

Land of Lincoln Planning and Zoning Commission

11 May 2017 Meeting Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, May 11, 2017, by Paul Lassanske, chairman.

Roll was called and the following commissioners were present: Timmy Morris, Marsha Duncan, Rick Roach, Steve Payne, Darin Williams and Paul Lassanske. Robert Enlow was not present.

Timmy Morris made the motion to accept the minutes of the April 13, 2017, meeting. Rick Roach seconded and the motion carried unanimously.

REZONINGS

David Clyde came before the commission requesting a rezoning of 5.5 acres from A-1 (agricultural) to R-1A (single family residential conventional) in order to build a house. Clyde said he is carving off 3 acres from the 5.5 acre parcel. The property is located at 1160 Leafdale Road, Hodgenville.

No questions or comments were from the audience.

Steve Payne made a motion to approve the request. Timmy Morris seconded. There are numerous residential tracts in the area. The motion carried unanimously.

James Powers requested a rezoning of property at 425 Logan Skaggs Road from A-1 (agricultural) to R1-A (single family residential conventional). The lots are 1-plus acres each.

Darin Williams asked about possible problems with road entrance. PZ administrator Gordon Ireland said there is an existing entrance.

There were no comments or questions from the audience. Gordon Ireland said one of Powers' neighbors (Diane Osborne) had called his office and wanted to know if mobile homes or houses would be put on the property. She did not have a problem with houses being built on the property.

Timmy Morris made a motion to approve the request. Darin Williams seconded. There are a number of single family residences in the area. The motion was carried unanimously.

Tracy Tucker requested a rezoning of .5 acre located at 3996 Parkers Grove Road, Magnolia from A-1 (agriculture) to R-1A (single family residential conventional). An existing .4 acre tract was also under consideration from R-1B (single family residential manufactured) to R-1A (single family residential conventional).

Tucker said there is an existing septic system on the property and he has already had the health department look at it.

Tucker already owns the .4 acre tract; Eddie Bowen owns the .5 acre tract.

Bowen was not present for the meeting and commission attorney Lori Kinkead said the board could not take action on the .5 acre tract without Bowen or his attorney present.

The matter was held to the end of the meeting until Bowen could be reached through Facetime. Commission members and PZ administrator Ireland confirmed Bowen was on the phone.

Bowen verified the rezoning request. He had also sent a letter authorizing the rezoning. (The letter was labeled Exhibit 1.)

Timmy Morris made the motion to rezone both properties. Rick Roach seconded and the matter was approved unanimously.

Joseph Boone requested the rezoning of 4.4 acres at 382 Blanton Road from A-1 (agricultural) to R-1A (single family residential conventional).

Marsha Duncan recused herself from voting as Mrs. Gladys Boone is her first cousin. Mrs. Boone said Blanton Road dissects the property and the land across from the rezoned parcel would be sold.

There were no comments or questions from the audience.

Darin Williams made the motion to approve; Rick Roach seconded. There are a number of single family sub-five acre parcels in the immediate vicinity. The rezoning passed unanimously.

Jeremy Curle requested the rezoning of about 1 acre located in the 2000 block of Slack Road from A-1 (agricultural) to R-1B (single family residential manufactured). Sue French, the owner of the property, testified via Skype. French owns 14.9 acres and is carving out one acre to sell to Jeremy Curle.

Steve Payne made the motion to approve the rezoning; Darin Williams seconded. There are numerous residential tracts in the area that include both conventional and manufactured housing. The motion carried unanimously.

ADMINISTRATIVE

Payment of bills: The commission noted no extraordinary expenses for April 2017. The motion to pay bills was made by Timmy Morris; Marsha Duncan seconded. The matter passed unanimously.

Comprehensive Plan: PZ administrator Gordon Ireland said the comprehensive plan is complete and copies will be available for commission members. Maps are being updated to the first of April. Subdivision regulations are updated through Aug. 16, 2016.

Sign Ordinance: Attorney Kinkead said she had met with Paul Lassanske, Judge-executive Tommy Turner, Hodgenville Mayor Kenny Devore and Gordon Ireland regarding the sign ordinance. Turner said fiscal court would not pass it. Mayor Devore expressed interest in the ordinance. Kinkead suggested the ordinance draft be provided to the city's attorney for consideration.

Commissioner Steve Payne said the ordinance was dead in the water and the board should not waste more time on it.

Training: Gordon Ireland updated the members on upcoming training opportunities. Steve Payne is signed up for training in November. Rick Roach requested to be signed up for training in Cave City.

Acting secretary: Linda Ireland is filling in during the illness of commission secretary Susan Caldwell.

The motion to adjourn was made by Timmy Morris; Rick Roach seconded and the motion carried unanimously.

Linda Ireland

Acting Secretary