

Land of Lincoln Planning and Zoning Commission
June 14, 2018

The Land of Lincoln Planning and Zoning Commission was called to order at 7 p.m. Thursday, June 14, 2018, by Chairman Paul Lassanske.

Roll was called and the following commissioners were present: Marsha Duncan, Eli Harned, Paul Lassanske, Steve Payne, Micah Dixon and Darin Williams.

Timmy Morris was not present.

MINUTES

Marsha Duncan made the motion to accept the minutes of the April 12, 2018 meeting. Steve Payne seconded and the motion carried unanimously.

REZONINGS

** Frank N. Murray requested the rezoning of 5.8 acres from A-1 (agricultural) to R-1A (single family residential conventional) on property located at 71 Jericho Road, Hodgenville. Murray said he wanted to sell a house and barn on 1.4 acres, and keep the remainder of the acreage. He wants to build a one-bedroom house, utilizing an existing driveway.

Johnny Meredith also signed in to speak. He wants to buy part of the remaining acreage. The board advised that another land division on this property within 12 months would qualify as a major subdivision – which would require greater standards such as water drainage studies.

Planning and Zoning Administrator Gordon Ireland said he had not received any calls about the proposed zoning change.

Micah Dixon made a motion to approve the request as the rezoning would be consistent with the neighborhood, and to forward the request to fiscal court. Darin Williams seconded. The vote was unanimous.

PLAT APPROVAL

Jimmy Wood (owner of Wood Park Subdivision) presented a proposed plat for 28 additional lots in a subdivision off Strange Road, Hodgenville. He said he plans to have the project completed by February 2019. Estimated cost of the project is \$280,000.

Engineer Mike Billings was present and spoke on several issues, but did not sign in.

Ed Lane, Public Works Supervisor for the City of Hodgenville, and Kenny DeVore, Hodgenville Mayor, signed in to speak.

Lane asked several questions about the sewer and water lines crossing, fire hydrants, backfill and lighting.

It was clarified that there would need to be 18-inches of vertical clearance between sewer and water lines; the City will not pay for street light installation, and the City will approve the road.

The board gave conditional approval of the plat with the following conditions:

1. Subdividers agreement drawn up and bond posted
2. Sewer and water plans revised (fire plug specifications – those installed to match what the City has been utilizing); water and sewer lines to be encased in a sleeve under the roadway and/or driveways; taps to be installed on property line
3. City will take over road inspection/improvement; City to execute and release bond
4. Streetlights to be installed by developer

Planning and Zoning Administrator and Board Chairman Paul Lassanske will look over the revised plat before it is sent to the City.

Steve Payne made a motion to approve the plat with the above conditions; Eli Harned seconded. The vote was unanimous.

OTHER BUSINESS

Darin Williams made a motion to approve payment of bills from April. Micah Dixon made the second. The vote was unanimous.

There was not a meeting in May, but the board approved payment of bills from May. Planning and Zoning Administrator Gordon Ireland said there was an error of \$98.63 payment on the form – it was a carryover from April and was not deleted before it was presented to the board.

Eli Harned made a motion to approve the May bills; Marsha Duncan seconded. The vote was unanimous.

The board held election of officers: Paul Lassanske continues as chairman; Timmy Morris continues as vice chairman; and Darin Williams is secretary/treasurer.

Motion was made by Steve Payne; Marsha Duncan seconded. The vote was unanimous.

Planning and Zoning Administrator Gordon Ireland provided an update about a pending court case (where property was not divided properly). The paperwork has not been served by the sheriff's office.

Ireland said there was another instance where property in Mount Sherman was not divided properly. He sent a letter to the property owner and the person plans on having the land surveyed and divided according to planning and zoning regulations.

Ireland said he will check on a lot in Buffalo that appeared to have several zoning violations on it. The property owner originally said the cleanup would be completed by the end of February.

Ireland said another training opportunity is July 26, 2018.

The meeting adjourned at 8:05 p.m. Steve Payne made the motion to adjourn; Darin Williams seconded. The vote was unanimous.

Linda Ireland
Acting Secretary