



Hardin County
Planning and Development Commission

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

Hardin County Government Center

Second Floor Meeting Room

March 18, 2021 5:00 p.m

- A. **5:00 PM – AMENDED CONDITIONAL USE PERMIT – HOME OCCUPATION – KITCHEN DESIGNS;** BOBBIE & BARRY JONES are requesting an Amended Conditional Use Permit to continue to allow for the operation of a home occupation (woodworking & cabinet shop) within a detached accessory structure on site. The property is a 1.673 acre site located at 164 N. Sunset Avenue in Cecilia, KY known as Lot 25A of Enchanted Acres within the Cecilia Rural Village and is zoned Rural Residential (R-2).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – KENNEL – THE FURRY GODMOTHER;** ANN RENE BAILEY is requesting an Amended Conditional Use Permit to continue to allow for the operation of a kennel & pet grooming business on site. The property is a 3.7 acre site located at 11230 Sonora Hardin Springs Road in Eastview, KY within the Natural Resource Planning Area and is zoned Rural Residential (R-2).
- C. **5:30 PM – CONDITIONAL USE PERMIT – GROUND MOUNT SOLAR SYSTEM;** REBECCA & JEFFREY SMITH are requesting a Conditional Use Permit to allow for a 522 sq. ft. ground mount solar array. The property is a 27.7 acre site located at 423 Milimish Lane, Vine Grove, KY within the North Urban Planning Area and is zoned Urban Residential (R-1).
- D. **5:45 PM – CONDITIONAL USE PERMIT & VARIANCE – PERMANENT ACCESSORY DWELLING / SIDE BUILDING SETBACK;** LAURA TABB & DAN LINKER are requesting a Conditional Use Permit to allow for the construction of a detached garage with an accessory apartment above. Additionally, the proposed structure requires a Variance from the side building setback. The property is a 0.55 acre site located at 147 E. Main Street, Glendale, KY within the Glendale Rural Village and is zoned Urban Residential (R-1).
- E. Consideration and action on the Minutes for the meeting held on March 4, 2021 (*Attached pgs.3-9*).
- 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.



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The next Board meeting is scheduled for Thursday, April 22, 2021.

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 Board of Adjustment
Four Hundred Thirty Fifth Meeting**

Hardin County Government Center

Second Floor Meeting Room

March 4, 2021 5:00 p.m

- A. **5:00 PM – CONDITIONAL USE PERMIT – GREENHOUSE & PLANT NURSERY;** KAYA WINCHELL is requesting a Conditional Use Permit to allow for the operation of a greenhouse, “Dry Creek Nursery” on site. The property is a 5 acre site located at 6938 Rineyville Road (KY 1600) in Rineyville, KY within the Rineyville Rural Village Planning Area and is zoned Urban Residential (R-1).
- B. **5:15 PM – AMENDED CONDITIONAL USE PERMIT – SAW MILL;** LEVI & VERA YODER are requesting an Amended Conditional Use Permit to continue to allow for the operation of a saw mill on site. The property is a 25.36 acre site located on the south side of Millerstown Road (KY 224) in Upton, KY within the South Hardin Planning Area and is zoned Agriculture (A-1).
- C. **5:30 PM – VARIANCE – REAR BUILDING SETBACK;** DOUG & MONICA CLARK are requesting a Variance from the rear building setback line to allow for a proposed 24’ x 60’ metal barn. The property is a 2.065 acre site located at 4878 Valley Creek Road, Elizabethtown, KY to be known as Lot 32A of Valley Creek Estates within the Valley Creek Urban Planning Area and is zoned Rural Residential (R-2).
- D. Consideration and action on the Minutes for the meeting held on February 4, 2021 (*Attached pgs.3-11*).
- E. Informational Items
- F. Adjourn

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



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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.

JANUARY 2021 REPORT

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

The next Board meeting is scheduled for Thursday, March 18, 2021.



Hardin County
Planning and Development Commission

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

Hardin County Government Center

Second Floor Meeting Room

February 4, 2021 5:00 p.m

1. Call to order
2. Unfinished Business
3. New Business
 - A. **5:00 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** ASHLEY & ADAM MARTIN are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 2,314 sq. ft. dwelling on site in addition to the existing 1,344 sq. ft. garage apartment. The property is a 17.4 acre site located at 426 Needham Road in Eastview, KY and being Lot 2 of Newman Estates within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - B. **5:15 PM – VARIANCE – FRONT BUILDING SETBACK;** FERN & DAVID GREY are requesting a Variance from the Front Building Setback Line to allow for the construction of a proposed covered front porch. The property is a 95 acre site located at 1254 Meeting Creek Road in Eastview, KY within the West Hardin Planning Area and is zoned Rural Residential (R-2).
 - C. **5:30 PM – CONDITIONAL USE PERMIT – PERMANENT ACCESSORY DWELLING;** BRENDA & JON PIRTLE JR. are requesting a Conditional Use Permit for a Permanent Accessory Dwelling to allow for the construction of a 4,023 sq. ft. dwelling on site in addition to the existing 1,112 sq. ft. apartment within barn. The property is a 2.074 acre site located at 123 Twelve Point Buck Blvd in Elizabethtown, KY and being Lot 10B of Deer Field Estates, Section 4 within the Kentucky 1600 Corridor Planning Area and is zoned Urban Residential (R-1).
 - D. **5:45 PM – CONDITIONAL USE PERMIT – AUTOMOTIVE SALES;** COUNTRY CROSSROADS INVESTMENTS, LLC are requesting a Conditional Use Permit to allow for an auto sales lot. The property is a 2.614 acre site located at 4447 Hardinsburg Road in Cecilia, KY within the Natural Resource Planning Area and is zoned Convenience Commercial (C-1).
 - E. Consideration and action on the Minutes for the meeting held on November 19, 2020 (*Attached pgs.5-13*).
 - F. Presentation and distribution of the 2020 Annual Report. (*copy provided*)
 - G. Informational Items



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H. 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!

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

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



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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



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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

The next Board meeting is scheduled for Thursday, February 18, 2021.