns about more noise and trash. She stated she doesn't want anymore commercial development around the area and mentioned the mini warehouse project shown in the presentation. Planner I McCamish explained that the development of the mini warehousing and subdivision is within the city limits of Radcliff and told her to contact Murray Wanner with the City of Radcliff planning office.

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

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At 5:26 p.m. Vice Chairman Lowe closed the hearing to public discussion.

Planner I McCamish restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) and presented **Resolution No. 2024-005** for consideration.

Commissioner Nelson made a motion to approve the Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) for the proposed three one acre lots and to adopt Resolution Number 2024-005, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: KY 361 Corridor Planning Area (#11) and that the proposal is in agreement with the following Goals and Objectives from 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 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 use.
5. To use all resources available to attract new commercial, service and industrial development.

Secretary Steck provided the second. The motion passed 4-0 unanimously.

At 5:33 p.m. Vice Chairman Lowe called for consideration and action on the second item on the agenda, the **Financial Report FY 2024 #7 January 2024**. Secretary Steck made a motion to accept the Financial Report as presented. Commissioner Nall provided the second. The motion passed 4-0 unanimously.

At 5:35 p.m. Vice Chairman Lowe called for consideration and action on the third item on the agenda, the **Minutes for the meeting held on 6 February 2024**. Commissioner Nelson made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed 4-0 unanimously.

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At 5:37 p.m. Secretary Steck made a motion to go into a **closed session to discuss personnel appointments** (KRS 61.810(1)f). Vice Chairman Lowe provided the second. The motion passed unanimously.

At 6:10 p.m. Secretary Steck made a motion to **come out of closed session**. Commissioner Nelson provided the second. The motion passed unanimously. Vice Chairman Lowe noted for the record that no action was taken during the closed session.

At 6:12 p.m. Vice Chairman Lowe called for consideration and action on the fifth item on the agenda, the **First Reading of the FY 2025 Budget**. Secretary Steck made a motion to accept the budget as presented. Commissioner Nall provided the second. The motion passed 4-0 unanimously.

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

MPO Meeting On February 7, 2024 Adam chaired the meeting of the Radcliff Elizabethtown Metropolitan Planning Organization's Technical Advisory Committee. They received an update on the Public Transit Study being performed by Michael Baker International, Inc.

16 Years of Service On February 15, 2024 Director King celebrated his 16th year of service to the Planning Commission!

Planner I, McCamish Nikki's last day with the Planning Commission will be February 22, 2024. After 3 years with the Commission, Nikki has accepted the position to become the Planning Director at the Joint City-County Planning Commission of Nelson County. We wish Nikki the best in her new endeavor!

Vice Chairman Lowe announced that the next scheduled meeting will be held on Tuesday, March 5, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:30 p.m.

ADOPTED AND APPROVED THIS 5th DAY OF MARCH 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred sixty seventh meeting of the Hardin County Planning and Development Commission to order at 5:06 p.m. on Tuesday, 6 February 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) and Charles Nall (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planner Haley Goodman, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Mark Nelson (Commissioner) was absent from the meeting.

At 5:06 p.m. Chairman Hinton called for consideration and action on, the **Minutes for the meeting held on 2 January 2024**. Vice Chairman Lowe made a motion to accept the minutes as presented. Commissioner Nall provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 5:07 p.m. Secretary Steck made a motion to re-open a continued hearing from January 2, 2024 for a Map Amendment submitted by **ROBERT DETWEILER**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The properties consist of a 6.657 acre portion of a 7.475 acre site and a 6.556 acre site known as Lot 2 of Samuel Subdivision located at 11705 South Dixie Highway in Sonora, KY. Vice Chairman Lowe seconded the motion. The motion passed 3-0 with Chairman Hinton abstaining. Vice Chairman Lowe then made a motion to grant five minutes to both sides to present new information. Commissioner Nall seconded the motion. The motion passed 3-0 with Chairman Hinton abstaining.

Planner I McCamish re-presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Robert Detweiler, of 6128 Priceville Road, Munfordville, KY provided testimony and answered questions from the commission members and staff. Mr. Detweiler explained that this is an investment property of his. He has someone interested in the property, but they don't want to buy until the property is zoned commercial.

Melody Duvall, of 129 Amberwood Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mrs. Duvall explained that the Comprehensive Plan does not stipulate or define the distance from a major crossroads. She also reiterated that the truck stop adjoins the site and that the Baptist Health center is only 1,000 ft south of the site.

Parker Duvall, of 129 Amberwood Drive, Elizabethtown, KY provided testimony and answered questions from the commission members and staff. Mr. Duvall explained that he was here in support of Mr. Detweiler. That he himself has went through the zone change process to commercial with opposition from adjoining owners, and that now those

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neighbors are thrilled with the commercial site. He also stated this site being zoned commercial would be good for Hardin County.

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

At 5:24 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I McCamish restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-001** for consideration.

Secretary Steck stated that he has gone out to the site twice and that he understood the previous concerns about the property being swampy. However any development would have to comply with health department regulations and engineering stormwater regulations. Director King stated that the site is large enough that engineered stormwater plans for the development would be required.

Chairman Hinton stated that he doesn't believe the site should be considered at the major crossroads, however he can't ignore the fact that the property does adjoin the truck stop property.

Secretary Steck made a motion to approve the Zone Change from the Rural Residential Zone (R-2) and the General Commercial Zone (C-2) and to adopt Resolution Number 2024-001, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Rural Area; Step 4 – Planning Area: South Hardin Planning Area (#22) and that the proposal is in agreement with the following Goals and Objectives from 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 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 use.

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5. To use all resources available to attract new commercial, service and industrial development.

Commissioner Nall provided the second. The motion passed 3-1 with Chairman Hinton voting in opposition.

At 5:30 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:31 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **TL WISE**, requesting a Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) with no project proposed at this time. The property is a 14.45 acre site known as Lot 5A of Goose Landing Estates located on the west side of Ring Road in Elizabethtown, KY. Planner Goodman presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

TL Wise, of 2500 Lenlake Court, Lexington, KY provided testimony and answered questions from the commission members and staff. Mr. Wise explained that he was born and raised in Hardin County and has developed three large subdivisions with streets here over the past thirty years. He stated he wants what is best for the community and he has seen how Ring Road has been developed over the years. Mr. Wise stated he wants his property to be zoned commercial to help someone else down the road to develop the property. He stated KYTC has already approved a commercial entrance into the site, which is difficult to get and that the site would be a great location for development.

Josh Wiseman, of 503 Maple Crest Way, Elizabethtown, KY spoke in opposition of the proposal. Mr. Wiseman explained that he is a good friend of Donny Beeler who is an adjoining property owner and in the audience. He stated Mr. Beeler had eye surgery today and it's difficult to speak so he asked if he could speak his concerns. Mr. Wiseman asked the commission about the application that had been submitted and if mixed use, upscale neighborhood commercial was the intended development. Chairman Hinton stated that they would have Mr. Wise come back up to answer the question. Mr. Wiseman then stated that their concerns are of development behind the already residential homes and that those homes would now have noise and traffic in front and behind their homes. He also stated that during the presentation it was stated that this would be the logical progression of development, which they feel is inaccurate and that development needs to be along the road.

Chairman Hinton asked TL Wise, of 2500 Lenlake Court, Lexington, KY to come back up and answer the question of mixed use, upscale neighborhood commercial being what

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was going to be developed on site. Mr. Wise stated that he was just speculating on what could potentially go on site. He stated that in his opinion he thought some residential development with a couple restaurants and maybe a grocery store would be a good development for the site, but that he does not have a buyer currently with plans on what they would want to develop.

Mike Jones, of 650 Ring Road, Elizabethtown, KY spoke in opposition of the proposal. Mr. Jones stated that he adjoins the site and asked if the site went commercial if apartments could be built on site. Director King stated no, apartments would have to be on land zoned multi-family residential.

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

At 5:54 p.m. Chairman Hinton closed the hearing to public discussion.

Planner Goodman restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-004** for consideration.

Secretary Steck stated he thinks the commission should go out to the site for a closer look. He also asked about the city zoning around the site.

Commissioner Nall asked to see the aerial again showing the closest homes to the site.

Chairman Hinton asked Secretary Steck if he wanted to make a motion to table for a site visit. Secretary Steck stated he thinks they are good to make a vote with the information presented. Chairman Hinton then stated he thought this was a good zone change since it is along Ring Road with an approved commercial entrance.

Chairman Hinton made a motion to approve the Zone Change from the Urban Residential Zone (R-1) to the General Commercial Zone (C-2) and to adopt Resolution Number 2024-004, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-7 & 10; Step 3 – Land Use Plan Group: Urban Area; Step 4 – Planning Area: West Urban Planning Area (#5) and that the proposal is in agreement with the following Goals and Objectives from 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 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 use.
5. To use all resources available to attract new commercial, service and industrial development.

Vice Chairman Lowe provided the second. The motion passed 3-1 with Secretary Steck voting in opposition.

At 6:08 p.m. Director King presented the **2023 Annual Report**.

At 6:17 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, the **Financial Report FY 2024 #6 December 2023**. Secretary Steck made a motion to accept the Financial Report as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:19 p.m. Vice Chairman Lowe made a motion to go into a **closed session to discuss pending litigation** (KRS 61.810(1)(C)). Secretary Steck provided the second. The motion passed unanimously.

At 6:42 p.m. Secretary Steck made a motion to **come out of closed session**. Vice Chairman Lowe provided the second. The motion passed unanimously. Chairman Hinton noted for the record that no action was taken during the closed session.

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

APA-KY Meeting On January 19, 2024 Adam attended a virtual meeting of the APA-KY Executive Committee. A date of May 15-17, 2024 was set for the Spring Conference to be held at Dale Hollow Lake State Park.

Glendale Lions Club Meeting On January 25, 2024 Adam presented at the Glendale Lions Club Meeting to discuss the update to the Comprehensive Plan and the Creating Vibrant Communities Grant that will create a small area plan for Downtown Glendale.

Comprehensive Plan Open House On January 30, 2024 we hosted an Open House to unveil the draft Comprehensive Plan update for public comment at the County

Government Building. Approximately 100 attendees signed in. The even was covered by the News Enterprise and WQXE.

APA-KY Conference On February 2, 2024 Adam, Nikki, Haley, Vice Chairman Greg Lowe and Attorney Josh Cooper attended a one day conference at the State Theater in

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Elizabethtown for continuing education. Adam presented with Joe Reverman the Planning Director of Elizabethtown to discuss 2023 and the growth associated with BlueOval SK.

Chairman Hinton announced that the next scheduled meeting will be held on Tuesday, February 20, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:45 p.m.

ADOPTED AND APPROVED THIS 20th DAY OF FEBRUARY 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY

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Chairman Mark Hinton called the seven hundred sixty sixth meeting of the Hardin County Planning and Development Commission to order at 5:00 p.m. on Tuesday, 2 January 2024, in the Second Floor Meeting Room of the Hardin County Government Center. Other Commission Members in attendance were Greg Lowe (Vice Chairman), Steve Steck (Secretary) and Mark Nelson (Commissioner). Also in attendance were Director Adam King, AICP, Planner I Nikki McCamish, Planning Commission Attorney Josh Cooper and the individuals listed on the attached sign in sheet. Charles Nall (Commissioner) and Planner Haley Goodman were absent from the meeting.

At 5:02 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 had Attorney Cooper conduct the swearing in ceremony for all those in attendance that planned to speak.

At 5:03 p.m. Chairman Hinton called for consideration and action on the first item on the agenda, a Map Amendment submitted by **ROBERT DETWEILER**, requesting a Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) with no project proposed at this time. The properties consist of a 6.657 acre portion of a 7.475 acre site and a 6.556 acre site known as Lot 2 of Samuel Subdivision located at 11705 South Dixie Highway in Sonora, KY. Planner I McCamish presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

Robert Detweiler, of 6128 Priceville Road, Munfordville, KY provided testimony and answered questions from the commission members and staff. Mr. Detweiler explained that he owns the property and does not currently have a proposed project for the site. He stated that he believes the property being zoned commercial would make it worth more money.

Bob Wade, of 1404 Horseshoe Bend Road, Sonora, KY spoke in opposition of the proposal. Mr. Wade explained that he has farmed behind this site and that it is very wet natured and swampy. He stated he doesn't believe the land is suitable for commercial operations and that anything commercial would negatively impact his neighboring property.

Gary Fulkerson, of 11585 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mr. Fulkerson explained that he has lived here for forty-six years and agrees with Mr. Wade that the land is swampy and not a good place for a commercial business. He stated there is nothing wrong with someone wanting to make some money off a piece of property, but that it isn't fair for someone's profit to be at the cost of their neighbors. Mr. Fulkerson also mentioned there is a dangerous hill that makes the entrance unsafe. Lastly, Mr. Fulkerson wanted to add to the record that he is purchasing the sixty-foot strip of land beside his property that is currently part of the site.

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John Huffman, of 11661 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mr. Huffman stated that he is concerned about the entrance into the property and does not agree that the property should be zoned commercial without knowing what will be built on site.

Debbie Walker, of 11837 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mrs. Walker stated that she moved to her property over three years ago to escape the commercial business atmosphere around her home in Louisville. She explained that she understands Mr. Detweiler owns his property, but that she does not think he should have the right to change her life as a result of making his property commercial. Lastly, Mrs. Walker stated that she agrees with her neighbors that the properties zoning should not be changed without a proposal.

Creighton Hess, of 11815 South Dixie Highway, Sonora, KY spoke in opposition of the proposal. Mr. Hess explained that his property adjoins the proposed site and that he has lived there for thirty-seven years. He stated he is not opposed to the property being developed, but that he does not agree with changing the zoning without knowing what is going to be built on site.

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

At 5:32 p.m. Chairman Hinton closed the hearing to public discussion.

Planner I McCamish restated the Zone Change application, and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) to the General Commercial Zone (C-2) and presented **Resolution No. 2024-001** for consideration.

Commissioner Nelson asked for clarification on the major crossroads language from the Comprehensive Plan and if this project being 3,000' is close enough to be considered at a major crossroad. Director King stated that is something to be better defined in our Comprehensive Plan update.

Chairman Hinton asked what the most similar application was that we have approved to this application. Director King stated the Devore Stables south of this site would be the closest application, except for that the stables was a pre-existing business operation.

Secretary Steck & Commissioner Nelson both stated they wanted to go look at the site before making a decision.

Secretary Steck made a motion to table the hearing until Tuesday 6 February 2024 to allow for a site visit.

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

At 5:46 p.m. Chairman Hinton called for consideration and action on the second item on the agenda, a Map Amendment submitted by **THE HARDIN COUNTY BOARD OF EDUCATION**, requesting a Zone Change from the Rural Residential Zone (R-2) and the

Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) to allow for the properties to be merged with the Cecilia Valley Elementary School site to create a single campus for the proposed new West Hardin Middle School. The properties consist of a 1.461 acre site known as Lot 4 of Buchanan Farm Subdivision, Section 2 and a 31.375 acre site known as Tract A of the Lush Property located west of Leitchfield Road (US 62) in Cecilia, KY. Director King presented and entered the exhibits into the record, reviewed the staff report and presented the powerpoint slide presentation regarding the proposed Zone Change request.

At 5:47 p.m. Commissioner Nelson recused himself from the proceedings due to connections with Hardin County Schools.

Mike Billings, of 315 South Mulberry Street, Elizabethtown, KY, with Engineering Design Group, provided testimony and answered questions from the commission members and staff. Mr. Billings explained that the school owns three properties here and are needing to merge all three into one large lot. All three properties are different zones and to merge them together they all need to be the same zoning.

David Miller, of 1608 Franklin Cross Roads, Cecilia, KY spoke in opposition of the proposal. Mr. Miller stated that building the new school and road from US 62 would destroy this prime farmland and wildlife habitat. He stated we need this crop land to survive and the crops to help cool and clean our air. Mr. Miller explained that some of these soils are the most productive in the area and that he feels the school could find a different property to build without destroying this farmland.

Trina Martin, of 34 South Black Branch Road, Cecilia, KY asked questions of the commission. Mrs. Martin asked where the school was going to be built in regards to the floodplain. Chairman Hinton asked Mr. Billings to explain the proposed Development Plan. Mr. Billings explained that the new school would be built near Cecilia Valley Elementary and that the sports fields would be most near the floodplain.

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

At 6:06 p.m. Chairman Hinton closed the hearing to public discussion.

Director King restated the Zone Change application and gave the recommendation for approval of the Zone Change from the Rural Residential Zone (R-2) and the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) and presented **Resolution No. 2024-002** for consideration.

Chairman Hinton stated that he understands the value of prime farmland and the soils on site, but that he believes it would be more cost effective and make more sense having the schools next to each other rather than finding another site elsewhere to build a new West Hardin Middle School.

Chairman Hinton made a motion to approve the Zone Change from the Rural Residential Zone (R-2) and the Convenience Commercial Zone (C-1) to the Urban Residential Zone (R-1) and to adopt Resolution Number 2024-002, based on the staff report, the exhibits entered into the record, the testimony provided by the staff and that the request is in agreement with the Comprehensive Plan as follows: Step 1 – Development Policies 1-8 & 10; Step 2 – Property Characteristics 1-8 & 10; Step 3 – Land Use Plan Group: Urban Area / Natural Resource; Step 4 – Planning Area: Leitchfield Road Corridor / Natural Resource and that the proposal is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 3: To provide the citizens of Hardin County with adequate public service and community facilities.
- Objective: 6. To encourage that all developments will have access to adequate school facilities.

Secretary Steck provided the second. The motion passed 3-0 with Commissioner Nelson recusing.

At 6:12 p.m. Chairman Hinton called for consideration and action on the third item on the agenda, a public facility review to determine compliance with the Comprehensive Plan (KRS 100.324).

Director King reported that **THE HARDIN COUNTY BOARD OF EDUCATION** is proposing to construct the new West Hardin Middle School on property west of Leitchfield Road (US 62) that will be combined with the Cecilia Valley Elementary School property, creating one large campus with both schools. Director King gave a summary of the proposal, reviewed the proposed **Resolution 2024-003**, and presented the reasons established in KRS for approving a Public Facility.

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

At 6:14 p.m. Vice Chairman Lowe made a motion to adopt Resolution 2024-003, approving the proposed West Hardin Middle School as a Public Facility and that the request is in agreement with the following Goals and Objectives from the Comprehensive Plan:

- Goal 3: To provide the citizens of Hardin County with adequate public service and community facilities.

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Objective: 6. To encourage that all development will have access to adequate school facilities.

Secretary Steck provided the second. The motion passed 3-0 with Commissioner Nelson recusing.

At 6:15 p.m. Chairman Hinton called for consideration and action on the fourth item on the agenda, the **Minutes for the meeting held on 21 November 2023**. Secretary Steck made a motion to accept the minutes as presented. Vice Chairman Lowe provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

At 6:16 p.m. Chairman Hinton called for consideration and action on the fifth item on the agenda, the **Financial Report FY 2024 #5 November 2023**. Vice Chairman Lowe made a motion to accept the Financial Report as presented. Secretary Steck provided the second. The motion passed 3-0 with Chairman Hinton abstaining.

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

APA-KY Meeting Adam hosted the KY Chapter of the American Planning Association's Executive Board Meeting in Elizabethtown on November 17, 2023.

APA-KY Winter Conference The Planning staff all attended a one day conference in Owensboro on December 1, 2023. Adam, Nikki & Haley gave a Christmas themed presentation titled, "Twas the Year before BlueOval" that highlighted 2023 and the Comp Plan update. Other staff members shadowed the Owensboro Planning Office's Building Department.

Chairman Hinton announced that the next scheduled meeting will be an Open House for the Comprehensive Plan scheduled for Tuesday, January 16, 2024 at 5:00 p.m. and called for the meeting to be adjourned at 6:20 p.m.

ADOPTED AND APPROVED THIS 6th DAY OF February 2024 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

STEVE STECK, SECRETARY