

Land of Lincoln Planning and Zoning Commission

9 January 2014 Meeting Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 9 January 2014, by Paul Lassanske, Chairman.

Roll was called and the following Commission members were present for the hearing: Paul Lassanske, Harold Skaggs, Rick Roach, Marsha Duncan, Steve Payne and John Veague. Robert Enlow was not present.

John Veague made a motion to approve the minutes of the 12 December 2013 regular Planning and Zoning meeting. Harold Skaggs seconded and the motion carried unanimously.

REZONINGS:

Branden Marshall came before the Commission requesting the rezoning of approximately 0.3 acres located at 233 Greensburg St. Hodgenville, Kentucky from R-1A (single family residential conventional) to R-2 (two family residential). Branden Marshall and Danny Rock came before the Commission. Mr. Rock explained Mr. Marshall would like to build a duplex and there are six other duplexes within the site of Mr. Marshall's property. Mr. Marshall presented exhibit 1A, a diagram of the property. Exhibit 1, pictures of the property. Exhibit 2, pictures of the neighboring properties. Exhibit 3, picture of the view from the driveway to the top of the hill, the visible distance is 464 ft. Exhibit 4, pictures of the neighboring duplexes. Exhibit 5, picture of the view from the driveway to Smith St., the visible distance is 256 ft. Exhibit 6, the floor plan for the duplex. Steve Payne asked about the parking. Mr. Marshall stated there will be a parking lot in the back of the duplex where there will be space to turn around and pull forward out of the driveway.

Cheryl Lasley Hedgespeth came before the Commission. Ms. Hedgespeth lived in a home on Mr. Marshall's property for 10 years and lived at 230 Greensburg St. before living at 233 Greensburg St. Ms. Hedgespeth stated the only car accidents she saw while living on Greensburg were drunk driver accidents. Ms. Hedgespeth stated that they always backed out of the driveway. There were four drivers in her home while living on Greensburg St. Ms. Hedgespeth stated that the pictures Mr. Marshall presented to the Commission correctly depicted the property and surrounding area.

Steve Payne stated that one of the neighboring property owners owns the commercial property that Steve's wife rents and wanted to know if that is a conflict of interest. Lori Kinkead stated that it's not a conflict of interest.

Terry Ovesen came before the Commission and explained that water stands in the road in the area and causes accidents. Mr. Ovesen stated there were more accidents. Mr. Ovesen does not want another duplex to be built in the area. Mr. Rock stated that if the duplex wasn't there wrecks could still happen.

Ashley Reding came before the Commission and explained that if there are children living in the duplex that they would have to play in front of the duplex because the parking lot is going to be behind the duplex. Mr. Rock asked Ms. Reding if she can see both ways in the street when she pulls out of her driveway. Ms. Reding stated she can see both ways when pulling out of her driveway. Mr. Rock stated there are two duplexes beside Anita Ovesen's property, two more just down the street, and two more on Forest Ave. Donald Costello came before the Commission.

Mr. Costello lives at 223 Greensburg St. Mr. Costello stated that he doesn't believe that it is right to build another duplex because there are other duplexes in the area. He also believes that the duplex will cause the property value of the neighbors to drop. Mr. Costello stated that there were several car accidents within the last week. Mr. Rock stated that if the problem is the road that is a state issue because Greensburg St. is a state road. Paul Lassanske stated that the Commission must also consider the safety of the rezoning. Martha Costello came before the Commission stating that a duplex will cause too many extra cars in the area. Ms. Costello stated that it will not be safe for too many cars also when turning left into the driveway, the cars driving toward you are not able to be seen.

Mr. Marshall stated that the duplex will have 2 bedrooms and there is lots of space behind the duplex for children to play. The duplex will be nice and not bring down the value of the neighboring properties. Steve Payne stated that it is difficult to see when backing out of the driveways in the area. Mr. Marshall stated that they will be pulling out of the driveway instead of backing out. Gordon Ireland stated that Ms. Reding's driveway is difficult to see to pull into because of the fence on Ms. Reynolds' property.

Mr. Costello stated that they are changing the character of the neighborhood or location. Lori Kinkead stated that the statue states that there have been major changes of an economic physical or social nature within the area involved. It doesn't state neighborhood, it states area. Gordon Ireland stated all the duplexes are within a block of the property. Steve Payne and Lori Kinkead stated that would be considered within the area. John Veague made a motion to recommend to City Council that they approve the rezoning of the 0.3 acre located at 233 Greensburg St. from R-1A to R-2, because there has been

significant change in the neighborhood. Harold Skaggs seconded and the motion carried unanimously.

Jason Salsman came before the Commission requesting the rezoning of 1 acre located at 1036 Old Sonora Rd. Hodgenville, Kentucky from A-1 (agricultural) to R-1A (single family residential conventional). Mr. Salsman is requesting the rezoning to allow him to sell the 1 acre lot with the house. Steve Payne asked how much road frontage. Mr. Salsman stated that there is 120ft of road frontage. There are other small dwellings in the area. Steve Payne made a motion to recommend to Fiscal Court that they approve the rezoning request of 1 acre located at 1036 Old Sonora Rd. from A-1 to R-1A, as it is in keeping with the neighborhood. Rick Roach seconded and the motion carried unanimously.

ADMINISTRATIVE:

Payment of Bills: Rick Roach made a motion to approve the income and expenses of December 2013 as presented. John Veague seconded and the motion carried unanimously.

ZONING ADMINISTRATOR'S UPDATE:

Gordon Ireland compared building permits from 2010, 2011, 2012, & 2013. Gordon Ireland stated he doesn't know if the PVA office keeps record of the value of the building permits from each year. Gordon Ireland will try to get an update from the state about the signs on Lincoln Pkwy.

With no further business coming before the Commission at this time, Harold Skaggs made a motion to adjourn. Marsha Duncan seconded and the motion carried unanimously.

The Planning and Zoning Meeting adjourned at 8:25 p.m.