



Hardin County Planning Commission
Seven Hundred Eighty First Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 December 17, 2024 5:00 p.m.

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

A. **MAP AMENDMENT:** DIANE & PAUL TAYLOR are requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) to allow for the property to be further subdivided. The property is a 5.311 acre site located at 106 Berrytown Road known as Lot 5A of Sagebrush Corners in Rineyville, KY. (Resolution #2024-023)

B. Consideration and action on the Minutes for the meeting held on November 19, 2024. *(Attached pgs.xx).*

C. Consideration and action on the Financial Report FY 2025 # 5 November 2024. *(Attached pg.x)*

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.

The next Commission meeting is scheduled for Tuesday, January 7, 2025 at 5:00 p.m.

NOVEMBER 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 13 Subdivision plats were approved for the month • 118 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 118 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 129 SFD Permits for the year • 104 Total Building Inspections for the month • 1,281 Total Building Inspections for the year • 510 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 76 Total Permits for the month • 909 Total Permits for the year • 164 Total Electrical Inspections for the month • 1,729 Total Electrical Inspections for the year



Commission Agenda
December 17, 2024
Page 2 of 2

SUBDIVISION PLATS RECORDED IN NOVEMBER 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
AMENDED RECORD PLAT OF TWIN OAKS SUBDIVISION, LOTS 32 & 33	OAK DRIVE	-1	0.0000	10/3/2024	11/4/2024
OUTDOOR POWER SOURCE SUBDIVISION	84 BACON CREEK RD	1	1.0970	10/22/2024	11/6/2024
COTTONWOOD SEC 1 LOT 40 & LEASORS LANDING LOT 8	THOMPSON RD	0	0.0000	10/25/2024	11/6/2024
HAYES ESTATES LOT 1A	1428 MUD SPLASH RD	-1	-71.1510	10/23/2024	11/12/2024
AMENDED RECORD PLAT OF SPORTSMAN LAKE BLOCK 3 LOT 1-7, AND 27, BLOCK 3	LAKESHORE DRIVE AND HILLTOP DRIVE	-7	0.0000	10/1/2024	11/14/2024
KEITH SUBDIVISION LOT 2A & CURTSINGER BOUNDARY SURVEY	2321 STOVALL RD	0	-4.0000	10/31/2024	11/14/2024
ROSALIE SUBDIVISION	7484 VALLEY CREEK RD	2	11.1030	11/6/2024	11/15/2024
PELLMAN MANOR LTOS 3 & 4A	98 MARIAN COURT	-1	0.0000	11/1/2024	11/15/2024
LEWIS PROPERTY LOT 1 & BOUNDARY SURVEY OF THE VIVIAN BLAND PROPERTY	4424 RINEYVILLE RD	0	5.4020	11/12/2024	11/18/2024
MCCAMISH ACRES	1264 DECKARD SCHOOL RD	2	11.0000	7/15/2024	11/19/2024
HORNBACK DIVISION LOT 1	219 HAYDEN SCHOOL RD	1	0.0000	10/24/2024	11/21/2024
HALLCREST SUBDIVISION	3437 SONORA HARDIN SPRINGS RD	2	5.4380	11/6/2024	11/21/2024
C BRACKETT ESTATE	3365 MILLERSTOWN RD	6	18.4610	11/7/2024	11/22/2024
		4	-22.6500		

Total Records: 13

12/6/2024



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Eightieth Meeting
Hardin County Government Center
Second Floor Meeting Room
November 19, 2024

5:00 p.m.

1. Call to order
2. Unfinished Business

A. **Continued from October 15, 2024 - AMENDED CONDITIONAL USE PERMIT:** STEVEN CASWELL (Owner) & HEIDELBERG MATERIALS MIDWEST AGG LLC (Applicants) are requesting an Amended Conditional Use Permit to allow for an expansion of the rock quarry. The property is an 18.1 acre portion of the 210 acre property located at 429 North Pleasant Hill Road, Upton, KY.

3. New Business

- B. Consideration and action on the Minutes for the meeting held on October 15, 2024. *(Attached pgs.4-8).*
- C. Consideration and action on the Financial Report FY 2025 # 4 October 2024. *(Attached pg.9)*
- D. Consideration and action on Merit Increases as outlined in the FY 2025 Budget.
- E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

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.



Commission Agenda

November 19, 2024

Page 2 of 3

SUBDIVISION PLATS RECORDED IN OCTOBER 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
SIPES SUBDIVISION LOTS 8A & 8B	BURNS RD	-1	0.0000	10/1/2024	10/1/2024
RECORD PLAT OF SPENCER'S ACRES SUBDIVISION	1163 COPELIN ROAD	2	20.3160	9/10/2024	10/9/2024
ORLENES HOLLOW LOTS 4A & 5A	15309 LEITCHFIELD RD	0	0.0000	10/3/2024	10/15/2024
AMENDED RECORD PLAT OF DS ACRES LOT 5	PEAR ORCHARD ROAD NW	1	0.0000	10/4/2024	10/17/2024
PARADISE OF THE SOUTH ESTATES LOTS 1-4	2217 W RHUDES CREEK RD	1	0.0000	10/2/2024	10/21/2024
AMENDED RECORD PLAT OF TC ACRES LOT 2 AND BOUNDARY SURVEY OF THE GRIMES FAMILY TRUST PROPERTY	JAMES DUVALL LANE	0	1.2560	10/10/2024	10/21/2024
AJB SUBDIVISION	1516 GLENDALE HODGENVILLE RD W	2	20.0450	9/12/2024	10/22/2024
BRANDI'S PLACE SUBDIVISION	1607 SPRINGFIELD RD	2	9.1280	10/9/2024	10/23/2024
THOROUGHBRED ESTATES LOT 89B, 90A & 91	121 DEHERE CT	-1	0.0000	10/9/2024	10/24/2024
AMENDED RECORD PLAT OF NOLIN RIVER SUBDIVISION, SECTION 2, LOT 7	171 RIVERSIDE LANE	2	0.0000	9/23/2024	10/24/2024
RECORD PLAT OF OMER PUCKETT SUBDIVISION AND BOUNDARY SURVEY OF OMER PUCKETT ESTATE	4573 W GLENDALE HODGENVILLE ROAD	2	4.4340	7/24/2024	10/29/2024
GRUSY SUBDIVISION LOT 1B	BARDSTOWN RD	1	0.0000	10/25/2024	10/30/2024
		11	55.1790		

Total Records: 12

11/6/2024



Commission Agenda
November 19, 2024
Page 3 of 3

OCTOBER 2024 REPORT

Plats Recorded: <ul style="list-style-type: none">• 12 Subdivision plats were approved for the month• 105 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 13 New lots approved for the month• 114 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 15 SFD Permits for the month• 123 SFD Permits for the year• 134 Total Building Inspections for the month• 1,174 Total Building Inspections for the year• 430 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 102 Total Permits for the month• 833 Total Permits for the year• 159 Total Electrical Inspections for the month• 1,565 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, December 17, 2024 at 5:00 p.m.



Hardin County Planning Commission
Seven Hundred Seventy Ninth Meeting
Hardin County Government Center
Second Floor Meeting Room
October 15, 2024 5:00 p.m.

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

- F. MAP AMENDMENT & AMENDED CONDITIONAL USE PERMIT: STEVEN CASWELL (Owner) & HEIDELBERG MATERIALS MIDWEST AGG LLC** (Applicants) are 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. (Resolution #2024-020)
- G. MAP AMENDMENT: AJB LIVING TRUST** is 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. (Resolution #2024-021)
- H. Consideration and action on the Minutes for the meeting held on September 3, 2024. *(Attached pgs.6-8).*
- I. Consideration and action on the 2025 Meeting Schedule *(Attached pg.9).*
- J. Consideration and action on the Financial Report FY 2025 # 2 August 2024. *(Attached pg.10)*
- K. Consideration and action on the Financial Report FY 2025 # 3 September 2024. *(Attached pg.11)*
- L. Consideration and action on amendments to the Application Fee Schedule. *(Attached pg.12)*



Commission Agenda
 October 15, 2024
 Page 2 of 5

M. Informational Items

N. Adjourn

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.

AUGUST 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 17 Subdivision plats were approved for the month • 80 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 96 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 17 SFD Permits for the month • 98 SFD Permits for the year • 152 Total Building Inspections for the month • 918 Total Building Inspections for the year • 377 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 97 Total Permits for the month • 643 Total Permits for the year • 158 Total Electrical Inspections for the month • 1,261 Total Electrical Inspections for the year



Commission Agenda
 October 15, 2024

Page 3 of 5

SUBDIVISION PLATS RECORDED IN AUGUST 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RECORD PLAT OF EXTENDED HANDS SUBDIVISION	97 E RHUDES CREEK ROAD	3	16.0470	7/25/2024	8/5/2024
Record Plat of Lacey & Troy Subdivision	1050 Jenkins Rd	3	19.9380	7/15/2024	8/5/2024
Amended Record Plat of Newman Estates, Lots 12 & 13	426 NEEDHAM ROAD	0	0.0000	7/25/2024	8/5/2024
AMENDED RECORD PLAT OF NALL LINCOLN SUBDIVISION LOTS 23 & 26	59 MELTON AVE	-1	0.0000	7/26/2024	8/7/2024
AMENDED RECORD PLAT OF PEYTON ESTATES LOTS 46-49		-2	0.0000	7/29/2024	8/9/2024
Record Plat of Big Forest Subdivision, Section 3	HOGAN ROAD, SONORA, KY	1	17.0240	7/23/2024	8/9/2024
VERTREES MILL SUBDIVISION, LOTS 7, 8 & 9	HARDINSBURG ROAD & SALT RIVER ROAD	-1	0.0000	8/1/2024	8/9/2024
PULLEN PLACE SUBDIVISION, SECTION 1, LOT 1 & RECORD PLAT OF PULLEN PLACE SUBDIVISION, SECTION 2, LOTS 2 & 3	16455 RINEYVILLE BIG SPRINGS ROAD, VINE GROVE, KY 40175	2	42.9750	8/17/2023	8/12/2024
AMENDED RECORD PLAT OF SIMPSON ESTATES LOT 5, BOUNDARY SURVEY OF THE SIMPSON FARM	VALLEY CREEK LANE	0	0.0000	4/24/2024	8/16/2024
AMENDED RECORD PLAT OF ROUND TOP ACRES, LOTS 4-6	FULTZ ROAD	-2	0.0000	7/31/2024	8/16/2024
Record Plat of Noah Acres Subdivision	304 SUMMIT RD	2	5.8250	7/31/2024	8/19/2024
LINCOLN HIGHWAY SUBDIVISION, LOTS 7 & 8	2002 HODGENVILLE ROAD	-1	0.0000	8/19/2024	8/21/2024
HOMERS ACRES, LOTS 1 & 2	982 GLENDALE HODGENVILLE RD W	0	75.2600	3/18/2024	8/22/2024
PHILLIPS ACRES LOTS 6A & 7	791 W RHUDES CREEK RD	1	0.0000	7/30/2024	8/27/2024
MACCALLIE MANOR, SECTION 2	237 BROCK RD	2	10.9630	5/24/2024	8/28/2024
MARCELLA PENDLETON ESTATES	PENDLETON LANE	1	12.3970	8/5/2024	8/29/2024
CECILIA FARM SUBDIVISION LOTS 1A & 2B	310 CECIL AVE	-1	0.0000		8/30/2024
		7	200.4290		

Total Records: 17

9/4/2024



Commission Agenda

October 15, 2024

Page 4 of 5

SUBDIVISION PLATS RECORDED IN SEPTEMBER 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
KEITH SUBDIVISION LOT 2	2361 STOVALL RD	0	0.0000	6/7/2024	9/3/2024
AMENDED RECORD PLAT OF LEASOR TRACE SUBDIVISION LOT 1 AND IVRA RIDGE SUBDIVISION LOT 1, AND RECORD PLAT OF KENNETH'S ACRES SUBDIVISION	3581 RINEYVILLE ROAD	3	0.6740	8/9/2024	9/3/2024
RECORD PLAT OF KIMSO ESTATES	118 N COURAGE LANE	3	6.1620	8/21/2024	9/3/2024
AMENDED RECORD PLAT OF MCCORMACK SUBDIVISION, LOTS 7-10	2031 BARDSTOWN ROAD	-3	0.0000	8/19/2024	9/5/2024
AMENDED RECORD PLAT OF LAVONE ACRES LOTS 1 AND 2	1157 LONG HOLLOW ROAD	0	8.2100	8/29/2024	9/6/2024
FOXWOOD SUBDIVISION LOTS 13A & 14	251 & 254 FOXWOOD CT	0	0.0000	8/19/2024	9/10/2024
84 AUTO RECYCLERS SUBDIVISION	12208 SONORA HARDIN SPRINGS ROAD	1	11.3790	8/7/2024	9/12/2024
AMENDED RECORD PLAT OF ALANA'S ADDITION, LOT 2 AND LOT 1A	3388 MIDDLE CREEK ROAD	0	0.0000	8/26/2024	9/16/2024
AMENDED RECORD PLAT OF CONCORD HEIGHTS LOT 11	95 NANCY DR	0	0.4380	7/17/2024	9/18/2024
AMENDED RECORD PLAT OF APPALOOSA ESTATES, LOT 1	872 Nackle Pike	0	1.8000	9/16/2024	9/24/2024
RECORD PLAT OF D AND L SUBDIVISION	168 WILMOTH LANE	2	11.0620	9/19/2024	9/24/2024
RECORD PLAT OF DANIEL'S ACRES SUBDIVISION AND BOUNDARY SURVEY OF THE EDWARDS PROPERTY AND THE CARPENTER PROPERTY	700 HOWE VALLEY ROAD	1	1.8940	8/16/2024	9/26/2024
AMENDED RECORD PLAT OF BORUM SUBDIVISION LOTS 2 AND 3	2034 N GRANDVIEW CHURCH ROAD	0	17.5570	7/5/2024	9/26/2024
		7	59.1760		

Total Records: 13

10/3/2024



Commission Agenda
October 15, 2024
Page 5 of 5

SEPTEMBER 2024 REPORT

Plats Recorded: <ul style="list-style-type: none">• 13 Subdivision plats were approved for the month• 93 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 10 New lots approved for the month• 103 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 10 SFD Permits for the month• 108 SFD Permits for the year• 120 Total Building Inspections for the month• 1,038 Total Building Inspections for the year• 428 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 88 Total Permits for the month• 731 Total Permits for the year• 145 Total Electrical Inspections for the month• 1,406 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, November 19, 2024 at 5:00 p.m.



Hardin County
Planning and Development Commission

**Hardin County Planning Commission
Seven Hundred Seventy Eighth Meeting**

Hardin County Government Center
Second Floor Meeting Room

September 3, 2024

5:00 p.m.

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

A. TEXT AMENDMENT: DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009. Consideration and Action on 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) (*Resolution Number 2024-018*)

B. Consideration and action on an Amendment to the Personnel Policies Chapter 2, Section 15 regarding personal leave days and Chapter 3, Section 5 regarding paid travel expenses. (*Resolution # 2024-019*)

C. Consideration and action on the Minutes for the meeting held on August 20, 2024. (*Attached pgs.2-6*).

D. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

E. Informational Items

F. Adjourn

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.

The next Commission meeting is scheduled for Tuesday, October 15, 2024 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
August 20, 2024

5:00 p.m.

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

A. **MAP AMENDMENT & AMENDED CONDITIONAL USE PERMIT:** KATHY & ROBERT BRUCE (Owners) & WENDELL BROWN (Applicant) D.B.A. 84 AUTO RECYCLERS are requesting 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. (Resolution #2024-017)

B. Consideration and action on the following Preliminary Plat:

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. *(Review comments attached pgs.2-6)*

C. Consideration and action on the Minutes for the meeting held on August 6, 2024. *(Attached pgs.7-9).*

D. Consideration and action on the Financial Report FY 2025 # 1 July 2024. *(Attached pg.10)*

E. Adjourn

The next Commission meeting is scheduled for Tuesday, September 3, 2024 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy Sixth Meeting

Hardin County Government Center
Second Floor Meeting Room

August 6, 2024

5:00 p.m.

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

- A. **ROAD CLOSING REVIEW:** STEPHEN BUSH is requesting a favorable recommendation from the Planning Commission to Fiscal Court to close a 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 11. (Staff Report provided and Resolution #2024-016)
- B. Discussion of Medical Cannabis Regulations in KY
- C. Discussion of NE Glendale Bypass Alternatives
- D. Consideration and action on the Minutes for the meeting held on July 16, 2024. (*Attached pgs.4-7*).
- E. Informational Items
- F. Adjourn

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.

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

The next Commission meeting is scheduled for Tuesday, August 20, 2024 at 5:00 p.m.



Commission Agenda
August 8, 2024
Page 2 of 3

SUBDIVISION PLATS RECORDED IN JULY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
RICHARD NALL LANE ACRES	RICHARD NALL LANE	1	6.9000	1/3/2022	7/3/2024
RECORD PLAT OF SUGAR MILL PROPERTIES	5511 N DIXIE HWY	2	5.5900	7/8/2024	7/9/2024
BURKHEAD ESTATES, SECTION 3, LOT 5	BURKHEAD LANE	1	0.0000	7/3/2024	7/11/2024
GIVENS SUBDIVISION	WILLIAMS LANE	1	12.0190	6/27/2024	7/11/2024
JT ACRES	BETHELEHEM ACADEMY RD	1	5.6170	3/12/2024	7/16/2024
AUBREY ESTATES, LOT 9A	5316 ST JOHN RD	1	0.0000	6/20/2024	7/16/2024
VALLEY CREEK ESTATES LOTS 56 & 57	VALLEY CREEK RD	1	1.2880	6/21/2024	7/16/2024
BUELS ACRES SUBDIVISION LOTS 2 & 3	SOLWAY MEETING CREEK RD	1	0.0000	7/15/2024	7/17/2024
RECORD PLAT OF BENHAM'S ACRES SUBDIVISION	1266 RED HILL RD	2	9.3850	7/12/2024	7/18/2024
COTTONWOOD ESTATES	TRINITY DR	1	0.0000	6/20/2024	7/18/2024
DEL MORAL, LOT 3A	4497 SALT RIVER RD, RINEYVILLE, KY	0	-35.3000	5/7/2024	7/19/2024
AMENDED RECORD PLAT OF MOREHEAD MEADOWS LOT 1	655 MIDDLE CREEK ROAD	1	3.0040	6/28/2024	7/19/2024
AMENDED RECORD PLAT AND BOUNDARY SURVEY OF HENDERSON FARM DIVISION	34 OWSLEY RD	0	0.0000	7/3/2024	7/19/2024
SAMUEL SUBDIVISION, SECTION 1, LOT 1 & SECTION 2, LOT 2A	S DIXIE HWY	-1	0.0000	7/15/2024	7/23/2024
		12	8.5030		

Total Records: 14

8/1/2024



Commission Agenda
August 8, 2024
Page 2 of 3

JULY 2024 REPORT

Plats Recorded: <ul style="list-style-type: none">• 14 Subdivision plats were approved for the month• 63 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 13 New lots approved for the month• 89 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 16 SFD Permits for the month• 81 SFD Permits for the year• 119 Total Building Inspections for the month• 764 Total Building Inspections for the year• 307 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 87 Total Permits for the month• 547 Total Permits for the year• 169 Total Electrical Inspections for the month• 1,103 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy Fifth Meeting
Hardin County Government Center
Second Floor Meeting Room
July 16, 2024 5:00 p.m.

1. Call to order
 2. Unfinished Business
 3. New Business
- G. **MAP AMENDMENT:** HELM BROTHERS PROPERTIES, LLC is 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. (Resolution 2024-014)
- H. **MAP AMENDMENT:** BMT, LLC is 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. (Resolution 2024-015)
- I. Consideration and action on the Development Plan for Outdoor Power Source. (Review Comments Attached pgs. 4-8).
- J. Consideration and action on Budget Amendments for FY 2024. (*Attached pg.9*).
- K. Consideration and action on the Financial Report FY 2024 # 12 June 2024. (*Attached pg.10*)
- L. Consideration and action on the Minutes for the meeting held on June 18, 2024. (*Attached pgs.11-13*).
- M. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- N. Adjourn

The next Commission meeting is scheduled for Tuesday, August 6, 2024 at 5:00 p.m.



Commission Agenda

July 16, 2024

Page 2 of 3

SUBDIVISION PLATS RECORDED IN JUNE 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
NALL-LINCOLN SUBDIVISION LOTS 49 & 60	BATTLE TRAINING	-1	0.0000	5/21/2024	6/7/2024
SMOKE RIDGE ESTATES, SEC 2	ROUNDTOP ROAD	1	5.0050	5/23/2024	6/7/2024
AMENDED RECORD PLAT OF DREW'S PLACE LOT 1 AND RECORD PLAT OF DREW'S PLACE SECTION 2	1172 WHITE MILLS GLENDALE ROAD	1	133.3000	4/22/2024	6/7/2024
COLE CREEK ESTATES SECTION 4	1785 VALLEY CREEK RD	2	11.0010	5/20/2024	6/7/2024
ROY LANE ACRES	1854 LAUREL RIDGE ROAD	9	57.0140	6/10/2024	6/13/2024
LOGSDON SUBDIVISION	4499 COPELIN RD	1	3.0010		6/20/2024
RECORD PLAT AND BOUNDARY SURVEY OF HENDERSON FARM DIVISION	34 OWLSEY RD	9	26.0920	6/13/2024	6/21/2024
NOVA ESTATES	623 CLAGGETT LANE	1	20.0000	3/28/2024	6/21/2024
ERNEST'S ACRES SUBDIVISION AND AMENDED BOUNDARY SURVEY OF ROSEMARY WILMOTH PROPERTY TRACTS 1&2	1248 WILMOTH LANE	1	5.0270	6/18/2024	6/21/2024
W RITCHIE'S ACRES SUBDIVISION	13585 HARDINBURG ROAD	2	13.5070	6/17/2024	6/27/2024
AMENDED RECORD PLAT OF SNOW SPRINGS SUBDIVISION, LOTS 1 & 9 AND BOUNDARY SURVEY OF THE COCHRAN FARM	RINEYVILLE BIG SPRINGS ROAD	-2	-52.2040	6/17/2024	6/27/2024
VALLEYDALE SUBDIVISION SECTION 3, LOT 1	4137 WOOLDRIDGE FERRY RD	0	1.5000	6/10/2024	6/27/2024
AMENDED RECORD PLAT OF FOXWOOD SUBDIVISION LOTS 13 & 15	251 FOXWOOD CT	-1	2.4360	6/10/2024	6/27/2024
PURPLE MARTIN EST LOTS 1 & 2; RECORD PLAT OF LEASORS LANDING SUBDIVISION; BOUNDARY SURVEY OF THE DOUGLAS & SHONDA LEASOR PROPERTY	231 THOMPSON RD, RINEYVILLE, KY	8	32.3140	6/12/2024	6/28/2024
		31	257.9930		

Total Records: 14

7/1/2024



Commission Agenda
July 16, 2024
Page 3 of 3

JUNE 2024 REPORT

Plats Recorded: <ul style="list-style-type: none">• 14 Subdivision plats were approved for the month• 49 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 35 New lots approved for the month• 77 Net lots approved for the year
Building Permits: <ul style="list-style-type: none">• 20 SFD Permits for the month• 64 SFD Permits for the year• 124 Total Building Inspections for the month• 642 Total Building Inspections for the year• 268 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 81 Total Permits for the month• 460 Total Permits for the year• 197 Total Electrical Inspections for the month• 934 Total Electrical Inspections for the year



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
June 18, 2024 5:00 p.m.

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

- A. MAP AMENDMENT:** DETWEILER FAMILY is 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 South Dixie Highway, Sonora, KY known as Lot 1 of Samuel Subdivision. (Resolution 2024-013)

- B.** Consideration and action on the Financial Report FY 2024 # 11 May 2024. (*Attached pg.3*)

- C.** Consideration and action on the FY 2023 Audit. (*Copy Provided*)

- D.** Consideration and action on the Minutes for the meeting held on May 21, 2024. (*Attached pgs.4-7*).

- E.** Annual Nomination and Election of Officers (*Current positions*)
 - Chairman – Mark Hinton
 - Vice Chairman – Greg Lowe
 - Secretary – Steve Steck

- F.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

- G.** Informational Items

- H.** Adjourn



Commission Agenda
 June 18, 2024
 Page 2 of 2

SUBDIVISION PLATS RECORDED IN MAY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
Haun Subdivision	872 Nacke Pike	1	3.0000	4/15/2024	5/10/2024
BETT'S ARK ESTATES LOTS 1-3	425 RED HILL RD VINE GROVE, KY	3	20.100	5/17/2024	5/22/2024
		4	23.100		

Total Records: 2

6/3/2024

MAY 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 2 Subdivision plats were approved for the month • 35 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 4 New lots approved for the month • 46 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 8 SFD Permits for the month • 44 SFD Permits for the year • 108 Total Building Inspections for the month • 518 Total Building Inspections for the year • 210 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 96 Total Permits for the month • 379 Total Permits for the year • 170 Total Electrical Inspections for the month • 737 Total Electrical Inspections for the year

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

The next Commission meeting is scheduled for Tuesday, July 16, 2024 at 5:00 p.m.



Hardin County
Planning and Development Commission



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy Third Meeting
Hardin County Government Center
Second Floor Meeting Room
May 21, 2024 5:00 p.m.

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

G. MAP AMENDMENT: BLUEGRASS PROPERTY, LLC is 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. (*Resolution 2024-011*)

H. TEXT AMENDMENT: DEVELOPMENT GUIDANCE SYSTEM, ZONING ORDINANCE, 2009. Consideration and Action on 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) (*Resolution Number 2024-012*)

I. Consideration and action on the Financial Report FY 2024 # 10 April 2024. (*Attached pg.2*)

J. Closed Session to discuss personnel appointments. (KRS 61.810(1)f)

K. Consideration and action on the Second Reading of the FY 2025 Budget. (*Copy Provided*)

L. Consideration and action on the Minutes for the meeting held on May 7, 2024. (*Attached pgs.3-6*).

M. Informational Items

N. Adjourn

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.

The next Commission meeting is scheduled for Tuesday, June 18, 2024 at 5:00 p.m.



Hardin County Planning Commission
Seven Hundred Seventy Second Meeting
Hardin County Government Center
Second Floor Meeting Room
May 7, 2024 5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from April 16, 2024 - MAP AMENDMENT: CHARLOTTE CRAWLEY, SHIRLEY GLOVER & BARBARA BRANSFORD are 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. (Resolution 2024-008)

3. New Business

- A. MAP AMENDMENT:** NUTRIEN AG SOLUTIONS INC is 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. (Resolution 2024-009).
- B.** Consideration and action on the Development Plan for Nutrien Ag Solutions, Inc. (Review Comments Attached pgs. 3-7).
- C. MAP AMENDMENT:** TOMMY CLARK is requesting a Zone Change from the General Commercial Zone (C-2) to the Rural Residential Zone (R-2) to allow for the construction of a single family dwelling on site. The property is a 14.45 acre site located at the 1900 block of Roundtop Road, Elizabethtown, KY. (Resolution 2024-010)
- D.** Consideration and action on the Minutes for the meeting held on April 16, 2024. (*Attached pgs.8-11*).
- E.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- F.** Adjourn



Commission Agenda
 May 7, 2024
 Page 2 of 2

APRIL 2024 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 5 Subdivision plats were approved for the month • 33 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 10 New lots approved for the month • 42 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 36 SFD Permits for the year • 122 Total Building Inspections for the month • 407 Total Building Inspections for the year • 163 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 76 Total Permits for the month • 283 Total Permits for the year • 164 Total Electrical Inspections for the month • 567 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN APRIL 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DEBORAH DENNIS SUBDIVISION	6932 BACON CREEK RD	2	9.3690	3/6/2024	4/8/2024
BERKSHIRE PLACE LOT 12 & MONROE SUBDIVISION LOT 10B	BERKSHIRE AVENUE	0	0.0000	3/12/2024	4/9/2024
CLASSIC ACRES ESTATES LOTS 5 & 6	144 ST JOHN CH ROAD	3	0.0000	3/22/2024	4/10/2024
HUNTS SUBDIVISION, SECTION 2, LOT 3, & BOUNDARY SURVEY OF THE MARK A & ELIZABETH G TRACTS	2624 UPTON RD	-1	-153.1120	4/8/2024	4/17/2024
DS ACRES	320 PEAR ORCHARD ROAD NORTH WEST	5	25.0000	3/10/2024	4/19/2024
		9	-118.7430		

Total Records: 5

5/1/2024

The next Commission meeting is scheduled for Tuesday, May 21, 2024 at 5:00 p.m.



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventy First Meeting
Hardin County Government Center
Second Floor Meeting Room
April 16, 2024 5:00 p.m.

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

A. MAP AMENDMENT: CHARLOTTE CRAWLEY, SHIRLEY GLOVER & BARBARA BRANSFORD are 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. (Resolution 2024-008)

B. Consideration and action on the following Preliminary Plat:

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.

C. Consideration and action on the Financial Report FY 2024 # 9 March 2024. (*Attached pg.4*)

D. Consideration and action on the Minutes for the meeting held on March 19, 2024. (*Attached pgs.5-7*).

E. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))

F. Informational Items

G. Adjourn

Planner Hired Our new Planner, John Michael Lawler started on April 5, 2024. John Michael is a Hodgenville native with a Bachelors degree in Economics from the University of Kentucky and Masters 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.



Commission Agenda
April 16, 2024
Page 2 of 3

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.

The next Commission meeting is scheduled for Tuesday, May 7, 2024 at 5:00 p.m.

MARCH 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 12 Subdivision plats were approved for the month • 28 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 22 New lots approved for the month • 33 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 17 SFD Permits for the month • 29 SFD Permits for the year • 101 Total Building Inspections for the month • 283 Total Building Inspections for the year • 124 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 79 Total Permits for the month • 207 Total Permits for the year • 152 Total Electrical Inspections for the month • 403 Total Electrical Inspections for the year



Commission Agenda
 April 16, 2024
 Page 3 of 3

SUBDIVISION PLATS RECORDED IN MARCH 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
KERR SUBDIVISION SECTION 3	2830 FORD HWY	5	56.0690	3/1/2024	3/8/2024
BUCHANAN FARM SUBDIVISION, SECTION 2, LOT 4, AMENDED BOUNDARY SURVEY OF DOUGLAS AND SHARMIN LUSH PROPERTY AND AMENDED BOUNDARY SURVEY OF HARDIN COUNTY BOARD OF EDUCATION PROPERTY & RECORD PLAT OF CVES / WHMS SUBDIVISION	LEITCHFIELD ROAD, CECILIA, KY 42724	1	71.4220	1/2/2024	3/13/2024
CRADDOCK ADDITION TO GLENDALE LOTS 13, 14 & 15	375 MUD SPLASH RD	-1	0.0000	2/1/2024	3/14/2024
FALLING SPRINGS SUBDIVISION LOT 1	FALLING SPRINGS RD	7	0.0000		3/15/2024
CW ACRES	RINEYVILLE SCHOOL RO, RINEYVILLE, KY	2	1.9260	2/19/2024	3/15/2024
COOK COUNTRY ESTATES LOTS 17-18	1969 BACON CRK RD	-1	0.0000	3/11/2024	3/20/2024
REESOR SUBDIVISION, LOT 1	JOE PRATHER HGWY, RADCLIFF, KY	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 2	JOE PRATHER HGWY, RADCLIFF, KY	1	1.0010	1/30/2024	3/25/2024
REESOR SUBDIVISION, LOT 3	JOE PRATHER HGWY, RADCLIFF, KY	1	1.0000	1/30/2024	3/25/2024
LOUISE PLACE	15143 SALT RIVER RD, EASTVIEW, KY	2	7.5820	12/14/2023	3/26/2024
GREY & HAMMONS SUBDIVISION LOT 1	1540 S BLACK BRANCH RD	1	0.3640	2/27/2024	3/27/2024
SAMUEL SUBDIVISION SEC 1, LOT 2 & SAMUEL SUBDIVISION SEC 2	11705 S DIXIE HWY	1	16.6270	2/19/2024	3/28/2024
		20	156.9920		

Total Records: 12

4/2/2024



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Seventieth Meeting
Hardin County Government Center
Second Floor Meeting Room
March 19, 2024

5:00 p.m.

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

A. MAP AMENDMENT: ROBERT DETWEILER is 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. (Resolution #2024-007)

B. Consideration and action on the following Preliminary Plat:

Glendale Commercial Park Subdivision

This proposed development is a 16.725 acre site located on the south side of the new KY 222 in Glendale, KY. The developer, the Hagan Family is proposing the creation of 7 commercial lots with one new street proposed. (*Staff Review Comments Attached pgs.2-8*)

C. Consideration and action on the Financial Report FY 2024 # 8 February 2024. (*Attached pg.9*)

D. Consideration and action on the Minutes for the meeting held on March 5, 2024. (*Attached pgs.10-11*).

E. Informational Items

F. Adjourn

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.

The next Commission meeting is scheduled for Tuesday, April 16, 2024 at 5:00 p.m.



Hardin County Planning Commission
Seven Hundred Sixty Ninth Meeting
 Hardin County Government Center
 Second Floor Meeting Room
 March 5, 2024 5:00 p.m.

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

- H. PUBLIC HEARING on COMPREHENSIVE PLAN update** - Public comments on updated Comprehensive Plan titled, *Comprehensive Development Guide, 2024*. (Resolution Number 2024-006).
- I.** Consideration and action on the Minutes for the meeting held on February 20, 2024. (*Attached pgs.3-5*).
- J.** Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- K.** Adjourn

The next Commission meeting is scheduled for Tuesday, March 19, 2024 at 5:00 p.m.

FEBRUARY 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 16 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 13 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 12 SFD Permits for the year • 97 Total Building Inspections for the month • 181 Total Building Inspections for the year • 70 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 80 Total Permits for the month • 131 Total Permits for the year • 125 Total Electrical Inspections for the month • 251 Total Electrical Inspections for the year



March 5, 2024
Page 2 of 2

SUBDIVISION PLATS RECORDED IN FEBRUARY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
ANGELINE SUBDIVISION, LOTS 4-6	5442 N LONG GROVE ROAD, CECILIA, KY 42724	-2	0.0000	1/5/2024	2/2/2024
COOMBS ESTATES	2211 HARDINSBURG RD	3	3.7500	1/4/2024	2/5/2024
ABBY ACRES, SECTION 2	RED HILL RD	2	10.0540	1/8/2024	2/9/2024
MEADOW VIEW SUBDIVISION, SECTION 2, LOTS 32 & 33	PALMETTO LOOP, GLENDALE, KY 42740	-1	0.0000	10/10/2023	2/21/2024
JENKINS MEADOW, LOTS 1 & 2	1099 JENKINS ROAD, RINEYVILLE, KY 40162	2	20.5600	10/26/2023	2/23/2024
WATER TOWER ESTATES LOT 2 & WILLIAM GEOGHEGAN BOUNDARY SURVEY REVISED TRACT A	2543 SPRINGFIELD ROAD	0	0.0000	2/12/2024	2/23/2024
		4	34.3640		

Total Records: 6

3/1/2024



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Eighth Meeting

Hardin County Government Center
Second Floor Meeting Room

February 20, 2024

5:00 p.m.

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

- A. **MAP AMENDMENT:** NOREIDA & JAMES REESOR (owners) and TOWNSEND ENTERPRISES LLC (applicant) are requesting a Zone Change from the Industrial Holding Zone (IH) to the Convenience Commercial Zone (C-1) to allow for 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. (Resolution #2024-005)
- B. Consideration and action on the Financial Report FY 2024 # 7 January 2024. (*Attached pg.4*).
- C. Consideration and action on the Minutes for the meeting held on February 6, 2024. (*Attached pgs.5-10*).
- D. Closed Session to discuss personnel appointments. (KRS 61.810(1)f)
- E. Consideration and action on the First Reading of the FY 2025 Budget. (*Copy Provided*)
- F. Informational Items
- G. Adjourn

The next Commission meeting is scheduled for Tuesday, March 5, 2024 at 5:00 p.m.



Commission Agenda
 February 20, 2024
 Page 2 of 3

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!

JANUARY 2024 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 10 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 13 New lots approved for the month • 9 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 5 SFD Permits for the month • 5 SFD Permits for the year • 84 Total Building Inspections for the month • 84 Total Building Inspections for the year • 23 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 51 Total Permits for the month • 51 Total Permits for the year • 126 Total Electrical Inspections for the month • 126 Total Electrical Inspections for the year



Commission Agenda
 February 20, 2024
 Page 3 of 3

SUBDIVISION PLATS RECORDED IN JANUARY 2024

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
HARDIN COUNTY EMS LOT	NEW KY HWY 222, GLENDALE, KY 42740	1	17.6770	12/12/2023	1/3/2024
K.U. GLENDALE INDUSTRIAL SUB-STATION	GILEAD CHURCH ROAD (OFF), GLENDALE, KY, 42740	1	14.3640	3/10/2023	1/3/2024
AMENDED PLAT OF NALL LINCOLN SUBDIVISION, LOT S 89, 90, 103 & 104	235 LINCOLN AVENUE, ELIZABETHTOWN, KY	-3	0.0000	11/1/2023	1/3/2024
WOLFE ESTATES, SECTION 3, LOT 4 & RECORD PLAT OF WOLFE ESTATES, SECTION 4	782 HUTCHERSON LANE, ELIZABETHTOWN, KY 42701	1	26.8730	12/26/2023	1/11/2024
SANTA FE SUBDIVISION, LOTS 143 & 144	ROSWELL DRIVE, ELIZABETHTOWN, KY	-1	0.0000	1/7/2024	1/12/2024
SARAH SUBDIVISION, SECTION 2	11255 FLINT HILL RD	1	5.0470	1/8/2024	1/18/2024
FALLING SPRINGS SUBDIVISION & AMENDED BOUNDARY SURVEY OF THE HOWEY HEIRS TRACTS 1 & 6	HOWEY LANE, RADCLIFF, KY 40160	2	39.0070	1/17/2024	1/19/2024
TEAROSE ESTATES, LOT 2A & RECORD PLAT OF WARRENS ADDITION SUBDIVISION, SECTION 2 & BOUNDARY SURVEY OF THE RUSSELL AND DONNA BOYD PROPERTY	RED MILL ROAD, ELIZABETHTOWN, KY 42701	5	4.6890	12/26/2023	1/23/2024
DANNYS ACRES SUBDIVISION LOTS 1-2	107 WATSON LANE	1	0.0000	1/11/2024	1/23/2024
SS ENTERPRISES SUBDIVISION	2103 HARDINSBURG ROAD, CECILIA, KY 42724	1	1.3900	1/1/2024	1/29/2024
		9	109.0470		

Total Records: 10

2/6/2024



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Seventh Meeting
Hardin County Government Center
Second Floor Meeting Room
February 6, 2024 5:00 p.m.

1. Call to order
2. Unfinished Business

Continued from 2 January 2024:

MAP AMENDMENT: ROBERT DETWEILER is 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 in Sonora, KY. (Resolution #2024-001)

3. New Business

- F. **MAP AMENDMENT:** TL WISE is 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 Subdivision located on the west side of Ring Road in Elizabethtown, KY. (Resolution #2024-004)
- G. Presentation of the 2023 Annual Report.
- H. Consideration and action on the Financial Report FY 2024 # 6 December 2023. (*Attached pg.4*).
- I. Consideration and action on the Minutes for the meeting held on January 2, 2024. (*Attached pgs.5-9*).
- J. Closed Session to discuss pending litigation. (KRS 61.810(1)(C))
- K. Informational Items
- L. Adjourn



Commission Agenda
 February 6, 2024
 Page 2 of 3

DECEMBER 2023 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 89 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 7 New lots approved for the month • 48 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 4 SFD Permits for the month • 113 SFD Permits for the year • 103 Total Building Inspections for the month • 1,349 Total Building Inspections for the year • 535 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 64 Total Permits for the month • 1,111 Total Permits for the year • 139 Total Electrical Inspections for the month • 2,231 Total Electrical Inspections for the year

SUBDIVISION PLATS RECORDED IN DECEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
DRY HARBOR ESTATES, LOT 11 AND NEVINS SUBDIVISION, LOT 13	133 CANAL PLACE	-1	0.0000	11/29/2023	12/4/2023
BONNIE'S ACRES	S GRANDVIEW CHURCH ROAD, CECILIA, KY 42724	2	26.9000	11/1/2023	12/5/2023
WISE BERRY ESTATES LOT 12D & RECORD PLAT OF MISTY WAYNE SUBDIVISION	2556 RINEYVILLE BIG SPRINGS RD	1	1.0270	11/28/2023	12/11/2023
LUTZ ESTATES, SECTION 2, LOT 3A & RECORD PLAT OF LUTZ ESTATES, SECTION 3	5094 SHEPHERDSVILLE ROAD, ELIZABETHTOWN, KY 42701	1	14.22	12/11/2023	12/27/2023
R AND S KERFOOT ACRES	445 SHIPLEY ROAD, CECILIA, KY 42724	2	6.6470	12/13/2023	12/27/2023
MARTIN HILLS SUBDIVISION, SECTION 2, LOT 2	5100 SPORTSMAN LAKE ROAD, ELIZABETHTOWN, KY 42701	1	1.2500	9/14/2023	12/28/2023
		6	50.044		

Total Records: 6

1/3/2024



Commission Agenda
February 6, 2024
Page 3 of 3

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



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Sixty Sixth Meeting
Hardin County Government Center
Second Floor Meeting Room
January 2, 2024

5:00 p.m.

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

- H. **MAP AMENDMENT:** ROBERT DETWEILER is 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 in Sonora, KY. (Resolution #2024-001)
- I. **MAP AMENDMENT:** THE HARDIN COUNTY BOARD OF EDUCATION is 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. (Resolution #2024-002)
- J. Consideration and action on the following proposed Public Facility to determine compliance with the Comprehensive Plan (KRS 100.324):
- The Hardin County Board of Education is proposing to construct a new West Hardin Middle School in Cecilia, KY. (Resolution # 2024-003)
- K. Consideration and action on the Minutes for the meeting held on November 21, 2023. (*Attached pgs.4-13*).
- L. Consideration and action on the Financial Report FY 2024 # 5 November 2023. (*Attached pg.14*).
- M. Informational Items
- N. Adjourn



Commission Agenda
 January 2, 2024
 Page 2 of 3

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.

The next Commission meeting will be an Open House for the Comprehensive Plan and is scheduled for Tuesday, January 16, 2024 at 5:00 p.m.

NOVEMBER 2023 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 83 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 7 New lots approved for the month • 42 Net lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 14 SFD Permits for the month • 109 SFD Permits for the year • 128 Total Building Inspections for the month • 1,246 Total Building Inspections for the year • 505 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 75 Total Permits for the month • 1,048 Total Permits for the year • 156 Total Electrical Inspections for the month • 2,092 Total Electrical Inspections for the year



Commission Agenda
January 2, 2024
Page 3 of 3

SUBDIVISION PLATS RECORDED IN NOVEMBER 2023

Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
K&M SUBDIVISION	CASH ROAD	1	4.0560	10/26/2023	11/9/2023
CADEN ACRES, SECTION 2	SMITH MILL ROAD	1	6.0440	10/27/2023	11/14/2023
FERNWOOD, SECTION 3, LOTS 48 & 59	FERNDAL DRIVE & FERNWOOD BIVD, ELIZABETHTOWN, KY 42701	-1	0.0000	11/2/2023	11/14/2023
COLLINBROOK SUBDIVISION, LOT 40	EAST DELIA WAY, RINEYVILLE, KY 40162	0	0.0000	8/23/2023	11/16/2023
AMENDED RECORD PLAT OF SEAGRAVES FARM DIVISION LOT 1 AND BOUNDARY SURVEY OF CHRISTY AUBREY PROPERTY	ST JOHN RD	0	5.4020	11/7/2023	11/16/2023
KINKADE SUBDIVISION & BOUNDARY SURVEY OF MAE KINKADE ESTATE, TRACTS 1 & 2	2910 CASH ROAD, UPTON, KY 42784	2	15.4110	11/7/2023	11/21/2023
CRIMSON SUNSET ACRES LOT 1 & BOUNDARY SURVEY	WHITE LANE	0	0.0000	11/7/2023	11/27/2023
SCOTT FARM SUBDIVISION, SECTION 2, LOTS 3 & 4	1180 & 1210 WOODEN LANE, ELIZABETHTOWN, KY	0	0.0000	11/16/2023	11/28/2023
ATCHER ESTATES & BOUNDARY SURVEY OF ALTA ATCHER PROPERTY	502 ATCHER LANE, VINE GROVE, KY 40175	1	7.9230	11/14/2023	11/29/2023
SALLY HARROD SUBDIVISION	3664 RINEYVILLE ROAD, ELIZABETHTOWN, KY	2	3.2660	10/17/2023	11/30/2023
		6	42.1020		

Total Records: 10

12/8/2023