



Hardin County
Planning and Development Commission

Hardin County Planning Commission

Seven Hundred Sixteenth Meeting

Hardin County Government Center

Second Floor Meeting Room

March 16, 2021 5:00 p.m.

- A. **MAP AMENDMENT & WAIVER** – RITA & STEVE WOODEN are requesting a Zone Change from the Agricultural Zone (A-1) to the Urban Residential Zone (R-1) and a Waiver from the 100' building setback line adjacent to Agricultural Zones to allow for a proposed 9 lot single family residential subdivision. The property is a proposed \pm 10.365 acre portion of two tracts totaling 34 acres near 879 Wooden Lane, Elizabethtown, KY. *(Resolution Number 2021-003) (Attached pg.3)*
- B. **MAP AMENDMENT & VARIANCE** – DEBBIE & DAVID ASBELL are requesting a Zone Change from the Rural Residential Zone (R-2) to the Urban Residential Zone (R-1) and a Variance from the 1:4 lot width-to-length ratio to allow for their property to be further subdivided into two lots. The property is a \pm 11 acre site at 1382 Berrytown Road, Rineyville, KY. *(Resolution Number 2021-004) (Attached pg.4)*
- C. Consideration and action on the following Preliminary Plat:
Foxwood Subdivision
This proposed development is a 17.822 acre site located on the east side of Lincoln Parkway (KY 61). The developers, Little Red Hen Enterprises, LLC are proposing the creation of 15 single-family residential lots and a single street. *(Staff Review Comments Attached pgs. 5-9).*
- D. Consideration and action on the Minutes for the meeting held on 2 March 2021. *(Attached pgs.10-16)*
- E. Consideration and action on Financial Statement #8 FY 2021, February 2021. *(Attached pg.17)*
- F. Informational Items
- G. Adjourn

East Elizabethtown Connectivity Study On 11 March 2021, Adam participated in a Zoom Meeting of local officials and stakeholders to go over the initial project list by planning/engineering consultant, Qk4.

The next Commission meeting is scheduled for Tuesday, April 20, 2021 at 5:00 p.m.



Hardin County
Planning and Development Commission

Commission Agenda

March 16, 2021

Page 2 of 2

FEBRUARY 2021 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none">• 5 Subdivision plats were approved for the month• 8 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 15 New lots approved for the month• 19 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 2 SFD Permits for the month• 14 SFD Permits for the year• 42 Total Building Inspections for the month• 117 Total Building Inspections for the year• 59 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 64 Total Permits for the month• 140 Total Permits for the year• 123 Total Electrical Inspections for the month• 302 Total Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN FEBRUARY 2021

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|---|---|--------------------------------|---------------------------|-------------------|
| FAIRGROUNDS SUBDIVISION | 5617 SOUTH DIXIE HWY, GLENDALE, KY | 1 | 10.3490 | 1/14/2021 | 2/3/2021 |
| RECORD PLAT OF MILIMISH LANE SUBDIVISION, SECTION 2 | 423 MILIMISH LANE | 1 | 1.3530 | 11/12/2020 | 2/9/2021 |
| AMENDED RECORD PLAT OF MONROE SUBDIVISION LOTS 7J AND 7K | 767 BOONE RD | 0 | 0.0000 | 1/29/2021 | 2/9/2021 |
| POND VIEW ESTATES, SECTION 2 | 1129 MELROSE RD | 1 | 7.0070 | 2/4/2021 | 2/15/2021 |
| CRISP ROAD ACRES SUBDIVISION | 1245 CRISP RD & 6035 ST JOHN RD | 12 | 66.2530 | 1/25/2021 | 2/23/2021 |
| | | 15 | 84.9620 | | |

Total Records: 5

3/1/2021



Hardin County
Planning and Development Commission

Hardin County Planning Commission

Seven Hundred Fifteenth Meeting

Hardin County Government Center

Second Floor Meeting Room

March 2, 2021

5:00 p.m.

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

A. MAP AMENDMENT & CONDITIONAL USE PERMIT PUBLIC HEARING –

GROVER BERRY is requesting a Zone Change from the Rural Residential Zone (R-2) to the Light Industrial Zone (I-1) and a Conditional Use Permit to allow for a proposed concrete business. The property is a proposed \pm 14.43 acre portion of a 33.16 acre site located in the 5000 block of South Dixie Highway, Glendale, KY. *(Resolution Number 2021-002) (Attached pg.3)*

B. Consideration and action on the First Reading of the FY 2022 Budget. *(Copy Provided)*

C. Consideration and action on the Minutes for the meeting held on 2 February 2021. *(Attached pgs.4-5)*

D. Consideration and action on Financial Statement #7 FY 2021, January 2021. *(Attached pg.6)*

E. Informational Items

F. Adjourn

13 Years of Service Director Adam King celebrated 13 years of service with the Planning Commission on 15 February 2021.

MPO Meeting On 3 February 2021, Adam attended the Radcliff Elizabethtown Metropolitan Planning Organization Technical Advisory Committee to discuss the Glendale Transportation Plan Update and he was elected Vice Chairman of the group for 2021-2022.

The next Commission meeting is scheduled for Tuesday, March 16, 2021 at 5:00 p.m.



Hardin County

Planning and Development Commission

Commission Agenda

March 2, 2021

Page 2 of 2

JANUARY 2021 REPORT

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|---|--|
| Plats Recorded: <ul style="list-style-type: none">• 3 Subdivision plats were approved for the month• 3 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 4 New lots approved for the month• 4 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 12 SFD Permits for the year• 75 Total Building Inspections for the month• 75 Total Building Inspections for the year• 43 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 76 Total Permits for the month• 76 Total Permits for the year• 179 Total Electrical Inspections for the month• 179 Total Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN JANUARY 2021

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|---------------------------|------------------------|---------------------|----------------|------------|
| RECORD PLAT OF SHAWN'S ACRES SUBDIVISION | 3311 COPELIN RD | 2 | 15.6480 | 12/28/2020 | 1/14/2021 |
| AMENDED RECORD PLAT OF GRIMES SUBDIVISION, SECTION 3, LOT 5 | 436 CECILIA SMITH MILL RD | 1 | 0.7650 | 11/2/2020 | 1/21/2021 |
| RECORD PLAT OF WHALEN FARM DIVISION | 810 DUGGIN SWITCH RD | 1 | 3.9080 | 12/4/2020 | 1/25/2021 |
| | | 4 | 20.3210 | | |

Total Records: 3

2/1/2021



Hardin County
Planning and Development Commission

Hardin County Planning Commission
Seven Hundred Fourteenth Meeting
Hardin County Government Center
Second Floor Meeting Room
February 2, 2021 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Consideration and action on a Refund Request from the Hardin County Community Fair Board.
 - B. Consideration and action on the FY 2020 Audit. *(copy provided)*
 - C. Presentation and distribution of the 2020 Annual Report. *(copy provided)*
 - D. Consideration and action on the Minutes for the meeting held on 17 November 2020. *(Attached pgs.5-11)*
 - E. Consideration and action on Financial Statement #5 FY 2021, November 2020. *(Attached pg.12)*
 - F. Consideration and action on Financial Statement #6 FY 2021, December 2020. *(Attached pg.13)*
 - G. Acknowledgement of Unanimous email vote for Planning Commission Resolution 2021-001 advancing Comp time to Nikki McCamish due to Covid-19. *(Attached pg.14)*
 - H. Informational Items
 - I. Adjourn

3 Years of Service Julia McBeth celebrated 3 years of service with the Planning Commission on 31 October 2020.

7 Years of Service Susan Bowen celebrated 7 years of service with the Planning Commission on 1 November 2020.

28 Years of Service Madeline Hornback celebrated 28 years of service with the Planning Commission on 2 November 2020.

Residential Inspector Exam Edwin Alicea passed the International Code Council B1, Residential Building Inspector exam on 16 January 2021. Congrats Edwin!



Hardin County
Planning and Development Commission

Commission Agenda

February 2, 2021

Page 2 of 4

SUBDIVISION PLATS RECORDED IN NOVEMBER 2020

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|---|---|------------------------|---------------------|----------------|------------|
| AMENDED RECORD PLAT OF HARDIN COUNTY SPORTSMEN LAKE, BLOCK 3, LOTS 10 & 11 | 102 LAKE SHORE DRIVE, ELIZABETHTOWN, KY | -1 | 0.0000 | 10/21/2020 | 11/4/2020 |
| AMENDED RECORD PLAT OF MOUNTAIN VIEW ESTATES, LOTS 14 & 15 | 780 & 646 MOUNTAIN VIEW ESTATES ROAD | 0 | 0.0000 | 10/26/2020 | 11/6/2020 |
| AMENDED RECORD PLAT OF PAWLEY PLACE SUBDIVISION, SECTION 2, LOT 3 AND BOUNDARY SURVEY OF BCC ENTERPRISES AND PROPERTIES, PARCEL B | 855 DECKARD SCHOOL RD | 0 | -3.4070 | 10/28/2020 | 11/6/2020 |
| S&S COTTRELL FARM | 585 N PLEASANT HILL RD | 1 | 10.0430 | 8/25/2020 | 11/9/2020 |
| LINCOLN HIGHWAY SUBDIVISION LOTS 37 THROUGH 40 | 1861 HODGENVILLE RD | -2 | 0.0000 | 8/27/2020 | 11/13/2020 |
| AMENDED RECORD PLAT OF STAR GAZER VIEW, LOT 3 | YOUNGERS CREEK ROAD | 0 | 1.6740 | 8/31/2020 | 11/16/2020 |
| STEWART ROAD ACRES | 9558 BATTLE TRAINING ROAD | 1 | 21.7300 | 10/5/2020 | 11/16/2020 |
| AMENDED RECORD PLAT OF TRUBY ACRES SUBDIVISION, LOT 1A AND REVISED BOUNDARY SURVEY OF THE: DOUBLE L PROPERTIES, LLC TRACT A | 6532 HARDINSBURG RD | 0 | 23.2930 | 11/12/2020 | 11/16/2020 |
| JAXDEK HOLLOW | MACK THOMAS RD | 1 | 8.2430 | 8/28/2020 | 11/17/2020 |
| AMENDED RECORD PLAT OF DOTTIE ACRES SUBDIVISION, LOT 1 AND BOUNDARY SURVEY OF IRWIN & BRANDENBURG PROPERTY, TRACT A | 433 MASTERS LANE | 0 | 4.3710 | 3/16/2020 | 11/17/2020 |
| AMENDED RECORD PLAT OF HURST FARM DIVISION, SECTION 3, LOT 3 AND RECORD PLAT OF HURST FARM DIVISION, SECTION 4 | 923 FOWLER LN, ELIZABETHTOWN, KY | 1 | 5.2570 | 10/23/2020 | 11/18/2020 |
| AMENDED RECORD PLAT OF WHISTLING OAKS, SECTION 1, LOTS 31 & 32 | WHISTLING OAKS BLVD | -1 | 0.0000 | 11/2/2020 | 11/19/2020 |
| DELEON ESTATES LOT 4A | 6035 SALT RIVER ROAD | 1 | 0.0000 | 11/9/2020 | 11/19/2020 |
| AMENDED RECORD PLAT OF BEN'S ACRES, LOT 32 | 364 HOMESTEAD AVE | 1 | 0.0000 | 10/2/2020 | 11/23/2020 |
| ROSEY TULIP SECTION 2 | GAITHER STATION ROAD | 12 | 29.1010 | 9/2/2020 | 11/24/2020 |
| RECORD PLAT OF OVERBAY ESTATES | 4636 SPRINGFIELD RD | 13 | 95.1940 | 11/4/2020 | 11/30/2020 |
| | | 27 | 195.4990 | | |

Total Records: 16

12/9/2020



Hardin County Planning and Development Commission

Commission Agenda

February 2, 2021

Page 3 of 4

NOVEMBER 2020 REPORT

| | |
|---|---|
| Plats Recorded: <ul style="list-style-type: none"> 16 Subdivision plats were approved for the month 100 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none"> 31 New lots approved for the month 81 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none"> 15 SFD Permits for the month 152 SFD Permits for the year 101 Total Building Inspections for the month 1,144 Total Building Inspections for the year 506 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> 107 Total Permits for the month 1,048 Total Permits for the year 187 Total Electrical Inspections for the month 1,869 Total Electrical Inspections for the year |

SUBDIVISION PLATS RECORDED IN DECEMBER 2020

| Project / Subdivision Name | Site Address | Lots +/- (Plats Final) | Acres (All Permits) | Completed Date | Final Date |
|--|-------------------------|---------------------------|---------------------|----------------|------------|
| RECORD PLAT OF DIDDLE SUBDIVISION, SECTION 2 | MONIN LN | 1 | 5.0350 | 10/16/2020 | 12/1/2020 |
| AMENDED RECORD PLAT OF SPORTSMAN LAKE, BLOCK 4 LOTS 2,3,4, & 5 | HORNET DRIVE | -3 | 0.0000 | 10/29/2020 | 12/7/2020 |
| AMENDED RECORD PLAT OF ISLAND TRACS SUBDIVISION, LOT 1C AND REVISED BOUNDARY SURVEY OF THE JOANN TAUL REVOCABLE TRUST PROPERTY | 3438 HARDINSBURG RD | 0 | 0.3010 | 11/16/2020 | 12/7/2020 |
| AMENDED RECORD PLAT OF LONGFIELD ESTATES, SECTION 1, LOTS 1-3 | 310 ASH LANE | -2 | 0.0000 | 11/24/2020 | 12/23/2020 |
| RECORD PLAT OF BEST VIEW FARM | SOLWAY MEETING CREEK RD | 1 | 5.0000 | 12/4/2020 | 12/23/2020 |
| AMENDED RECORD PLAT OF QUARRY HILL SUBDIVISION LOTS 1 & 2 | EASTVIEW RD | -1 | 0.0000 | 10/15/2020 | 12/23/2020 |
| RECORD PLAT OF MILSAP PLACE | 210 YOUNGERS CREEK RD | 1 | 4.5120 | 11/30/2020 | 12/28/2020 |
| AMENDED RECORD PLAT OF COLLINBROOK SUBDIVISION, LOTS 57 & 58 | 58 COLLINBROOK DR | -1 | 0.0000 | 12/14/2020 | 12/28/2020 |
| RECORD PLAT OF HOLMES B FARMS | 9423 HARDINSBURG ROAD | 1 | 3.7880 | 12/8/2020 | 12/29/2020 |
| | | -3 | 18.6360 | | |

Total Records: 9

1/4/2021



DECEMBER 2020 REPORT

| | |
|---|--|
| Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 109 Subdivision plats were approved for the year | New Lots Created: <ul style="list-style-type: none">• 4 New lots approved for the month• 78 Net lots approved for the year |
| Building Permits: <ul style="list-style-type: none">• 21 SFD Permits for the month• 173 SFD Permits for the year• 108 Total Building Inspections for the month• 1,252 Total Building Inspections for the year• 548 Total Building Permits for the year | Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 101 Total Permits for the month• 1,149 Total Permits for the year• 182 Total Electrical Inspections for the month• 2,051 Total Electrical Inspections for the year |

The next Commission meeting is scheduled for Tuesday, February 16, 2021 at 5:00 p.m.