

**Land of Lincoln Planning and Zoning Commission
9 June Meeting Minutes**

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 9 June 2011, by Paul Lassanske, Chairman.

Roll was called and the following Commission members were present for the hearing: Paul Lassanske, Robert Enlow, Wayne Trombley, Rick Roach, John Veague, and Harold Skaggs.

Robert Enlow made a motion to approve the minutes of the 12 May 2011 regular Planning and Zoning meeting minutes and to incorporate any sign-in sheets as part of the official record. John Veague seconded and the motion carried unanimously.

REZONINGS:

Christine Shelton came before the Commission requesting the rezoning of 5.2 acres located at 9050 New Jackson Hwy. Magnolia, Kentucky from P (Public) to B-2 (Neighborhood Business District). Ms. Shelton told the Commission she plans to renovate the building and open an Antique Mall which will include a florist, restaurant, and salon for the revitalization of Magnolia. John Veague made a motion to approve the rezoning of 5.2 acres located at 9050 New Jackson Hwy. Magnolia, Kentucky from P (Public) to B-2 (Neighborhood Business District) in that there are changes in business surroundings and keeping in with the neighborhood. Robert Enlow seconded and the motion carried unanimously.

Henry Wheeler came before the Commission requesting the rezoning of .86315 acres located at 1330 Pepper Rd. Hodgenville, Kentucky from A-1 (Agricultural) to R-1A (Single Family Residential Conventional). Mr. Wheeler told the Commission he is giving his son the land to build a house. Gordon Ireland reported to the Commission there are several small R 1-A or B properties in the area. Tract #19: 3.2 acres with house, Tract #20: 1.4 acres with mobile home, Tract # 28.01: Water Tank, Tractor # 30: .5 acres with mobile home, and Tract #30.01: .5 acres. John Veague made a motion to approve the rezoning of .86 acres located at 1330 Pepper Rd., Hodgenville, Kentucky from A-1 (Agricultural) to R-1A (Single Family Residential Conventional) in that there are numerous sub 5 acre lots both R 1-A and B in the vicinity. Harold Skaggs seconded and the motion carried unanimously.

Luther Mitchell came before requesting the rezoning of 1.0007 acres located at 3635 Greensburg Rd. Buffalo, Kentucky from A-1 (Agricultural) to R-1A (Single Family Residential Conventional). Mr. Mitchell resides on Tract # 10.01 on PVA Map. He is purchasing 1.0007 acres, Tract #54 (PVA Map is not updated—parcel # of the original track). He is consolidating the tracts. Wayne Trombley made a motion to approve the rezoning of 1.0007 acres from A-1 (Agricultural) to R1-A (Single Family Residential Conventional) in that it is keeping with the rest of the neighborhood by consolidating the Tracts into a total of 3.364 acres. Robert Enlow seconded and the motion carried unanimously.

Michael Parker came before the Commission requesting the rezoning 3.649 acres located at Tract # 3 of the Perkins/Warren Subdivision on Perkins Rd. Buffalo, Kentucky from A-1 (Agricultural) to R 1-B (Single Family Residential Manufactured). Mr. Parker told the Commission he is disabled from the military and wants to place a modular home on the property with a permanent foundation and a basement. A septic system is in place for a three (3) bedroom home. Gordon Ireland reported to the Commission Tract #49.01 is zoned R-1B with a mobile home in place and Tract #13.01 is a 10 acre tract zoned R-1B with a double wide mobile home in place. He also told the Commission the original setting spot for the modular home was north of the tree on PVA Map; the setting spot had to be moved down and will be placed on the corner.

Tim Lawson came before the Commission to state his opinions on the rezoning request of Tract #3 of the Perkins/Warren Subdivision. Mr. Lawson stated he owns Tract #50.01 – 6 acres and Tract # 50.02 – 3.5 acres on PVA Map. He told the Commission he was unaware of a zoning board. Mr. Lawson told the Commission one of his tracts has a septic system for parking a travel trailer. He does not want a single wide mobile home placed on the property. He further stated he had no objections to a modular home. Harold Skaggs made a motion to approve the rezoning of 3.649 acres from A-1 to R-1B in that there are other R-1B zonings in the area. John Veague seconded and the motion carried unanimously.

Mark Rock came before the Commission requesting the rezoning of 1 acre located at 515 Slack Rd. Hodgenville, Kentucky from A-1 (Agricultural) to R-1A (Single Family Residential Conventional). Jim Banks explained to the Commission the estate is divided among four (4) grandchildren. There will be 90+ acres of farmland for the continuation of farming. He told the Commission the house is sitting in the middle of the farmland and serving no purpose. Gordon Ireland reported to the Commission Tract #23.01 contains 3 acres and Tract #2.01 contains less than 5 acres, both with homes. Rick Roach made a motion to approve the rezoning of 1 acre located 515 Slack Rd. Hodgenville, Kentucky from A-1 to R-1A in the effort to preserve the balance of farmland and there are numerous other less than five (5) acres in the area. John Veague seconded and the motion carried unanimously.

LAND DIVISION:

Mary E. and Charles Cobb came before the Commission requesting Plat approval on property located at 356 Tanner Rd. Hodgenville, Kentucky. Jim Banks spoke to the Commission stating the preliminary plat was conveyed to three (3) brothers and Mother keeping a lot, making four (4) separate lots. Wayne Trombley made a motion to approve the preliminary and final plat as presented by Jim Banks. John Veague seconded and the motion carried unanimously.

ADMINISTRATIVE:

Payment of Bills: Harold Skaggs made a motion to approve the income and expenses for May 2011 as presented. Robert Enlow seconded and the motion carried unanimously.

ZONING ADMINISTRATOR'S UPDATE:

Gordon Ireland reported to the Commission:

Permits:

Storage Buildings.....5
Additions.....2
Garages.....2

Rezoning.....4

Land Divisions.....4

\$50.00 recertification fee for Gordon Ireland from Kentucky Housing and Building with check payable to Kentucky State Treasury.

Planning and Zoning Continuing Education/Training Class is being offered Tuesday, October 4, 2011 from 10:00 a.m. – 7:00 p.m. EST at Cave City. Guest speaker is David Pike. Cost is \$85.00 per person and a meal is included. A check for \$510.00 was made payable to KACO.

LEGAL UPDATE:

NONE

The next Planning and Zoning Meeting will be held on July 14, 2011.

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

Land of Lincoln Planning and Zoning Meeting adjourned at 8:15 p.m.