

Hardin County Planning and Development Commission

Minutes: 7 December 2010

Page 1 of 4

Vice Chairman Brent Goodin called the five hundred ninety ninth meeting of the Hardin County Planning and Development Commission to order at 5:40 p.m. on Tuesday, 7 December 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Rod Grusy (Secretary) and Teddi Embrey (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett Meredith, P.E. and Assistant Hardin County Attorney Phillip Moore – legal counsel for the Planning Commission. Rick Baumgardner (Chairman) and William Ball (Member) were not in attendance.

At 5:40 p.m. Vice Chairman Goodin opened the scheduled Public Hearing for the requested map amendment from a Convenience Commercial C-1) to an Urban Residential Zone (R-1). Two tracts totaling 2.12 acres are included in this application. The owners are **Tony & Mary Vititoe and John & Pallas Vititoe** and the properties are identified with PVA map parcel numbers 143-20-00-018 and 143-20-00-021. Vice Chairman Goodin requested that Assistant Hardin County Attorney Phillip Moore serve as the Hearing Officer and conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger introduced the application and Senior Planner Wesley Wright presented the slides regarding the proposed map amendment request and presented the Staff Report (attached). Kenneth Leasor of 3581 Rineyville Road, Elizabethtown, representative of the owner, provided testimony on the request and answered questions. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution, and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Grusy made a motion to adopt RESOLUTION Number 10, Series 2010 (attached) granting the map amendment zone change from the existing Convenience Commercial (C-1) to Urban Residential Zones (R-1), based on the findings that the existing C-1 zoning classification given to this property in 1995 when the original zoning map was adopted is inappropriate and that the proposed zoning classification is appropriate and the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan (KRS 100.213):

Goal 1: To improve Hardin County as a place of residence.

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

Commissioner Embrey provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 7 December 2010

Page 2 of 4

At 6:00 p.m. Vice Chairman Goodin opened the scheduled Public Hearing for the requested map amendment from a Rural Residential Zone (R-2) to an Agricultural Zone (A-1). A \pm 321 acre tract located at the southwest corner of West Glendale-Hodgenville Road (KY 222) and Smith Mill Road in Glendale is included in this application. The owners are **Hugh and Kimberly Bland** and the property is identified with PVA map parcel number 171-00-00-013.01. Vice Chairman Goodin reviewed the hearing procedures and requested that Assistant Hardin County Attorney Phillip Moore serve as the Hearing Officer and conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger reviewed the requirements, the request and the exhibits, the slides regarding the proposed map amendment request. Senior Planner Wesley Wright presented the Staff Report (attached). Hugh Bland of 240 Farley Lane, Glendale, the owner, provided Exhibit O and testimony on the request and answered questions. Tim Aulbach of the Land Store P.O. Box 418, Elizabethtown was not in opposition of the request but wanted information regarding the effect, if any, the new zone would have on the property across the street. Robert Wade of 229 Wade Lane, Elizabethtown spoke in favor of the request. Kevin Clark of 765 Leitchfield Road, Cecilia spoke in favor of the request. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution, and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Embrey made a motion to adopt RESOLUTION Number 11, Series 2010 (attached) granting the map amendment zone change from the existing Rural Residential Zone (R-2) to an Agricultural Zone (A-1), based on compliance with the policies and goals of the Comprehensive Plan as follows: Step 1: Development Policies 1, 7, & 9; Step 2: Property Characteristics 1, 2, 3 & 4; Step 3 & 4: 1, 2 & 3; and the following Goal and Objective:

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

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

Commissioner Grusy provided a second. The motion passed unanimously. Vice Chairman Goodin announced that an application for an appeal to Fiscal Court can be filed with the Planning Commission during the 21 day appeal period.

Vice Chairman Goodin called for consideration and action on the **Minutes** of the 16 November 2010 meeting. Commissioner Embrey made a motion to accept the Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 7 December 2010

Page 3 of 4

Vice Chairman Goodin called for consideration and action on the **Memorandum of Understanding** (MOU) for the Elizabethtown to Radcliff Connector Access Management Partnership (attached). Director Hunsinger and County Engineer Vicki Brackett Meredith who serve on the Technical Advisory Committee (TAC) of the Metropolitan Planning Organization (MPO) reviewed the proposed MOU. Commissioner Embrey made a motion to accept the Memorandum as presented, authorize the Chairman to sign and recommend adoption by Hardin Fiscal Court. Commissioner Grusy provided the second. Motion passed unanimously.

Vice Chairman Goodin called for a report on action taken by the **Elizabethtown Planning Commission**. Director Hunsinger reported that the Elizabethtown Planning Commission granted Hardin County Planning Commission authorization to review the Amended Record Plat of Pfeifer Estates which falls within both jurisdictions. This authorization allows the applicant to avoid having to have the plan reviewed and approved by both Planning Commissions.

Vice Chairman Goodin called for a report on the **Unemployment Benefits**. Director Hunsinger reported that the Commission has received notification for payment of the unemployment benefits claims by public employees that were not covered by the American Recovery and Reinvestment Act (ARRA). The claims have been filed by the employees terminated from the Building inspection program in 2008. He further reported that there may be at least one more quarter that the Commission will be liable for. Director Hunsinger stated that the budget will have to be amended to take into consideration this unexpected additional personnel cost liability.

Vice Chairman Goodin called for consideration and action on the **Financial Report** for the time period 1 July 2010 to 30 November 2010 (attached). Director Hunsinger reviewed the report. Commissioner Embrey made a motion to accept the Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Vice Chairman Goodin called for a report on the **Fiscal Court Orientation**. Director Hunsinger reported that the Commission was invited to participate in the orientation training on 7 December for the Magistrates that will take office in January. Director Hunsinger provided to attendees a summary of the activities of the Commission, Board of Adjustment and Staff.

Hardin County Planning and Development Commission

Minutes: 7 December 2010

Page 4 of 4

Vice Chairman Goodin called for a report on the **Preliminary Plats** completed. Director Hunsinger reported that four of the five preliminary plats that had been granted a ninety day extension have now been approved and recorded thus creating 124 new subdivision lots.

Director Hunsinger reported that Pam Mink, the current **Administrative Assistant**, will be moving out of state after the first of the year and that the office will be accepting application for the position until 17 December 2010.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
19-Nov-10	Accessory Dwelling	Douglas Thomas	Copelin Road (KY 1866)
30-Nov-10	Accessory Dwelling	David & Kelli Schultz	Adams Lane
Since Last Meeting		2	
2010 Total		38	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
16-Nov-10	Valley Creek Estates, Lots 23 & 24	-1	Valley Creek Road (KY 567)
22-Nov-10	Chinoe Hills Section 2 Lots 7, 8, 9, 10, 17, 18, 21, 22, 23, 24 26	-1	Deckard School Road
24-Nov-10	Hope Subdivision	1	Berrytown Road
29-Nov-10	Jada Acres	1	Bratcher Lane
SINCE LAST MEETING		0	
2010 TOTAL		160	

Vice Chairman Goodin adjourned the meeting at 7:30 p.m.

**ADOPTED AND APPROVED THIS 4th DAY OF JANUARY 2011 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 16 November 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred ninety eighth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 16 November 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were William Ball (Member), Rod Grusy (Secretary) and Teddi Embrey (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, and Assistant Hardin County Attorney Phillip Moore – legal counsel for the Planning Commission. Brent Goodin (Vice Chairman) and County Engineer Vicki Brackett Meredith, P.E. were not in attendance.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 19 October 2010 meeting. Commissioner Grusy made a motion to approve the minutes as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2010 to 30 September 2010 (attached). Director Hunsinger reviewed the report. Commissioner Ball made a motion to accept the Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2010 to 31 October 2010 (attached). Director Hunsinger reviewed the report. Commissioner Ball made a motion to accept the Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on an extension of the **Contract** for the performance of electrical inspections for the calendar year 2011. The terms and conditions of the Contract are proposed to remain unchanged. Director Hunsinger noted that the electrical inspector has made arrangements for Bud Viers to be the backup inspector and Ronnie Priddy as an emergency backup inspector. Commissioner Ball made a motion to approve the Contract as presented and authorize Chairman Baumgardner to sign the document. Commissioner Embrey provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 16 November 2010

Page 2 of 3

Chairman Baumgardner called for the annual evaluation of **fees** for the Development Guidance System Applications, Building Permits and Electrical Permits for the calendar year 2011. Director Hunsinger stated that at this time the staff was not recommending any changes or increases to the fees. Chairman Baumgardner stated no action was needed.

Chairman Baumgardner called for consideration and action on the adoption of the Planning Commission **Meeting Schedule** for the calendar year 2011 (attached). Commissioner Grusy made a motion to adopt the 2011 Meeting Schedule as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for discussion of the **Fiscal Court Appeal Hearing** scheduled for Tuesday 23 November at 5:00 p.m. in the Fiscal Court Meeting Room. Director Hunsinger and Senior Planner Wright presented additional slides that will be available for the Fiscal Court Meeting to aid in explaining the Overlay Zone. No action taken.

Director Hunsinger presented a **review** of the first twelve months of applications following the adoption of the new Zoning Ordinance.

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
14-Oct-10	Accessory Dwelling	David & Janine Washle	Mt. Olive Road
15-Oct-10	Accessory Structure	Brian Kerr	Bacon Creek Road
18-Oct-10	Accessory Dwelling	Gary Bunnell	St John Road (KY 1357)
2-Nov-10	Accessory Structure	John Curtsinger	Leitchfield Road (US 62)
4-Nov-10	Accessory Dwelling	Timothy Hines	Bardstown Road (US 62)
8-Nov-10	Retail Sales of Merchandise	Lee Ann del Castillo	New Glendale Road (KY 1136)
Since Last Meeting		6	
2010 Total		36	

Hardin County Planning and Development Commission

Minutes: 16 November 2010

Page 3 of 3

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
10-Nov-10	Pretty Petals	Mike and Sandra Jones	Leitchfield Road (US 62)
Since Last Meeting		1	
2010 Total		29	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
01-Nov-10	Last Straw Acres	1	Miller Road
08-Nov-10	Foxtail Subdivision	6	Sonora Hardin Springs Road
09-Nov-10	Bratcher Subdivision	7	Bratcher Lane
SINCE LAST MEETING		14	
2010 TOTAL		160	

Chairman Baumgardner adjourned the meeting at 6:20 p.m.

**ADOPTED AND APPROVED THIS 7th DAY OF DECEMBER 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 19 October 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred ninety seventh meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 19 October 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Member), Rod Grusy (Secretary) and Teddi Embrey (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett Meredith, P.E. and Assistant Hardin County Attorney Phillip Moore – legal counsel for the Planning Commission and the individuals listed on the attached

At 5:35 p.m. Chairman Baumgardner announced the continuance of the Public Hearing for the requested map amendment from a Rural Residential Zone (R-2) to an Agricultural Zone (A-1). Three tracts totaling 500 acres are included in this application. The owners are **Bert & Bonnie Jolly and Wade Family Farm Management, LLC** and the properties are identified with PVA map parcel numbers 172-00-00-005, 172-00-00-006, and 173-00-00-014. Chairman Baumgardner reviewed the hearing procedures. Director Hunsinger reviewed the requirements, the request and the exhibits, the slides regarding the proposed map amendment request and the Staff Report (attached). Commissioner Grusy made a motion to adopt RESOLUTION Number 08, Series 2010 (attached) approving the map amendment for the Agricultural Zone (A-1) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 1, 7 & 9; Step 2: Property Characteristics 1, 2, 3 & 4; Step 3: Land Use Plan Group 1, 2 & 3 and the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

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

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

Commissioner Goodin provided a second. The motion passed unanimously. Chairman Baumgardner announced that an application for an appeal to Fiscal Court can be filed with the Planning Commission during the 21 day appeal period.

Hardin County Planning and Development Commission

Minutes: 19 October 2010

Page 2 of 3

At 5:45 p.m. Chairman Baumgardner opened the scheduled Public Hearing for the requested map amendment from a Residential Planned Unit Development (PD-1) to an Urban Residential Zone (R-1). Fifteen tracts totaling 38.6 acres are included in this application. The owners are **Kevowen, LLC, Michael & Michelle Krueger and Lamonte & Mimi Hornback** and the properties are identified with PVA map parcel numbers 199-00-04-001 thru 199-00-04-015. Chairman Baumgardner requested that Assistant Hardin County Attorney Phillip Moore conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger presented the slides regarding the proposed map amendment request and presented the Staff Report (attached). Philip Clements of 7914 Farm Spring Drive, Prospect, Kentucky an owner, provided testimony on the request and answered questions. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution, and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Ball made a motion to adopt RESOLUTION Number 09, Series 2010 (attached) granting the map amendment zone change from the existing Residential Planned Unit Development (PD-1) to Urban Residential Zones (R-1), based on compliance with the policies and goals of the Comprehensive Plan as follows: Step 1: Development Policies 4, 5, 6, 7, 8 & 11; Step 2: Property Characteristics 2, 3 & 4; Step 3: Land Use Plan Group 2; Step 4: Planning Area Guidelines 1 & 2; and the following Goal and Objective:

Goal 1: To improve Hardin County as a place of residence.

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

Commissioner Goodin provided a second. The motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 5 October 2010 meeting. Commissioner Grusy made a motion to approve the minutes as presented. Commissioner Embrey provided the second. Motion passed unanimously.

Director Hunsinger provided information regarding the **Joint Planning Commission Working Committee** held on 14 October with Patty Dunaway P.E., Chief District Engineer and John Moore P.E., Project Development Branch Manager, representatives from the Kentucky Transportation Cabinet, who presented updates on State Highway Projects in Elizabethtown and Hardin County. Chairman Baumgardner called for a motion to grant continuing educational hours for the Commission Members that attended the meeting. Commissioner Goodin made a motion to approve the request. Commissioner Grusy provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 19 October 2010

Page 3 of 3

Director Hunsinger stated that the Employment Agreement with Sher DeCamp, KBC Clerk, for the "Emergency Part-Time" position of Receptionist / KBC Clerk has been terminated. Sher has obtained new employment and will not be available to work for the Planning Commission on an "as needed" basis.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
	Since Last Meeting	0	
	2010 Total	25	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
09-Sept-10	Temporary Accessory Dwelling	Mark & Mary Roberts	Horn Road
06-Oct-10	Variance	James Campbell	Airview Drive
	Since Last Meeting	2	
	2010 Total	26	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
05-Oct-10	Grateful Living Subdivision	5	Rineyville Road (KY 1600)
08-Oct-10	Pebble Creek, Lots 5, 6 & 7	-1	Saint John Road (KY 1357)
12-Oct-10	Oxmoor Village, Lot 9 and Lot 1C	0	New Glendale Road (KY 1136)
12-Sept-10	The Orchard, Lots 1, 2, 3, 43A and 45A	-1	Saint John Road (KY 1357)
	SINCE LAST MEETING	3	
	2010 TOTAL	147	

Chairman Baumgardner adjourned the meeting at 6:25 p.m.

**ADOPTED AND APPROVED THIS 16th DAY OF NOVEMBER 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 5 October 2010

Page 1 of 5

Chairman Rick Baumgardner called the five hundred ninety sixth meeting of the Hardin County Planning and Development Commission to order at 5:50 p.m. on Tuesday, 5 October 2010, in the Fiscal Court Meeting Room on the third floor of the H.B. Fife Courthouse. Other Commission members in attendance were Brent Goodin (Vice Chairman), Rod Grusy (Secretary) and Teddi Embrey (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E., Engineer Technician Rusty Boone and Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheets. William Ball (Member) was not in attendance.

Chairman Baumgardner announced the continuation of the Public Hearing that was opened on 21 September 2010 for the application to establish the **Interstate and Highway Overlay Zone (IH-O)** for the Glendale Industrial Area, Glendale Junction (I-65), South Dixie Corridor and Natural Resource Planning Areas. The Overlay Zone is proposed 1,000 feet from Interstate 65, Dixie Highway (US 31W) and Gilead Church Road (KY 1136) in the Glendale area. Director Hunsinger reviewed the application, reviewed slides regarding the proposed map amendment shown at the previous hearing with the additional Exhibits Q through W being entered into the record. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Chairman Baumgardner called for testimony from the public. No testimony was presented. Commissioner Goodin made a motion to adopt RESOLUTION Number 07, Series 2010 (attached) approving the map amendment for the Interstate and Highway Overlay Zone (IH-O) based on agreement with the Comprehensive Plan as follows: Step 1: Development Policies 2, 4, 5 & 8; Step 2: Property Characteristics 1, 2, 3, 5 & 10; Step 3: Land Use; Industrial Area 5 & 7 and Interstate Commerce 3; and Step 4: Planning Area Guidelines for the Glendale Industrial Area 2 and for the Glendale Junction (I-65) 1, 4, 5, 6 & 7; and the proposal is in agreement with the following Goals and Objectives of the Comprehensive Plan:

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

Objective 1: to determine the most appropriate relationships between the various types of land uses required to meet current as well as future needs;

Hardin County Planning and Development Commission

Minutes: 5 October 2010

Page 2 of 5

Objective 2: to promote planned development so as to insure the best possible utilization of land within the County;

Objective 5: to facilitate a good transition between land uses of a variety of types and density;

Objective 8: to require measures which provide for good transition, such as screening, landscaping or other types of buffers intermediate land uses of different intensity or type;

Objective 9: to preserve Hardin County aesthetics through establishing standards for signs, history, open space and green areas.

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

Objective 5: to use all resources available to attract new commercial service and industrial development;

Objective 7: to promote the expansion of existing business and industry.

Commissioner Embrey provided a second. The motion passed unanimously. Chairman Baumgardner announced that an application for an appeal to Fiscal Court can be filed with the Planning Commission during the 21 day appeal period.

At 6:20 p.m. Chairman Baumgardner announced the Public Hearing for the requested map amendment from a Rural Residential Zone (R-2) to an Agricultural Zone (A-1). Three tracts totaling 500 acres are included in this application. The owners are **Bert & Bonnie Jolly and Wade Family Farm Management, LLC** and the properties are identified with PVA map parcel numbers 172-00-00-005, 172-00-00-006, and 173-00-00-014. Chairman Baumgardner reviewed the hearing procedures and requested that Hardin County Attorney Steve Bland conduct the swearing in ceremony for all individuals who may provide testimony. Senior Planner Wright reviewed the requirements and the request and presented the Exhibits, the slides regarding the proposed map amendment request and the Staff Report. Bob Wade of 220 Bob Wade Road, Elizabethtown, the applicant and owner for Wade Family Farm Management, provided testimony on the request and answered questions. Clarence Meredith of 920 Shady Bower Lane questioned how the zone change

Hardin County Planning and Development Commission

Minutes: 5 October 2010

Page 3 of 5

would guarantee that the land would remain agricultural. Bert Jolly of 704 Shady Bower Lane, Sonora, an applicant and owner, presented his reasons for requesting the zone change and provided testimony on the request and answered questions. Rod Gipson of 383 Shady Bower Lane, Sonora, and owner of adjoining property provided testimony on the request and asked questions that Included - explanation of the 100 foot building setback requirement and which properties would be required to comply, the record plat the Jolly's recorded prior to the zone request, the failure of adjoining property owners receiving notification of the hearing, the working association of Commission Grusy and the applicant and eminent domain. Bonnie Jolly of 704 Shady Bower Lane, Sonora, an applicant and owner, asked questions of property owner Rod Gipson concerning his reason for purchasing a 14 acre tract that adjoins the proposal. Due to the time limit imposed by the ordinance on the presentation of testimony, Chairman Baumgardner asked for a motion to extend the time allowed for testimony. Commission Goodin made a motion to extend the time by an additional 15 minutes. Commission Grusy provided the second. Motion passed unanimously. Ed Davenport of 473 Davenport Lane, Sonora stated that the 100' setback would cause a decrease in the value of his property. Tim Gipson of 873 Shady Bower Lane asked if the property were to be rezoned back to Residential (R-2) what would happen to the building setbacks. Commissioner Embrey made a motion to continue the hearing to allow an opportunity for a site visit. Commissioner Grusy provided the second. Motion passed unanimously. Director Hunsinger announced that the next meeting is scheduled for Tuesday, October 19th at 5:30 p.m. in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Chairman Baumgardner closed the hearing to any further public input.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 7 September 2010 meeting. Commissioner Goodin made a motion to approve the minutes as presented. Commissioner Embrey provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 21 September 2010 meeting. Commissioner Goodin made a motion to approve the minutes as presented. Commissioner Embrey provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 5 October 2010

Page 4 of 5

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2010 to 31 August 2010 (attached). Director Hunsinger reviewed the report. Commissioner Grusy made a motion to accept the Financial Report as presented. Commissioner Goodin provided the second. Motion passed unanimously.

Director Hunsinger announced that the next meeting of the **Joint Planning Commission Working Committee** is scheduled for Thursday 14 October at 5:30 in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Representative from the Kentucky Transportation Cabinet will be the guest to discuss State Highway Projects in Elizabethtown and Hardin County. No official action will be taken.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	OWNER	ACCESS ROAD
15-Sept-10	Elizabethtown Solid Oak Furniture	Perry Detweiler	South Dixie Highway (US-31w)
15-Sept-10	D & D Grocery	Vernon And Cindy Detweiler	South Dixie Highway (US-31w)
16-Sept-10	Stanley Steamer, Amended	John Peters & Susan Mocer	Bardstown Road (US 62)
21-Sept-10	Star Mill Tower, Co-location	Tritel Communication	Churchill Bland Lane
Since Last Meeting		4	
2010 Total		25	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		24	

Hardin County Planning and Development Commission

Minutes: 5 October 2010

Page 5 of 5

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
19-Sept-10	Spurrier Estates Section 2	1	Flint Hill Road (KY 720)
20-Sept-10	Tall Pine Subdivision, Section 5	12	Sportsman Lake Road
21-Sept-10	Aunt Mil's Place	2	Sonora Hardin Springs Road
22-Sept-10	Ford Estates, Lot 2A & Ford Estates Section 2	2	Ring Road (KY 3005)
24-Sept-10	Lincoln Trail Subdivision, Lots 5A & 3A	0	Bardstown Road (US 62)
SINCE LAST MEETING		17	
2010 TOTAL		144	

Chairman Baumgardner adjourned the meeting at 8:00 p.m.

**ADOPTED AND APPROVED THIS 19th DAY OF OCTOBER 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 21 September 2010

Page 1 of 3

Chairman Rick Baumgardner announced that the purpose of the meeting was to conduct a public hearing and receive testimony and comments from the public and that no decision would be made at this meeting. This was the five hundred ninety fifth meeting of the Hardin County Planning and Development Commission held on Tuesday, 21 September 2010, in the cafeteria of the East Hardin Middle School in Glendale, Kentucky. Other Commission members in attendance were Brent Goodin (Vice Chairman) and Rod Grusy (Secretary). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, Administrative Assistant Pam Mink, KBC Clerk Sher DeCamp, County Engineer Vicki Brackett, P.E., Engineer Technician Rusty Boone and Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheets. William Ball (Member) was not in attendance.

At 7:05 p.m. Chairman Baumgardner opened the scheduled Public Hearing and reviewed the hearing procedures to be used for the proposed map amendment. It was announced that written comments may be submitted to the Commission until 5 October and the appeal process was presented. Chairman Baumgardner requested that Hardin County Attorney Steve Bland conduct the swearing in ceremony for all individuals who may provide testimony.

Chairman Baumgardner requested that Director Hunsinger present the proposed map amendment. Director Hunsinger reviewed the requirements and the request and presented the exhibits and the slides regarding the proposed map amendment request (attached). This map amendment was initiated by the Planning Commission to implement the **Interstate and Highway Overlay Zone (IH-O)** for the Glendale Industrial Area, Glendale Junction (I-65), South Dixie Corridor and Natural Resource Planning Areas as presented in the 2008 Comprehensive Plan. The Overlay Zone is proposed 1,000 feet from Interstate 65, Dixie Highway (US 31W) and Gilead Church Road (KY 1136) in the Glendale area.

Following the presentation, Chairman Baumgardner announced that those individuals with questions on the presentation would be recognized and included the following:

- Dwight Preston of 102 W. Dixie, Elizabethtown, representing William M. Hudson & Judy K. Hudson, property owners in the proposed Overlay Zone, asked questions of the Commission and Staff regarding who applied for the map amendment request; when was the Comprehensive Plan adopted; the time line of the request in regards to the election of the new magistrates.

Hardin County Planning and Development Commission

Minutes: 21 September 2010

Page 2 of 3

- Brian Besaw of 2125 Gilead Church Road, Glendale, asked questions of the Commission and Staff regarding the improvements being made to the interchange and Gilead Church Road.
- Raymond Turpin of 25 Van Gosen Court, Glendale, asked questions of the Commission and Staff regarding existing structures.
- Betty Long of Calvery Mission Church, Glendale asked questions of the Commission and Staff regarding green space, wildlife and if any new businesses are planning to open in the area.
- Kathe O'Bryan of 2050 Clark Station Road, Fisherville, and an owner of the Kentucky Auto Auction, Inc. asked questions of the Commission and Staff regarding the ability to use the property in the buffer zone and if the property next to her would be purchased by the state for the new interchange.
- Arthur Hurley of 6421 South Dixie, Glendale asked questions of the Commission and Staff regarding the building setbacks on the property and the prohibited uses.
- Bill Smithwick with Sunrise Children Services, Glendale, asked questions of the Commission and Staff regarding prohibited uses and building setbacks.
- Tim Henson of 71 Cherry Blossom Drive, Sonora, asked questions of the Commission and Staff regarding the proposed sewer service to the area and the Regional Waste Water facilities Plan.

Chairman Baumgardner asked for comments from people in favor of the proposal. None were provided.

Chairman Baumgardner announced that those individuals opposed to the proposal would be recognized and included the following:

- Dwight Preston of 102 West Dixie, Elizabethtown, representing William M. Hudson & Judy K. Hudson, property owners in the proposed Overlay Zone, spoke in opposition due to property owners not receiving monetary compensation and stated that the proposal was a "regulatory taking" of property from them and stated that if the request is approve he will file suit to appeal on behalf of his client.

Hardin County Planning and Development Commission

Minutes: 21 September 2010

Page 3 of 3

- Raymond Turpin of 25 Van Gosen Court, Glendale, spoke in opposition due to the “taking of property” for appearances is not worth the loss to the property owners.

Chairman Baumgardner presented comments for the Commission concerning the proposal, the role and responsibilities of the Planning Commission, testimony provided by the public and the appeal process. Chairman Baumgardner asked if anyone had any additional comments. The following people addressed the Commission:

- Kathe O'Bryan of 2050 Clark Station Road, Fisherville, questioned if the property next to her would be purchased by the state for the new interchange.
- Arthur Hurley of 6421 South Dixie, Glendale questioned if the Commission was planning to rezone the area commercial.
- Tim Henson of 71 Cherry Blossom Drive, Sonora, questioned why there were not representatives from the Kentucky Transportation Cabinet and the Hardin County Water District No. 2 at the meeting.
- Raymond Turpin of 25 Van Gosen Court, Glendale, questioned the reason for the setback and the county obtaining property without the property owners being compensated.
- Tim Lucas asked the Commission a question concerning building setbacks and obtaining a Building Permit for the property he owns on Gilead Church Road.

Chairman Baumgardner announced that the hearing was in recess and would be continued at the next scheduled Planning Commission meeting. Director Hunsinger stated that the next Commission meeting will be held on Tuesday 5 October 2010 at 5:30 p.m. in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building, Elizabethtown, Kentucky.

The meeting was adjourned at 8:25 p.m.

**ADOPTED AND APPROVED THIS 5th DAY OF OCTOBER 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 7 September 2010

Page 1 of 4

Chairman Rick Baumgardner called the five hundred ninety fourth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 7 September 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were William Ball (Member), Rod Grusy (Secretary) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E. and Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Brent Goodin (Vice Chairman) was not in attendance.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 17 August 2010 meeting. Commissioner Ball made a motion to approve the minutes as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 31 July 2010 (attached). Director Hunsinger reviewed the report. Commissioner Tabb made a motion to accept the Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Director Hunsinger presented proposed new/additional language to the **By-Laws** regarding Order of Business and Hearings. Attorney Bland recommended that some of the language regarding public hearings be removed and that the Commission should accept the language as written regarding cell tower hearings. Commissioner Grusy made a motion to approve the By-Laws with the recommendations as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the request to waive the Building and Electrical Permit fees for a proposed house to be constructed at 91 Valley Creek Spur by Hardin County Habitat for Humanity. Director Hunsinger presented **Resolution** Number 06, Series 2010 allowing fees to be waived (attached). Commissioner Grusy made a motion to approve the Resolution. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the progress of subdivisions with approved **Preliminary Plats**. Director Hunsinger stated that 17 plats were to expire due to inactivity and presented a list of five (5) that are in the

Hardin County Planning and Development Commission

Minutes: 7 September 2010

Page 2 of 4

process of getting their record plats completed but were unable to meet the 8 September 2010 deadline due to various circumstances. Director Hunsinger requested that a 90 day extension be granted. Commissioner Grusy made a motion to approve a 90 day extension for the following five plats: Fernwood Subdivision, Section 3, Lakewood Subdivision Section 9, Dunraven Place, Section 1, Lot 12 and Dunraven Place, Section 2 and Blooming Hills Sections 1 & 2. Commissioner Tabb provided the second. Motion passed unanimously.

Director Hunsinger stated that over 80 people attended the **Open House** for the Interstate and Highway Overlay Zone (IH-O) on August 31 and that 20 were in the overlay zone and 22 were adjoining property owners. Director Hunsinger announced that the Public Hearing for the Interstate and Highway Overlay Zone (IH-O) will be held at the East Hardin Middle School cafeteria at 7:00 P.M. on September 21, 2010.

Director Hunsinger stated that the County's designated members of the Joint Working Committee, Rod Grusy and Philip Tabb, met with representatives from the Elizabethtown Planning Commission on Thursday 26 August to coordinate planning activities. Due to Philip Tabb resigning from the Commission and Commissioner Grusy being out of town on the day of the next scheduled meeting Commissioner Baumgardner will attend and Commissioner Goodin will take Commissioner Tabb's position on the committee.

At 6:20 Commissioner Ball moved to go into **Closed Session** to discuss legal matters. Commissioner Grusy seconded the motion. The motion passed unanimously. At 6:30 Commissioner Tabb moved to return to open session. Commissioner Ball seconded the motion. The motion passed unanimously. No action was taken as a result of the closed Session.

Director Hunsinger stated that the Employment Agreements with Jimmy Morgan, Residential Building Inspector, and Sher DeCamp, KBC Clerk, have been extended for an additional year to provide part time assistance with the Building Inspection Program on an "as needed" basis.

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
09-Aug-10	Sandstone Estates	5	Long Hollow Road
10-Aug-10	Cottonwood Estates Section 2, Lots 80-83 & 87-90	0	Thompson Road
11-Aug-10	Linmark Estates	1	Bacon Creek Road
12-Aug-10	Heritage Estates Section 1, Lot 9 & Heritage Estates Section 3	1	Heritage Trail
2010 TOTAL		94	

Hardin County Planning and Development Commission

Minutes: 7 September 2010

Page 3 of 4

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	OWNER	ADDRESS	PROPOSAL
24-Aug-10	DANIEL & ARIELA FLORY	DRY RIDGE ROAD	VARIANCE REQUEST FOR RELIEF FROM THE 70' FRONT BUILDING SETBACK
16-Aug-10	TOMMY & MAUDINA THURMAN	SALT RIVER ROAD	ACCESSORY STRUCTURE (24' X 60' GARAGE) ON A VACANT LOT
22-Jul-10	DOUGLASS & LITTIE CLARK	S MILL STREET	CONSTRUCT A 30' X 50' POLE BARN FOR RESIDENTIAL USES ON COMMERCIAL PROPERTY
21-Jul-10	ERIKA WOOD & JUERGEN SCHWAN	ANNISTON WAY	CONSTRUCT A GARAGE (40' X 60') PRIOR TO THE CONSTRUCTION OF A DWELLING THAT WILL NOT BE SUBORDINATE IN SCALE TO THE DWELLING
21-Jul-10	DONNIE SHERRARD	RINEYVILLE ROAD	CONSTRUCT A 60' X 120' POLE BARN TO REPLACE TWO EXISTING BARNs TAKEN/DAMAGED BY THE E2RC ROAD PROJECT
21-Jul-10	LARRY & PATRICIA HICKS	HARDINSBURG ROAD	TO LOCATE A TEMPORARY DWELLING (28' X 52' MANUFACTURED HOME) IN THE GENERAL COMMERCIAL ZONE (C-2)
19-Jul-10	DARREN CLARY	SOUTH RIDGE ROAD	A RENEWED CONDITIONAL USE PERMIT FOR A TEMPORARY ACCESSORY DWELLING (MANUFACTURED HOME 16' X 76')
25-Jun-10	DONNIE & DEBBIE BLAIR	BACON CREEK ROAD	RENEWAL OF THE EXISTING CONDITIONAL USE PERMIT TO ALLOW UP TO FIVE SEMI TRUCKS AND TRACTOR TRAILERS ON SITE
17-Jun-10	TERRY & KATHY BARNES	HARDINSBURG ROAD	TO CONTINUE TO ALLOW A TEMPORARY ACCESSORY DWELLING (16 X 80 MANUFACTURED HOME) ON THE PROPERTY
04-Jun-10	TERRANCE HARRIS	CASH ROAD	TO ALLOW A PROPOSED PERMANENT ACCESSORY STRUCTURE (POLE BARN 30' X 32' = 960 SF) THAT IS GREATER IN SQUARE FOOTAGE THAN THE DWELLING (20' X 26' = 520 SF) ON THE PROPERTY
28-May-10	WILLIAM AND ROSEMARIE COCHRAN	COCHRAN LANE	TEMPORARY ACCESSORY DWELLING
10-May-10	TIMOTHY & TAMMY GREENWELL	HALL ROAD	ACCESSORY STRUCTURE (POLE BARN 30' X 40') PRIOR TO A DWELLING BEING BUILT. BOARD APPROVAL GRANTED ON 22 APRIL 2010.
10-May-10	RICHARD & PAMELA POOR	RED HILL ROAD	
05-May-10	ROBERT MARSKI	406 TABBS HOLLOW ROAD	CONSTRUCT AN ACCESSORY BUILDING (36' X 48' POLE BARN) THAT IS GREATER IN SQUARE FOOTAGE THAN THE DWELLING ON THE PROPERTY
13-Apr-10	PHILIP EDLIN	EDLIN LANE	CONSTRUCT A PERMANENT ACCESSORY DWELLING (25' X 40') WITHIN A POLE BARN (40' X 100')
2010 Total		23	

Hardin County Planning and Development Commission

Minutes: 7 September 2010

Page 4 of 4

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	OWNER	PROJECT NAME	PROPOSAL	STREET NAME
03-Sep-10	LAHOMA & DEAN GRAY	J & J LUMBER, LLC - SAW MILL	COMMERCIAL SAW MILL	SALT RIVER ROAD (KY 920)
31-Aug-10	BRIAN AND LINDSEY ALICNA	ALICNIA TURF AND LANDSCAPE	GREENHOUSE & PLANT NURSERY WITH OFFICE AND RETAIL	S MILL STREET
23-Aug-10	CROWN CASTLE PT INC	MAPLE HOLLOW CELL SITE	CO LOCATION OF A 5TH CARRIER (VERIZON WIRELESS); VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	CASEY LANE
23-Aug-10	CROWN COMMUNICATIONS	WHITFORD CELL SITE	CO LOCATION OF A 4TH CARRIER (VERIZON WIRELESS); VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	FULTZ ROAD
23-Aug-10	RICKY YOUNG	FORMERLY KIMMIES CATERING	TWO PAVILIONS.	SONORA HARDIN SPRINGS ROAD (KY 84)
23-Aug-10	CROWN CASTLE PT INC	RICKEY PUCKETT CELL SITE	CO LOCATION OF A 6TH CARRIER (VERIZON WIRELESS); VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	SOUTH DIXIE HIGHWAY (US-31W)
23-Aug-10	CROWN CASTLE PT, INC.	JOE PRATHER CELL SITE	CO LOCATION OF A 4TH CARRIER; VARIANCE REQUEST FROM SIDE B/L FOR BUILDING.	SHEPHERDSVILLE ROAD (KY 251)
22-Jul-10	ARDIS AND LULA KENNEDY	ROUTE 62 - VERIZON WIRELESS	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	BARDSTOWN ROAD (US 62)
21-Jul-10	VERIZON WIRELESS	PRODUCTION DRIVE	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	ASSEMBLY DRIVE
21-Jul-10	SAMUEL E & JERLDEAN HOWARD	OTTER CREEK - VERIZON WIRELESS	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	DAWSON LANE
16-Jul-10	VERIZON WIRELESS	YOUNGER CREEK	190 ' SELF-SUPPORTING TOWER WITH 4 CARRIERS	MILLER ROAD
Since Last Meeting			7	
2010 Total			21	

Chairman Baumgardner announced that the next meeting is scheduled for 7:00 p.m. on Tuesday, 21 September 2010. The meeting was adjourned at 6:30 p.m.

ADOPTED AND APPROVED THIS 21st DAY OF SEPTEMBER 2010 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 17 August 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred ninety third meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 17 August 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Member), Rod Grusy (Secretary) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E. and Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet.

At 5:35 p.m. Chairman Baumgardner opened the scheduled Public Hearing for the requested map amendment from a Rural Residential Zone (R-2) to an Agricultural Zone (A-1). Three tracts totaling 500 acres are included in this application. The owners are **Bert & Bonnie Jolly and Wade Family Farm Management, LLC** and the properties are identified with PVA map parcel numbers 172-00-00-005, 172-00-00-006, and 173-00-00-014. Chairman Baumgardner requested that Hardin County Attorney Steve Bland conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger reviewed the requirements and the request. Senior Planner Wright presented the exhibits, the slides regarding the proposed map amendment request and the Staff Report (attached). Bert Jolly of 704 Shady Bower Lane, Sonora, an applicant and owner, provided testimony on the request and answered questions. Bob Wade of 220 Bob Wade Road, Elizabethtown, the applicant and owner for Wade Family Farm Management, provided testimony on the request and answered questions. Rod Gipson of 383 Shady Bower Lane, Sonora, and owner of adjoining property stated that the notification requirement for the posting of the signs was two weeks prior to the hearing and that they had not been placed on the property until 12 August 2010. Senior Planner Wright stated that the sign was placed on the property 11 August 2010. Chairman Baumgardner announced that the notification requirements for a public hearing were not achieved and therefore the hearing could not continue. Director Hunsinger stated that a new hearing would be rescheduled and the date would be coordinated with the applicants. Commissioner Goodin made a motion to discontinue the hearing due to the failure to meet the notification requirements for a public hearing. Commissioner Grusey provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 20 July 2010 meeting. Commissioner Goodin made a motion to approve the minutes as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 17 August 2010

Page 2 of 3

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 30 June 2010 (attached). Director Hunsinger reviewed the report which is the final report for the fiscal year. Commissioner Grusy made a motion to accept the Financial Report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Director Hunsinger presented proposed new/additional language to the By-Laws regarding Order of Business and Hearings. Attorney Bland stated that he would review the language so that they may be presented at the next Commission meeting.

Director Hunsinger stated that the County's designated members (Rod Grusy and Philip Tabb) of the Joint Working Committee will meet with representatives from the Elizabethtown Planning Commission on Thursday 26 August at 6:00 to coordinate planning activities.

Director Hunsinger announced that the Open House and Public Hearing for the Interstate and Highway Overlay Zone (IH-O) will be held at the East Hardin Middle School cafeteria on August 31 and September 21, 2010 respectively.

At 6:55 Commissioner Ball moved to go into **Closed Session** to discuss legal matters. Commissioner Tabb seconded the motion. The motion passed unanimously. At 7:00 Commissioner Ball moved to return to open session. Commissioner Goodin seconded the motion. The motion passed unanimously. No action was taken as a result of the closed Session.

Director Hunsinger reported that 7 **Preliminary Plats** approved under the previous zoning ordinance creating 168 lots are proposed to have record plats approved and recorded by the 8 September 2010 deadline. Seventeen preliminary plats will be expired if the record plats are not completed.

Director Hunsinger reported that a new audit requirement will be implemented this year which requires the auditor to do an **Audit Interview** with each of the Planning Commission members in person. This is a new procedure established by a national audit organization in anticipation of an increase in fraud due to the distressed economy.

Director Hunsinger announced that the LTADD would conduct **Commissioner Training** on Thursday 26 August from 4:30 to 7:30 for anyone needing continuing education hours.

Hardin County Planning and Development Commission

Minutes: 17 August 2010

Page 3 of 3

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
Since Last Meeting		0	
2010 Total		15	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		21	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
09-Aug-10	Sandstone Estates	5	Long Hollow Road
10-Aug-10	Cottonwood Estates Section 2, Lots 80-83 & 87-90	0	Thompson Road
11-Aug-10	Linmark Estates	1	Bacon Creek Road
12-Aug-10	Heritage Estates Section 1, Lot 9 & Heritage Estates Section 3	1	Heritage Trail
SINCE LAST MEETING		7	
2010 TOTAL		94	

Chairman Baumgardner announced that the next meeting is scheduled for 5:30 p.m. on Tuesday, 7 September 2010. The meeting was adjourned at 7:15 p.m.

**ADOPTED AND APPROVED THIS 7th DAY OF SEPTEMBER 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 20 July 2010

Page 1 of 4

Chairman Rick Baumgardner called the five hundred ninety second meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 20 July 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Secretary), and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E. and Hardin County Assistant Attorney Jenny Pitts Oldham – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Member Rod Grusy was not in attendance.

Chairman Baumgardner announced that he would serve as the Hearing Officer for a review of a proposed Telecommunication Tower as requested by the *Petition for Commission Review* filed by Duke Downs, 1032 Shamrock Street, Radcliff. The proposal tower named “Otter Creek” is a 190’ self supporting mono-pole cellular antenna tower with up to four carriers to be constructed on a ±29 acre tract located on Dawson Lane. The property is owned by **SAMUEL & JERLDEAN HOWARD** and the property is identified by PVA map parcel number 141-00-00-079. The review was conducted in accordance with the *Kentucky Revised Statutes* (Regulation of Cellular Antenna Towers, Chapters 100.985 – 100.987) and the guidelines outlined in Section 12 of the Zoning Ordinance including the *Design Standards* (Section 12-8). Director Hunsinger presented the petition, exhibits and slides (attached) and Senior Planner Wright presented the Staff Review Comments (attached). Testimony was provided by David Pike of Pike Legal Group the representative for Verizon Wireless. Duke Downs, 1032 Shamrock Street, asked questions regarding the location of the tower and buffering. Joel Lacquiment, 200 Eubank Lane, questioned about future Building Permits. Paul Rosa, 1055 Celtic Drive, questioned about the effects of radio frequencies for humans and animals and if the tower would cause interference with TV and/or radio reception. Peter Denton, 102 Puckett Court, expressed concerns regarding property values, health hazards, and design of the tower. Following the testimony and discussion, Commissioner Ball made a motion to grant Conditional Approval to the Application including the Staff Review Comments, with 13 conditions identified, stating that the request agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as listed below:

GOAL 3: TO PROVIDE THE CITIZENS OF HARDIN COUNTY WITH ADEQUATE PUBLIC SERVICE AND COMMUNITY FACILITIES.

Commissioner Goodin provided a second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 20 July 2010

Page 2 of 4

Chairman Baumgardner called for consideration and action on the request for an extension from the 8 September 2010 deadline for completion of the record plat for **Wakefield Farms Subdivision, Section 2**. Director Hunsinger presented the request (Letter dated 3 June attached) and reviewed a proposed Resolution. Commissioner Goodin made a motion to grant an extension and adopt Resolution 05, Series 2010 with discussed revisions. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on a Commission initiated zone change for the "Interstate and Highway Overlay Zone" (IH-O) for the Glendale Industrial and Glendale Junction (I-65) Planning Areas as presented in the 2008 Comprehensive Plan and Industrial Element. The Overlay Zone is proposed for properties approximately 1,000' from the right-of-way of Interstate 65, US 31W and Gilead Church Road and will involve an estimated 130 property owners. Director Hunsinger presented the proposal and slides. Commissioner Goodin made a motion to initiate the zone change. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 1 June 2010 meeting. Commissioner Goodin made a motion to approve the minutes as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 31 May 2010 (attached). Director Hunsinger reviewed the report. Commissioner Ball made a motion to accept the Financial Report as presented. Commissioner Goodin provided the second. Motion passed unanimously.

Chairman Baumgardner called for the **Annual Election of Officers** as required by the By-Laws for the designated offices of Chairman, Vice-Chairman and Secretary. Chairman Baumgardner called for nomination for Secretary. Commissioner Goodin made a motion for Rod Grusy to fill the office of Secretary. Commissioner Ball provided the second. The motion passed unanimously. Chairman Baumgardner called for nominations for the office of Vice-Chairman. Commissioner Ball made the motion for Brent Goodin to continue to serve as Vice-Chairman. Commissioner Tabb provided the second.

Hardin County Planning and Development Commission

Minutes: 20 July 2010

Page 3 of 4

The motion passed unanimously. Chairman Baumgardner vacated the Chairman position and turned the meeting over to Vice-Chairman Goodin to preside over the election of Chairman. Commissioner Goodin made a motion for the current Chairman, Rick Baumgardner, to maintain his designated office. Commissioner Tabb provided the second. The motion passed unanimously.

At 7:20 Commissioner Goodin moved to go into **Closed Session** to discuss legal matters. Commissioner Tabb seconded the motion. The motion passed unanimously. At 7:25 Commissioner Tabb moved to return to open session. Commissioner Goodin seconded the motion. The motion passed unanimously. No action was taken as a result of the closed Session.

Director Hunsinger reported on the level of development occurring based on Subdivisions in the county and the increase in the number of Building Permits issued.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
06-June-10	Sugar Mill Properties, LLC	Marty's Meats & More	Dixie Highway
Since Last Meeting		1	
2010 Total		11	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		16	

Hardin County Planning and Development Commission

Minutes: 20 July 2010

Page 4 of 4

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
30-June-10	Diamante Estates	2	Saint John Church Road (KY 1538)
07-July-10	Jake Estates	4	Salt River Road (KY 920)
SINCE LAST MEETING		6	
2010 TOTAL		84	

Chairman Baumgardner announced that the next meeting is scheduled for 5:30 p.m. on Tuesday, 3 August 2010. The meeting was adjourned at 7:30 p.m.

**ADOPTED AND APPROVED THIS 17th DAY OF AUGUST 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

ROD GRUSY, SECRETARY

Hardin County Planning and Development Commission

Minutes: 1 June 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred ninety first meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 20 April 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Secretary), Rod Grusy (Member) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. County Engineer Vicki Brackett, P.E. was not in attendance.

Chairman Baumgardner requested that the Hazardous Road Review for the proposed **Record Plat of Barkley Subdivision** on Middle Creek Road be presented by the Commission staff. Director Hunsinger reviewed the proposal and presented slides of the subdivision plat. This proposed subdivision will create a two lot subdivision for an existing house and a manufactured home. The manufactured home received a Conditional Use Permit as a Temporary Dwelling. Middle Creek Road is on the list of the “Top Ten” highest accident roadways maintained by Hardin County Fiscal Court; therefore in compliance with Resolution Number 11, Series 2006, the proposed plat must be presented to the Commission and evaluated for safety concerns. Commissioner Grusy made a motion to conditionally approve the proposed Record Plat with the requirement that the following Note be presented on the subdivision plat:

Driveway Access Restriction Note

On 1 June 2010, the Hardin County Planning Commission restricted this subdivision to the existing single driveway access with a turn-around provided to discourage vehicles from backing out into Middle Creek Road.

Commissioner Tabb provided the second. The motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 20 April 2010 meeting (attached). County Attorney Bland noted the need to correct the minutes to read that a brief had been filed by the Appellee and not the Plaintiff. Commissioner Tabb made a motion to approve the minutes with the correction as noted. Commissioner Ball provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 1 June 2010

Page 2 of 3

Chairman Baumgardner called for consideration and action on the **Report** of the 11 May 2010 Joint Commission meeting with the Elizabethtown Planning Commission (attached). Commissioner Grusy made a motion to approve the report as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner announced that a **Joint Working Committee** with the Elizabethtown Planning Commission would require two members to represent Hardin Commission thereby appointing members Philip Tabb and Rod Grusy to serve on the committee.

Chairman Baumgardner called for consideration and action on an **Amendment to Fiscal Year 2010 Budget** (attached). Director Hunsinger reviewed the proposed amendment. Commissioner Ball made a motion to accept the amendment as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 30 April 2010 (attached). Director Hunsinger reviewed the report. Commissioner Tabb made a motion to accept the Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner called for an update on the **Moorman Acres Subdivision** appeal. Attorney Bland stated that the briefs had been filed by all parties involved and that the attorney for the Appealee has also filed for oral argument. Attorney Bland also reported on a potential suit involving a property owner on Devers Road.

At 6:15 Commissioner Ball moved to go into **Closed Session** to discuss legal matters. Commissioner Tabb seconded the motion. The motion passed unanimously. At 6:25 Commissioner Ball moved to return to open session. Commissioner Tabb seconded the motion. The motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Budget for Fiscal Year 2011** (Attached). Director Hunsinger reviewed the changes to the proposed budget that was discussed at the meeting held on 16 February 2010 (Memorandum Attached). Commissioner Tabb made a motion to adopt the proposed Budget for Fiscal Year 2011 as presented. Commissioner Ball provided the second. The motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 1 June 2010

Page 3 of 3

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
21-Apr-10	Thomas and Carrie Grey	Slaughter Plant	Eastview Road
27-Apr-10	Liberty Baptist Church	Church with parking	Hardinsburg Road
Since Last Meeting		2	
2010 Total		8	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		9	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
19-Apr-10	Padgett View Estates Section 1, Lot 11 and Section 2, Lot 23	-1	Padgett Road
21-Apr-10	Bambi Ridge, Lots 2 and 3	0	South Dixie Highway (US 31W)
SINCE LAST MEETING		0	
2010 TOTAL		37	

Chairman Baumgardner announced that the next meeting is scheduled for 5:30 p.m. on Tuesday, 15 June 2010. The meeting was adjourned at 6:50 p.m.

ADOPTED AND APPROVED THIS 20th DAY OF JULY 2010 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

BILL BALL, SECRETARY

Hardin County Planning and Development Commission

Report: 11 May 2010

Page 1 of 1

Chairman Rick Baumgardner called the special Joint Planning Commission meeting with the Elizabethtown Planning Commission to order at 5:35 p.m. on Tuesday 11 May 2010 in the R.R. Thomas Meeting Room located on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were William Ball (Secretary), Rod Grusy (Member) and Philip Tabb (Member). Members of the Commission staff in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez and Hardin County Attorney Steve Bland – legal counsel for the Planning Commission. Brent Goodin (Vice Chairman) and County Engineer Vicki Brackett, P.E. were not in attendance.

Other individuals in attendance representing the Elizabethtown Planning Commission included Steve Rice (Elizabethtown Planning Commission Chairman), Vince Nealey (Elizabethtown Planning Commissioner), Greg Smith (Elizabethtown Planning Commissioner), Ken Dozier (Elizabethtown Planning Commissioner), Billy Pait (Elizabethtown Planning Commissioner), Matt Hess (Elizabethtown Planning Commission Attorney), Ed Poppe (Elizabethtown Planning Commission Director), Kevin Strader (Elizabethtown Planning Commission Planner) and Brittany Fisher (Elizabethtown Planning Commission Planner). No members of the public were in attendance (See attached sign-in sheet).

A series of power point slides were presented by the County and the Elizabethtown Planning Commission staff (attached) and discussed by the group. No action was taken.

ADOPTED AND APPROVED THIS 1st DAY OF JUNE 2010 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

WILLIAM BALL, SECRETARY

Hardin County Planning and Development Commission

Minutes: 20 April 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred ninetieth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 20 April 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Secretary), Rod Grusy (Member) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. County Engineer Vicki Brackett, P.E. was not in attendance.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 2 March 2010 meeting. Commissioner Tabb made a motion to approve the minutes as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 31 March 2010 (attached). Director Hunsinger reviewed the report. Commissioner Tabb made a motion to accept the Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner announced that a **Joint Meeting** with the Elizabethtown Planning Commission will be a Special Called meeting at 5:30 p.m. on Tuesday 11 May 2010 in the R.R. Thomas Meeting Room.

Director Hunsinger reported that a meeting to review the **County's Comprehensive Plan** with representatives of the Vine Grove Planning Commission has been scheduled for Tuesday 27 April at 5:30 in the R.R. Thomas Meeting Room. Commissioners Baumgardner and Goodin volunteered to represent the Commission and attend the meeting.

Chairman Baumgardner called for an update on the **Moorman Acres Subdivision** appeal. Attorney Bland stated that the Judge had granted an extension to 17 May for filing a brief by the Plaintiff.

Hardin County Planning and Development Commission

Minutes: 20 April 2010

Page 2 of 3

Director Hunsinger presented slides for the proposed Roundabout to be constructed at KY 220 and KY 1600 explaining the functionality of the new facility and the time table for construction. This will be the first roundabout to be constructed in the eleven (11) counties of District 4 of the Kentucky Transportation Cabinet.

Director Hunsinger presented slides showing how the proposed **Elizabethtown to Radcliff Connector (E2RC)** will require new addressing due to the new road name, the naming of the 5 proposed frontage roads plus new street connectors.

At 6:00 P.M. Commissioner Goodin excused himself from the meeting due to other commitments.

Director Hunsinger presented a review of applications submitted since the new **Zoning Ordinance** was adopted by Fiscal Court on 8 September 2009. The presentation included information on Map Amendments (three of the four were for Agricultural Zones totaling over 600 acres), six (6) subdivisions utilizing Open Space Subdivision Design, twelve (12) Development Plans now required to be professionally prepared, nineteen (19) Conditional Use Permits (including five Permanent Accessory Dwellings and five Accessory Structures) and the first Groundwater Protection Plan that has been approved by the Kentucky Division of Water.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
19-Mar-10	Center Point Missionary Church #1	Fellowship Building	Center Point Road
Since Last Meeting		1	
2010 Total			

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		9	

Hardin County Planning and Development Commission

Minutes: 20 April 2010

Page 1 of 3

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
SINCE LAST MEETING		0	
2010 TOTAL		38	

Chairman Baumgardner announced that the next meeting is scheduled for 5:30 p.m. on Tuesday, 4 May 2010. The meeting was adjourned at 6:35 p.m.

ADOPTED AND APPROVED THIS 1st DAY OF JUNE 2010 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

BILL BALL, SECRETARY

Hardin County Planning and Development Commission

Minutes: 6 April 2010

Page 1 of 4

Chairman Rick Baumgardner called the five hundred eighty ninth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 6 April 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Secretary) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E., Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. Rod Grusy (Member) was not in attendance.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 2 March 2010 meeting. Commissioner Tabb made a motion to approve the minutes as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 28 February 2010 (attached). Director Hunsinger reviewed the report. Commissioner Ball made a motion to accept the Financial Report as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for an update on the **Mining Permit for Vulcan Materials** for the quarry located in the source water protection area for Hardin County Water District Number 2. Director Hunsinger reported that the Mining Permit had been renewed until the year 2014 and that the conditions requested by the Planning Commission designed to protect the groundwater had been included on the permit.

Director Hunsinger reported that the **Joint Meeting** with the Elizabethtown Planning Commission will be a Special Called meeting at 5:30 p.m. on Tuesday 11 May 2010 in the R.R. Thomas Meeting Room.

Director Hunsinger reported that the **Vine Grove Planning Commission** has requested a meeting to review Hardin County's Comprehensive Plan this month. Commissioners Baumgardner and Goodin volunteered to represent the Commission members and attend the meeting tentatively scheduled for Tuesday 27 April at 5:30 in the R.R. Thomas Meeting Room.

Hardin County Planning and Development Commission

Minutes: 6 April 2010

Page 2 of 4

Chairman Baumgardner called for an update of the proposed **Manufactured Homes Installation Ordinance**. Director Hunsinger reported that Phil Fentress of Carefree Homes had not presented any additional alternative types of skirting material or provided any additional engineering documents concerning the use of skirting material; therefore the staff will prepare Draft 4 of the proposed ordinance for review by the Commission Members and Fiscal Court.

Director Hunsinger reported on the **Hardin County Vision Project** and the 24 Strategic Goals and identified the goals that may involve the Planning Commission.

Chairman Baumgardner called for update of proposed changes to the **Subdivision Regulations**. Director Hunsinger reported that Staff was continuing to work on the new regulations and that progress was being made.

Chairman Baumgardner called for an update of the **Continuing Education** requirements. Director Hunsinger stated that all Commission members need eight (8) hours of continuing education every two (2) years that currently will end in 2011 for each member. A handout was provided listing future education opportunities and Director Hunsinger requested that Members contact the office in regards to registration.

At 6:00 Commissioner Ball moved to go into **Closed Session** to discuss legal matters. Commissioner Tabb seconded the motion. The motion passed unanimously. At 6:20 Commissioner Ball made a motion to go into open session. Commissioner Goodin seconded the motion. The motion passed unanimously. Chairman Baumgardner announced that no action would be taken following the closed session.

MONTHLY REPORT

Plats Recorded – For the month of March, 7 subdivision plats were approved. For Jan – Mar 16 plats have been recorded, which is less than the five year average of 26 plats.

Lots created – In March, 27 subdivision lots were approved. For Jan – Mar 38 lots have been recorded, which is less than the five year average of 77 lots.

Single Family Building Permits – In March, 34 Single Family Dwelling permits were issued. For Jan – Mar 59 SFD permits were issued, which is only 3 less than the five year average of 62 SFD permits issued.

Building Inspections Requested – For the month of March, 121 building inspections were requested, which is more than the 86 in March 2009.

Hardin County Planning and Development Commission

Minutes: 6 April 2010

Page 3 of 4

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
19-Mar-10	Sandra and Ruth Ann Dukes	Bluegrass Cellular	Springfield Road
19-Mar-10	Terry W Shortt	Tattoo Parlor	North Dixie Avenue (US-31W)
Since Last Meeting		2	
2010 Total		5	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
11-Mar-10	Temporary Accessory Dwelling	Mack & Lola Morgan	Bethlehem Academy Rd (KY 253)
12-Mar-10	Temporary Accessory Dwelling	Margie Mullins	Upper Colesburg Road
25-Mar-10	Permanent Accessory Dwelling	Patricia Hester	Cedar Creek Drive
Since Last Meeting		3	
2010 Total		9	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
12-Mar-10	Papaw Owen's Homestead	2	Read Mill Road
17-Mar-10	Wakefield Farms Section 1	24	Hodgenville Road (KY 210)
18-Mar-10	Memory Lane Subdivision, Lots 1-7	0	Slaughter Lane
23-Mar-10	Aubrey Estates, Lots 3, 7 & 9	0	Saint John Road (KY 1357)
26-Mar-10	Joshua Place, Lot 1	0	Center Point Road
29-Mar-10	Bischoffs Pointe	1	Salt River Road (KY 920)
SINCE LAST MEETING		27	
2010 TOTAL		38	

Hardin County Planning and Development Commission

Minutes: 6 April 2010

Page 4 of 4

Chairman Baumgardner announced that the next meeting is scheduled for 5:30 p.m. on Tuesday, 20 April 2010. The meeting was adjourned at 6:25 p.m.

ADOPTED AND APPROVED THIS 20th DAY OF APRIL 2010 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

BILL BALL, SECRETARY

Hardin County Planning and Development Commission

Minutes: 2 March 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred eighty eighth meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 2 March 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Secretary), Rod Grusy (Member) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E., Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet.

At 5:30 p.m. Chairman Baumgardner opened the scheduled Public Hearing for the requested map amendment from an Urban Residential (R-1) and Rural Residential Zones (R-2) to an Agricultural Zone (A-1). Six tracts totaling 442 acres are included in this application. The owners are **Wanda Wooden and Steve & Rita Wooden** and the properties are identified with PVA map parcel numbers 242-00-00-005, 242-00-00-005.01, 242-00-00-005.02, 242-00-00-008, 243-00-00-002 and 243-00-00-004. Chairman Baumgardner requested that Hardin County Attorney Steve Bland conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger presented the slides regarding the proposed map amendment request and presented the Staff Report (attached). Steve Wooden of 1869 Wooden Lane, Elizabethtown, the applicant, provided testimony on the request and answered questions. Mark Nett of 260 Poplar Trace, Elizabethtown and owner of adjoining property provided testimony and comments. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution, and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Goodin made a motion to adopt RESOLUTION Number 04, Series 2010 (attached) granting the map amendment zone change from the existing Urban / Rural Residential Zones (R-1 & R-2) to the Agricultural Zone (A-1), based on compliance with the policies and goals of the Comprehensive Plan as follows: Step 1: Development Policies 1, 5, 7 & 8 and Step 2: Property Characteristics 1, 2, 3 & 4; and the following Goal and Objective:

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

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

Commissioner Grusy provided a second. The motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 2 March 2010

Page 2 of 3

Chairman Baumgardner called for consideration and action on the **Minutes** of the 16 February 2010 meeting. Commissioner Tabb made a motion to approve the minutes as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner called for an update of the proposed **Manufactured Homes Installation Ordinance**. Director Hunsinger presented several samples of alternative skirting materials that were provided by Phil Fentress of Carefree Homes. The Commission requested the Staff to inform Fentress that an additional thirty (30) days will be granted to submit additional information concerning the alternative types of skirting materials and engineering reports concerning the safety of skirting versus masonry perimeter enclosures for manufactured homes.

At 6:45 P.M. Commissioner Goodin excused himself from the meeting due to other commitments.

Director Hunsinger reported on and provided some of the information presented in the **Annual Report for 2009** produced by the staff of the Planning Commission and Board of Adjustment. The annual report presents details on some of the functions and activities of the Planning Commission, Board of Adjustment and the inspection programs that implement the Kentucky Building Code. The report will be presented to Fiscal Court on 9 March 2010.

Chairman Baumgardner called for update of proposed changes to the **Subdivision Regulations**. Director Hunsinger reported that Staff was continuing to work on the new regulations and that progress was being made.

Director Hunsinger reported that the proposed dates for a **Joint Meeting** with the Elizabethtown Planning Commission will now be either a Special Called meeting on Tuesday 11 May or at the regularly scheduled meeting on Tuesday 4 May 2010.

Chairman Baumgardner called for a **Closed Session**. Attorney Bland stated that there was not a need for a closed session due to the fact that nothing further has been completed with the pending court case.

Hardin County Planning and Development Commission

Minutes: 2 March 2010

Page 3 of 3

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
15-Feb-10	Elite HVAC Services, LLC	Professional Office	South Dixie Highway (US-31W)
Since Last Meeting		1	
2010 Total		2	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		4	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
18-Feb-10	Miniard Acres	2	Kraft Road
19-Feb-10	Stoneridge Subdivision Section, Lots 33 & 34	0	Battle Training Road (KY 434)
SINCE LAST MEETING		2	
2010 TOTAL		11	

Chairman Baumgardner announced that the next meeting is scheduled for 5:30 p.m. on Tuesday, 16 March 2010. The meeting was adjourned at 7:15 p.m.

ADOPTED AND APPROVED THIS 6th DAY OF APRIL 2010 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

BILL BALL, SECRETARY

Hardin County Planning and Development Commission

Minutes: 16 February 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred eighty seventh meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 16 February 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), Rod Grusy (Member) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E., Assistant Hardin County Attorney Jenny Pitts – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet. William Ball (Secretary) was not in attendance.

At 5:30 p.m. Chairman Baumgardner announced the continuation of the Public Hearing opened for the requested map amendment from an Urban Residential Zone (R-1) to a Convenience Commercial Zone (C-1). The property is owned by **CHARLES & THERESA CONDER** and identified with PVA map parcel number 232-30-03-059. Director Hunsinger reviewed the application, reviewed slides regarding the proposed map amendment shown at the previous hearing including the slides with the additional information requested by the Commission. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Grusy made a motion to adopt RESOLUTION Number 01, Series 2010 (attached) granting the map amendment zone change from the existing Urban Residential Zone (R-1) to the Convenience Commercial (C-1), based on compliance with the policies and goals of the Comprehensive Plan as follows: Step 1: Development Policies 2, 4, 5, 7, 8 & 10; Step 2: Property Characteristics 1, 3 & 4; Step 3: Land Use 1 & 2; and Step 4: Planning Area Guideline 1 & 2; and the following Goal and Objective:

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;

Objective 4: to diversify and balance the economic base;

Objective 6: to expand employment and investment opportunities;

Objective 8: to promote the development and prosperity of small business.

Commissioner Goodin provided a second. The motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 16 February 2010

Page 2 of 3

Chairman Baumgardner announced that the staff would present a Hazardous Road Review for the Amended Development Plan being proposed by **Bluegrass Cellular, Inc.** located at 2454 Springfield Road, Elizabethtown. Director Hunsinger reviewed the proposal and presented slides of the proposed changes to the access to the tower location (PVA map parcel number 232-40-00-009). This proposed Development Plan illustrates a new access driveway from the north side of Springfield Road. Springfield Road is on the list of the "Top Ten" highest accident roadways maintained by Hardin County Fiscal Court; therefore in compliance with Resolution Number 11, Series 2006, the proposed Development Plan must be presented to the Commission and evaluated for safety concerns. Commissioner Goodin made a motion to grant approval of the proposed new entrance from Springfield Road with the requirement that an Encroachment Permit from the Hardin County Road Department shall be required for the proposed entrance and an Amended Development Plan illustrating the site shall be required. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 2 February 2010 meeting. Commissioner Grusy made a motion to approve the minutes as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for discussion of proposed dates for a **Joint Meeting** with the Elizabethtown Planning Commission. Director Hunsinger is to suggest to the Elizabethtown Planning Commission that the first preference would be a Special Called meeting on Tuesday, 23 March 2010 followed with a second preference of a Special Called meeting on Tuesday 11 May, 2010 and the third date for a joint meeting at the regularly scheduled meeting on Tuesday 4 May 2010.

Chairman Baumgardner called for consideration and action on the **Audit Report** for the year ended June 30, 2009, prepared by Stiles, Carter & Associates (attached). Director Hunsinger provided a review of the audit. Commissioner Grusy made a motion to accept the audit as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 31 January 2010 (attached). Director Hunsinger reviewed the report. Commissioner Goodin made a motion to accept the Financial Report as presented. Commissioner Tabb provided the second. Motion passed unanimously.

Hardin County Planning and Development Commission

Minutes: 16 February 2010

Page 3 of 3

At 6:30 Commissioner Grusy moved to go into **Closed Session** to discuss personnel matters. Commissioner Tabb seconded the motion. The motion passed unanimously. At 7:05 Commissioner Grusy made a motion to go into open session. Commissioner Tabb seconded the motion. The motion passed unanimously.

Chairman Baumgardner requested the Director to review the projected revenue estimates for the draft **Budget for Fiscal Year 2011**. Based on projected revenue and expenditures for the Building Inspection Program, the subsidy that started in February 2009 is not being requested to continue at this time. Commission Grusy made a motion to request a financial assistance subsidy from Hardin County Fiscal Court in the amount of \$255,000 for the proposed Fiscal Year 2011 Budget. Commissioner Tabb seconded the motion. The motion passed unanimously.

THE FOLLOWING PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
Since Last Meeting		0	
2010 Total		1	
DATE	SITE PLAN	OWNER	ACCESS ROAD
Since Last Meeting		0	
2010 Total		4	
FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
01-Feb-10	Lakewood Subdivision Section 7, Lot 710	1	Hackberry Road
SINCE LAST MEETING		1	
2010 TOTAL		9	

Chairman Baumgardner announced that the next meeting is scheduled for 5:30 p.m. on Tuesday, 2 March 2010. The meeting was adjourned at 7:10 p.m.

ADOPTED AND APPROVED THIS 2nd DAY OF MARCH 2010 BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.

BILL BALL, SECRETARY

Hardin County Planning and Development Commission

Minutes: 2 February 2010

Page 1 of 5

Acting Chairman William Ball called the five hundred eighty sixth meeting of the Hardin County Planning and Development Commission to order at 5:30 p.m. on Tuesday, 2 February 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance in addition to William Ball (Secretary) were Rod Grusy (Member) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E., Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheets. Rick Baumgardner (Chairman) and Brent Goodin (Vice Chairman) were not in attendance.

At 5:30 p.m. Acting Chairman Ball opened the scheduled Public Hearing for the requested map amendment from a Rural Residential Zone (R-2) to Agricultural Zone (A-1) and the request for a Conditional Use Permit for a saw mill. Acting Chairman Ball appointed Steve Bland (Hardin County Attorney) to serve as the hearing officer. Two properties are included in this application. The owners are **E. & B. Smallwood Family Farms and Lahoma & Dean Gray** and the properties are identified with PVA map parcel numbers 021-00-00-002 and 021-00-00-004.04. Hearing Officer Bland reviewed the hearing procedures and conducted the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger presented the slides regarding the proposed map amendment request. Senior Planner Wright presented the Staff Report (attached). Joey Gray of 193 Hawkins Lane, Eastview, the applicant, provided testimony on the request and answered questions. Director Hunsinger gave a summary of the proposal, reviewed the proposed Resolution, and presented the reasons established in KRS and the Development Guidance System ordinance for granting a map amendment. Commissioner Tabb made a motion to adopt RESOLUTION Number 03, Series 2010 (attached) granting the map amendment zone change from the existing Rural Residential Zone (R-2) to the Agricultural Zone (A-1), based on compliance with the policies and goals of the Comprehensive Plan as follows: Step 1: Development Policies 1, 5, 7 & 8; Step 2: Property Characteristics 1, 2, 3 & 4; Step 3: Land Use 2, 3 & 5; and Step 4: Planning Area Guideline 1, 2, 3 & 4; and the following Goal and Objective:

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

Hardin County Planning and Development Commission
Minutes 2 February 2010
Page 2 of 5

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

Commissioner Grusy provided a second. The motion passed unanimously.

In addition to the zone change request the Gray's are requesting a Conditional Use Permit (CUP) for the operation of a saw mill on the property owned by **Lahoma & Dean Gray** and identified with PVA map parcel number 021-00-00-004.04. Director Hunsinger reviewed the application, the exhibits and the eight (8) potential conditions to be placed on the CUP to assure that the use will conform to the requirements set out in the Zoning Ordinance and allows the proper integration into the community. Joey Gray of 193 Hawkins Lane, Eastview, the applicant, provided testimony on the request and answered questions. Cody Gray of 21444 Sonora Hardin Spring Road, Big Clifty, spoke in favor of the request. Hearing Officer Bland closed the hearing at 6:25 p.m. Commission Member Grusy stated that this request for a Conditional Use Permit does satisfy the language of the DEVELOPMENT GUIDANCE SYSTEM Ordinance (Section 16.3) Standards for Issuance of a Conditional Use Permit as follows:

- The use does not tend to change the character and established pattern of development of the area;
- The use is in harmony with the uses permitted by right under the sector and district in question and it does not affect adversely the use of neighboring properties;
- The use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair their value;
- 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 accord with the purposes of this ordinance, the Development Guide System 2009 and the Comprehensive Development Guide 2008;

According to provisions of the Kentucky Revised Statutes, the Hardin County Development Guidance System, and the proceedings before the Planning Commission, Commission Member Grusy made the motion to grant the Conditional Use Permit (CUP) with the following conditions:

Hardin County Planning and Development Commission

Minutes 2 February 2010

Page 3 of 5

1. An Encroachment Permit for a Commercial Entrance shall be required from the KY Transportation Cabinet.
2. An employee parking area must be designated on the approved Site Plan along with a gravel area provided for semi-trucks to turn around.
3. No outdoor storage of materials (logs) or equipment within the 70' front building setback or the 100' building setback adjacent to the Rural Residential Zone (R-2).
4. Only one free standing sign (maximum of 32 square feet and maximum 8 feet tall) shall be located on the property
5. In order to screen the outdoor storage of materials from view, an earth berm with white pine trees (5' in height planted 10' on center) shall be required along the Salt River Road (KY 920) frontage and adjacent to Lot 2 of Hiser Subdivision as illustrated on the approved Site Plan.
6. An Erosion & Sediment Control Plan using Best Management Practices shall be required that complies with the County's Ordinance and must be approved by the County Engineer.
7. A Site Plan illustrating a 5 acre area shall be required. Any changes, additions or expansions to the Site Plan shall require a Revised Conditional Use Permit and an Amended Site Plan.
8. The Hours of Operation shall be 8 AM – 5 PM Monday – Saturday.

Commissioner Tabb provided a second. The motion passed unanimously.

At 6:35 p.m. Hearing Officer Bland announced the continuation of the Public Hearing opened for the requested map amendment from an Urban Residential Zone (R-1) to a Convenience Commercial Zone (C-1). The property is owned by **CHARLES & THERESA CONDER** and identified with PVA map parcel number 232-30-03-059. Director Hunsinger stated that at the previous hearing the Chairman had requested that the staff provide information on new construction in the area and investigate possible noncompliance of the commercial properties in the area. Director Hunsinger submitted the additional information as Exhibit W that was entered into the record. Planner King presented the slides composing Exhibit W that provided an analysis of the properties with frontage on South Dixie Highway (US 31W) that are located in the South Dixie Corridor Planning Area. Commissioner Grusy made a motion to continue the hearing to the next scheduled meeting in order to review the new information and to allow the two Commission Members absent from the meeting have the opportunity to review the additional information. Commissioner Tabb provided the second. The motion passed unanimously. Director Hunsinger stated that the next meeting is scheduled for Tuesday, February 16th at 5:30 p.m. in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building.

Hardin County Planning and Development Commission
Minutes 2 February 2010
Page 4 of 5

Acting Chairman Ball called for consideration and action on the **Minutes** of the 19 January 2010 meeting. Commissioner Tabb made a motion to approve the minutes as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Acting Chairman Ball called for discussion concerning estimated revenue for the Building Inspection Program for the Fiscal Year 2011 Budget. Director Hunsinger reviewed slides presenting charts illustrating revenues for the previous three years. It was the general consensus of the members that a 20% decrease from the revenues received during calendar year 2009 should be used to estimate revenues for the Building Inspection Program in the proposed budget.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
12-Jan-10	Sugar Mill Properties	A Meat Market and Accent Homes Real Estate Office	North Dixie Avenue (US-31W)
Since Last Meeting		1	
2010 Total		1	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
21-Jan-10	Kennel - St Gertrude's Cottage	Gloria & Leland Brown	Bardstown Road (Us 62)
25-Jan-10	Storage Room Addition	Sportsman Lake Club	Lake Shore Drive
25-Jan-10	Accessory Building	Thomas and Sabine Salo	Deckard School Road
26-Jan-10	Garage	Lucas Sullenbarger	James Duvall Lane
Since Last Meeting		4	
2010 Total		4	

Hardin County Planning and Development Commission
Minutes 2 February 2010
Page 5 of 5

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
19-Jan-10	Cottonwood Estates Section 2, Lots 61, 62, 63, 69 & 70	5	Thompson Road
20-Jan-10	Nolin River Subdivision Section 2, Lot 11C	1	Riverside Lane
20-Jan-10	Rebecca Rose Farm, Lots 1 & 2	0	Salt River Road (KY 920)
22-Jan-10	Yumon Hart View	5	Summit – Eastview Road
26-Jan-10	Beckley Woods, Lots 38-40, 48-50, 63, 65 & 66	-6	New Glendale Road (KY 1136)
SINCE LAST MEETING		5	
2010 TOTAL		8	

At 7:00 Commissioner Ball moved to go into **Closed Session** to discuss legal issues. Commissioner Grusy seconded the motion. The motion passed unanimously. At 7:15 Commissioner Ball made a motion to go into open session. Commissioner Grusy seconded the motion. The motion passed unanimously. No official action was taken.

Acting Chairman Ball announced that the next Commission meeting is scheduled for 5:30 p.m. on Tuesday, 16 February 2010. The meeting was adjourned at 7:10 p.m.

**ADOPTED AND APPROVED THIS 16TH DAY OF FEBRUARY 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

BILL BALL, SECRETARY

Hardin County Planning and Development Commission

Minutes: 19 January 2010

Page 1 of 4

Chairman Rick Baumgardner called the five hundred eighty fifth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 19 January 2010, in the R.R. Thomas Meeting Room on the second floor of the R.R. Thomas County Government Building. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Secretary), Rod Grusy (Member) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E., Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet.

At 5:35 p.m. Chairman Baumgardner opened the scheduled Public Hearing and reviewed the hearing procedures for the requested map amendment from an Urban Residential Zone (R-1) to a Convenience Commercial Zone (C-1). The property is owned by **CHARLES & THERESA CONDER** and identified with PVA map parcel number 232-30-03-059. Chairman Baumgardner requested that Hardin County Attorney Steve Bland conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger explained the public notice requirements, reviewed the application, introduced the exhibits into the record, presented the slides regarding the proposed map amendment request and Senior Planner Wright presented the Staff Report (presentation attached). Jim Banks, representative of the owner, provided testimony on the request and answered questions. Jonathan Bryan of 484 Miller Road, Elizabethtown noted that one of the findings for approval of the request is identifying “major changes” in the area that have “altered the basic character” and asked what those changes would be. Mr. Bryan further stated that the property is surrounded by residential and the requested commercial zone would be inappropriate. Mary Brown of 4215 South Dixie, Glendale stated that she was in opposition to the request due to increased traffic. Jeff Farmer of 400 Michigan Avenue, Elizabethtown, stated he contacted the owners of the three properties to the north between the proposed site and the existing C-1 zone and that these owners were not opposed to the C-1 request but the owners did not want their property to be included in the proposed C-1 zone. He also indicated that the request did meet the Comprehensive Plan requirements. Darlene Bryan of 4998 Airline Road, Sonora and Opaline Beeler of 4644 S. Dixie, Glendale, each spoke in opposition of the request stating the property is surrounded by residential and it should remain residential. No additional testimony was presented. Commissioner Goodin requested that the hearing be continued to the next scheduled meeting in order for the Commission Members to have an opportunity to conduct a site visit. Commissioner Ball made the motion to continue the hearing. Commissioner Grusy provided the second. The motion passed unanimously. The hearing was closed at 6:30 p.m.

Hardin County Planning and Development Commission

Minutes: 19 January 2010

Page 2 of 4

Chairman Baumgardner announced that the portion of the hearing for public testimony had concluded. The hearing will be continued to the 2 February 2010 meeting and would follow the conclusion of the Public Hearing already scheduled for 5:30. Chairman Baumgardner requested that the staff provide information on new construction in the area and investigate possible noncompliance of the commercial properties in the area.

At 6:30 p.m., Chairman Baumgardner announced that he would serve as the Hearing Officer for a Road Closing Public Hearing on a request to close the Center Point Church Lane right-of-way at its intersection with Center Point Road. The right-of-way to be closed is approximately 40 feet by 180 feet and contains 0.171 acres. The proposal includes dedicating additional right-of-way (0.129 acres) for the re-location and construction of Center Point Church Lane as illustrated on the subdivision plat of Joshua Place. The property involved is owned by **CENTER POINT MISSIONARY BAPTIST CHURCH** with the PVA map parcel number 131-00-00-011. Chairman Baumgardner reviewed the Public Hearing procedures and requested that Hardin County Attorney Steve Bland conduct the swearing in ceremony for all individuals who may provide testimony. Director Hunsinger explained the public notice requirements, reviewed the application and presented the exhibits into the record (Summary Report attached). Danny Allen, Hardin County Road Supervisor provided testimony and answered questions. The hearing was closed at 6:45 p.m. Director Hunsinger gave a summary of the proposal and reviewed the proposed Resolution. Commissioner Goodin made a motion to recommend to Fiscal Court to approve the road closing and to adopt Resolution Number 01, Series 2010 (attached) stating that the proposed road closing agrees with the language of the COMPREHENSIVE DEVELOPMENT GUIDE as follows:

GOAL 6: TO IMPROVE THE TRANSPORTATION SYSTEM OF HARDIN COUNTY SO THAT IT ENCOURAGES THE SMOOTH FLOW OF TRAFFIC THROUGHOUT THE COUNTY.

Objective 4 - To preserve the carrying capacity of streets by:

- C. Aligning intersections as close to 90 degrees as possible.
- D. Limiting the grade and curvature of streets to levels which insure the smooth flow of traffic.

Objective 8 – To promote the creation of streets which will help relieve streets and intersections which are currently over loaded or which have severe design problems.

With the determination that the closing of a portion of the platted right-of-way

Hardin County Planning and Development Commission

Minutes: 19 January 2010

Page 3 of 4

meets the Goals and Objectives of the COMPREHENSIVE DEVELOPMENT GUIDE, the following conditions are imposed:

1. A subdivision plat, amending Joshua Place, Lot 1 that illustrates the closed right-of-way and dedicates the additional right-of-way must be submitted by CENTER POINT MISSIONARY BAPTIST CHURCH and approved by the Planning Commission and recorded in the office of the Hardin County Clerk.
2. A development plan, that illustrates the increased surface parking for the CENTER POINT MISSIONARY BAPTIST CHURCH and the proposed new sanctuary building must be submitted and approved.

With the condition presented imposed, Commissioner Tabb provided a second. The motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 5 January 2010 meeting. Commissioner Grusy made a motion to approve the minutes as presented. Commissioner Ball provided the second. Motion passed unanimously.

Chairman Baumgardner called for consideration and action on the **Financial Report** for the time period 1 July 2009 to 31 December 2009 (attached). Director Hunsinger reviewed the report. Commissioner Goodin made a motion to accept the Financial Report as presented. Commissioner Grusy provided the second. Motion passed unanimously.

Chairman Baumgardner called for the presentation of information to be included in the 2009 Annual Report. Director Hunsinger reviewed the slides that will be presented to Fiscal Court which included but not limited to the following information:

- Fewer subdivision plats were submitted for review in 2009 (80) than in 2008 (102) and 2007 (144).
- In 2009, 3 Preliminary Plats were submitted proposing 11 streets and 114 lots.
- As of September 8, 2009 there were 20 Preliminary Plats proposing 430 Lots pending.
- Total Construction Cost of all Building Permits issued in 2009 is \$35,183,007. (2008 is \$32,326,893; 2007 was \$46,898,067)

Hardin County Planning and Development Commission

Minutes: 19 January 2010

Page 4 of 4

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
Since Last Meeting		0	
2010 Total		0	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
2-Nov-09	Temporary Accessory Dwelling	Charles Sherrard	Red Mill Road
3-Nov-09	Accessory Structure	Robert Davis	Sonora Hardin Spring Rd (KY 84)
3-Nov-09	Accessory Structure in C-1 Zone	Ghassem Oshrieh	Leitchfield Rd (US 62)
16-Dec-09	Temporary Accessory Dwelling	Becker, Dominique, Hancock	Sonora Hardin Spring Rd (KY 84)
Since Last Meeting		4	
2009 Total		4	

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
04-Jan-10	Cottrell Estates	3	Upton Millerstown Rd (KY 224)
SINCE LAST MEETING		3	
2010 TOTAL		3	

Chairman Baumgardner announced that the next Commission meeting is scheduled for 5:30 p.m. on Tuesday, 2 February 2010. The meeting was adjourned at 7:15 p.m.

**ADOPTED AND APPROVED THIS 2nd DAY OF FEBRUARY 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

BILL BALL, SECRETARY

Hardin County Planning and Development Commission

Minutes: 5 January 2010

Page 1 of 3

Chairman Rick Baumgardner called the five hundred eighty fourth meeting of the Hardin County Planning and Development Commission to order at 5:35 p.m. on Tuesday, 5 January 2010, in the Fiscal Court Meeting Room on the third floor of the H.B. Fife Courthouse. Other Commission members in attendance were Brent Goodin (Vice Chairman), William Ball (Secretary), Rod Grusy (Member) and Philip Tabb (Member). Also in attendance were Director Chris Hunsinger, Senior Planner Wesley Wright, Planner Adam King, Planning Assistant Sandra Martinez, County Engineer Vicki Brackett, P.E., Hardin County Attorney Steve Bland – legal counsel for the Planning Commission and the individuals listed on the attached sign-in sheet.

Chairman Baumgardner called for discussion with representatives of the Hardin County Water Districts of the existing sewer projects and proposed sewer systems for the unincorporated area of Hardin County. James Jeffries, General Manager of Hardin County Water District #2, and Jim Bruce, General Manager and Brett Pyles, Operations Manager of Hardin County Water District #1 provided information regarding existing and proposed sewer systems in the unincorporated areas of Hardin County and answered questions of the Commission and staff. Mr. Jeffries presented information regarding their study and stated that the three main reasons for the study were failing onsite systems, BRAC Growth and BRAC Grants. Mr. Bruce presented information regarding the Clairmont-Deckard School Road gravity line and sited developments that have occurred that have been added to their systems i.e. Cowley Crossing and Bridge Community Church. He further stated that they would be conducting a feasibility study to take over the Air View Estates wastewater treatment facility.

Chairman Baumgardner called for consideration and action on the **Minutes** of the 15 December 2009 meeting. Commissioner Ball made a motion to approve the minutes as presented. Commissioner Goodin provided the second. Motion passed unanimously.

Chairman Baumgardner called for update of the proposed Manufactured Homes Installation Ordinance as presented to Fiscal Court for consideration. Director Hunsinger informed the Commission that the staff is working on revisions to the second draft of the proposed ordinance but is waiting to see if there could be possible new model design standards from the national Manufactured Housing Institute for skirting based on information from Thad I. Vann, Executive Director of the Kentucky Manufactured Housing Institute (KMHI).

Hardin County Planning and Development Commission

Minutes: 5 January 2010

Page 2 of 3

The following items are for information only and do not require Commission action:

ANNUAL REPORT

Plats Recorded – For the year a total of 89 plats have been approved. This is less than the five year average of 129 plats.

Lots created – A total of 130 lots have been approved for the year which is less than the five year average of 417 lots.

Single Family Building Permits – For the year a total of 168 permits have been issued, a 7% increase from the 156 permits issued in 2008 and less than the five year average of 306 single-family building permits.

Building Inspections Requested – For the year a total of 1,201 building inspections were requested. During the last half of the year, 716 inspections were requested which is a 47% increase over the first half of the year.

Director Hunsinger reported that the number of plats recorded and the number of new lots created were down from the previous year, however the number of Single Family Building Permits and the number of requested inspections were up. This increase made it possible for the two part-time Kentucky Building Code Program employees to return to full-time status.

THE FOLLOWING DEVELOPMENT PLANS HAVE BEEN APPROVED

DATE	DEVELOPMENT PLAN	PROJECT	ACCESS ROAD
Since Last Meeting		0	
2009 Total		2	

THE FOLLOWING SITE PLANS HAVE BEEN APPROVED

DATE	SITE PLAN	OWNER	ACCESS ROAD
16-Dec-09	TEMPORARY ACCESSORY DWELLING	BECKER, DOMINGUE, HANCOCK	SONORA HARDIN SPRINGS RD
Since Last Meeting		1	
2009 Total		2	

Hardin County Planning and Development Commission

Minutes: 5 January 2010

Page 3 of 3

THE FOLLOWING SUBDIVISIONS HAVE BEEN APPROVED AND RECORDED

FP RECORDED	SUBDIVISION NAME	LOTS	ACCESS ROAD
11-Dec-09	Cottonwood Estates Section 1, Lots 27 & 28	0	Thompson Road
15-Dec-09	Jorita, Section 2	2	Knox Avenue (KY 1500)
17-Dec-09	Cottonwood Estates Section 1, Lots 3 & 39	0	Thompson Road
17-Dec-09	Gypsy Land and June Trail	2	Wooden Lane
SINCE LAST MEETING		4	
2009 TOTAL		130	

At 6:35 Chairman Baungardner called for a motion to go into **Closed Session** to discuss legal issues. Commissioner Goodin moved to go into closed session. Commissioner Tabb seconded the motion. The motion passed unanimously. At 7:05 Commissioner Ball made a motion to go into open session. Commissioner Grusy seconded the motion. The motion passed unanimously.

Chairman Baumgardner announced that the next Commission meeting is scheduled for 5:30 p.m. on Tuesday, 19 January 2010. The meeting was adjourned at 7:10 p.m.

**ADOPTED AND APPROVED THIS 19TH DAY OF JANUARY 2010 BY THE
HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION.**

BILL BALL, SECRETARY