

Land of Lincoln Planning and Zoning Commission  
March 15, 2018

The Land of Lincoln Planning and Zoning Commission was called to order at 7 p.m. Thursday, March 15, 2018, by Chairman Paul Lassanske.

Roll was called and the following commissioners were present: Paul Lassanske, Steve Payne, Marsha Duncan, Timmy Morris, Eli Harned and Micah Dixon. Darin Williams was not present.

### **MINUTES**

Timmy Morris made the motion to accept the minutes of the February 8, 2018 meeting. Steve Payne seconded and the motion carried unanimously.

### **REZONINGS**

\* George Trumbo requested the rezoning of 2 acres more or less from A-1 (agricultural) to R-1A (single family residential conventional) on property located at 922 Dan Dunn Road, Hodgenville, Ky. (This request was tabled at the Feb. 8, 2018 meeting as Trumbo did not attend the meeting.) Trumbo said there is a cabin on the property and three structures. The remainder of land will remain cropland.

Planning and Zoning Administrator Gordon Ireland said a similar request had been approved by the commission about one-half mile from Trumbo's land. He had not heard any comments from neighbors.

Steve Payne made the motion to approve the request as the rezoning would be consistent with the neighborhood and the comprehensive plan. Eli Harned seconded. The vote was unanimous.

\*Rebecca Wolford requested the rezoning of .7 acres from A-1 (agricultural) to R-1B (single family residential manufactured) on property located at 517 Wonderland Road.

Wolford said there is a manufactured home on a permanent foundation on the .7 acres. Her son wants to buy the property. She plans to build a home on the remaining acreage.

Planning and Zoning Administrator Gordon Ireland said the mobile home was a 1983 model and did not qualify for the rezoning for a qualified manufactured home. He said the property was in three tracts that are on the same deed. He had not heard comments or questions from neighbors.

Timmy Morris made a motion to accept the rezoning as there are similar homes and agricultural plots in the neighborhood. Marsha Duncan seconded the motion. The vote was unanimous.

### **OTHER BUSINESS**

Mike Zahrdt requested that the commission refund part of his building permit. He paid \$467 for his permit to replace a home that burned on May 31, 2017. For various reasons, he downsized his plans for a new home after several months, installing a manufactured home. (The manufactured home permit had a value of \$150 – which Zahrdt was not required to pay for.)

Steve Payne made a motion to refund the difference between the cost of a building permit and the manufactured home permit; Micah Dixon seconded. The vote was unanimous to refund \$317 to Zahrdt. (The check was written and given to Zahrdt at the meeting.)

The commission's attorney, Lori Kinkead, gave updates on a court case involving Josh Pickerell, who was ordered to remove a manufactured home from his property in district court. His new court date is 3/21/18.

Kinkead said someone had recorded a deed in LaRue County that included a diagram of a driveway. Planning and Zoning Administrator Gordon Ireland had mailed the person a letter stating that county ordinance required that any division of land had to be platted and approved. The person sent a letter back, stating that he did not think he needed to follow the ordinance. Kinkead said she will write a return letter.

Planning and Zoning Administrator Gordon Ireland provided an update about a lot in Buffalo that appeared to have several zoning violations on it. He and Sheriff Russell McCoy visited the site on Feb. 1. Ireland presented photos of a travel trailer, single wide mobile home, barn, shed, two semi-tractors and what appeared to be assorted junk on the site.

The property owner said in February that everything would be cleaned up by the end of the month. Ireland reported there was no change. He was requested to return to the property with the sheriff and report back in a month.

The commission requested that Ireland, accompanied by the sheriff, return to the site at the end of the month.

Ireland reported on a training June 21, 2018 in Cave City presented by KACO. He will present more information at the April 12 meeting.

The commission approved payment of bills from February. Timmy Morris made the motion to accept. Eli Harned seconded and the vote was unanimous.

The meeting adjourned at 7:32 p.m. Timmy Morris made the motion to adjourn; Micah Dixon seconded. The vote was unanimous.

*Linda Ireland*  
*Acting Secretary*