

Land of Lincoln Planning and Zoning Commission
June 8, 2017 Meeting Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, June 8, 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 May 11, 2017, meeting. Rick Roach seconded and the motion carried unanimously.

REZONINGS

James Westerman Sr. came before the commission requesting a rezoning of 0.6 acre from A-1 (agricultural) to R-1B (single family residential manufactured) on property located at 1725 Talley Oak Hill Road, Upton, in order to consolidate it with another tract. Westerman said he purchased property that had a trailer on it. After he had it surveyed, he discovered the trailer was setting on part of his son's land on an adjoining tract.

Planning and Zoning Administrator Gordon Ireland said there are other mobile homes in the area.

No one in the audience requested to speak.

Timmy Morris made the motion to approve the request as it is in keeping with the comprehensive plan. Rick Roach seconded. The vote was unanimous.

Ken and Lisa Hutcherson requested the rezoning of 1 +/- acres from A-1 (agricultural) to R-1A (single family residential conventional) on property located at 1718 Dan Dunn Road, Hodgenville.

Hutcherson said he is dividing his property, keeping one acre with a house, which will leave him 5.05 acres to run cattle.

No one in the audience requested to speak.

Darin Williams made the motion to approve the request as there are numerous other R1A properties in the area. Steve Payne seconded. The vote was unanimous.

Jane and Jack Smith requested the rezoning of 9.5 acres located at Tonieville Road and Railroad Drive from A-1 (agricultural) to R-1A (single family residential conventional). Jack Smith was present. He said he was considering dividing the land into thirds.

Surveyor Jim Banks also attended. He said the Smiths had moved to Florida and wanted to liquidate their holdings in Kentucky. The land is to be sold and it is easier to sell if separated into tracts.

Jack Smith said an auction date has not been set.

PZ Administrator Gordon Ireland said there are several R-1, R-1A and R-1B tracts in the area. He said the Smiths were only wanting to rezone at the meeting, not be approved for dividing land.

Jerry McClure, Ron Herrins and Garry D. Ross signed in to speak.

Jerry McClure said he didn't want the land tracted up and three other homes built. He feels taxes will be higher and a dozer will have to cut in another road.

Ron Herrins said he likes the area the way it is and there is already enough traffic. He wanted the land left as ag.

Garry Ross asked if additional homes could be built (if the land was divided). He doesn't want kids bothering his cows.

Steve Payne asked Board Attorney Lori Kinkead for clarification. Reading from the comprehensive plan, she stated that rezoning must conform to the comprehensive plan and the only basis for denying is if it is a matter of public safety or if the original zoning was inappropriate. Rezoning should be consistent with the neighborhood.

Paul Lassanske said three or more tracts is considered a major subdivision.

Steve Payne made the motion to approve the rezoning as it is in keeping with the area (current neighborhood).

There are conventional and manufactured homes in the area. Timmy Morris seconded.

Rick Roach opposed the rezoning. The other members voted for the measure.

OTHER BUSINESS

Jimmy Wood and surveyor Jim Banks brought a proposed preliminary plat for land division off Strange Road. The new street in the WoodPark subdivision section II would be called Parker's Loop. Twenty-eight lots are proposed. The lots are zoned for multi-family units.

Section I homes were on zero lot lines, but section II will be on single lots.

The new subdivision will be the first time a developer is required to put in sidewalks and street lights, according to Lassanske.

Mayor Kenny DeVore was present. He said sewer and water lines are available to the new division. He had concerns about parking as many people park in the street on the current division. It could be difficult for emergency vehicles to get through.

Jim Banks said he was asking for conditional approval pending street lights and sidewalks as he did not want to bring the preliminary plat back before the commission. He used a checklist that was on the PZ website.

Lori Kinkead said the website needed to be updated as the checklist was not current.

This was the first time the board had seen the preliminary plat.

The board members and Mayor DeVore took copies of the plat with them to look over. The matter will be addressed again next month.

ADMINISTRATIVE

PZ Administrator Gordon Ireland said permits were up in May with 19 total (five were zoning permits – 1 for a new barber shop on Old Sonora Road, and 4 rehabs on apartments making them handicap-accessible on Phillips Lane).

Payment of bills: The commission noted no extraordinary expenses for May 2017. The motion to pay bills was made by Rick Roach; Darin Williams seconded. The matter passed unanimously.

Elections: Timmy Morris nominated Paul Lassanske to serve as chairman of the PZ Commission. Steve Payne seconded and the vote was unanimous.

Steve Payne made a motion that Timmy Morris be elected as vice chairman. Darin Williams seconded. The vote was unanimous.

Steve Payne made the motion that Rick Roach be elected as treasurer/secretary. Timmy Morris seconded. The vote was unanimous.

The meeting was adjourned at 8:30 pm. Steve Payne made the motion; Darin Williams seconded. The vote was unanimous.

*Linda Ireland
Acting Secretary*