

Land of Lincoln Planning and Zoning

July 13, 2017 Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, July 13, 2017, by Paul Lassanske, chairman.

Commissioners present were Chairman Paul Lassanske, Steve Payne, Robert Enlow Jr., Marsha Duncan, Timmy Morris, Rick Roach and Darin Williams.

JUNE MINUTES

Timmy Morris made a motion to approve June 2017's minutes; Robert Enlow Jr. seconded. The vote to accept was unanimous.

REZONINGS

(RZ17-20)

Sandy Kidd requested the rezoning of 1.5 acres from A-1 (agricultural) to R1-A (single family residential conventional) located at 680 Greensburg Road, Hodgenville. Kidd's husband, Larry Kidd, appeared before the commission. He said they own 10 acres and plan to sell a house and 1.5 acres from it. The Kidds also own an adjacent tract and have two separate driveways.

No one from the audience requested to speak.

Rick Roach made a motion to accept the Kidds' request as there are numerous R1A residential properties in the surrounding neighborhood. Steve Payne seconded. The vote to accept was unanimous.

(RZ17-21)

Mitchell DeVore requested the rezoning of 4 +/- acres for property located on Murrieltown Road, Sonora, from A-1 (agricultural) to R-1B (single family residential manufactured).

DeVore said he wants to put two doublewide trailers on 9.1 acres – dividing the property into two lots. Five acres would be left for agricultural use.

Administrator Gordon Ireland said the property was located ½ mile from other R-1B properties. He received a couple of phone calls from neighbors requesting more information.

Those who signed in to speak were Randy Ward, Tammy DeVore, Barbara Jeffries and Kathy Miller.

Ward, Jeffries and Miller said they didn't want to see the area 'traced up' and to see additional trailers brought in.

Tammy DeVore, wife of Mitchell DeVore, said the trailers were \$150,000 doublewide mobile homes; her son and brother were planning to live in them.

Steve Payne made a motion to deny the request because it was not consistent with the neighborhood or compatible with existing development; Timmy Morris seconded. The vote was unanimous.

(RZ17-22)

Phillip Tabb with Hodges Auction brought a limited power of attorney on behalf of client Stephen Hawke. He requested the rezoning of 3 +/- acres located at 13000 S. Dixie Hwy., Upton (Elizabeth B. Skees Estate) from A-1 (agricultural) to R-1A (single family residential conventional). Bernard Hawke's name is also on the property, however he is deceased, according to Tabb.

The property is to be sold on Sept. 30, 2017.

The property is an L-shaped parcel with two residential tracts (1.5 acres) with the remainder to be agricultural.

Tommy Bradbury signed in to speak. He asked for clarification but had no objections to the rezoning.

Darin Williams made a motion to approve the rezoning as the property is adjacent to other R-1A tracts. Rick Roach seconded. The vote was unanimous.

(RZ17-23)

Phillip Tabb with Hodges Auction brought a limited power of attorney on behalf of client Stephen Hawke. He requested the rezoning of 12 +/- acres located at 13692 S. Dixie Hwy. Upton from A-1 (agricultural) to R-1A (single family residential conventional).

Tabb said two current residences are occupied but will be vacant in time for the auction. He requested 12 new lots be permitted.

The property is across the road from Hardin County.

Hardin County Planning and Development Commission provided a letter to Gordon Ireland, saying they had no objections to the rezoning request.

Paul Lassanske said the request would be considered a major subdivision as more than three tracts are involved.

Tabb said he was unaware of the requirements and the owner wanted to sell, not develop the property. He agreed to attend another P&Z meeting to talk about a different division.

Tabb withdrew the request for rezoning.

OTHER BUSINESS

Surveyor Jim Banks brought an email from Mike Billings, a representative of EDG, the engineering firm working on the Wood Park development in Hodgenville. Billings said the electric company will not do a layout for streetlights on a preliminary plat – only on a record plat.

Banks asked for conditional approval to be given on the plat after discussing with Paul Lassanske and Gordon Ireland.

Timmy Morris made a motion to permit Lassanske and Ireland to sign off on a preliminary plat for phase II of Wood Park. Darin Williams seconded. The vote was unanimous.

Financial statement

The board requested more information about a \$360 expenditure. Ireland said the water pump went out on the P&Z Jeep – labor was \$250.

Rick Roach made a motion to approve the financial statement; Marsha Duncan seconded. The vote was unanimous.

Maps

Gordon Ireland said eight sheets of the zoning maps had to be redone because the coloring had changed.

Lincoln Trail Area Development District offered to provide updates to the maps more frequently. The price will be bumped to \$75 per hour in the future.

Paul Lassanske said he would like to see \$65 hour locked in.

Darin Williams made the motion to have the maps updated more frequently; Timmy Morris seconded. The vote was unanimous.

Signs

Paul Lassanske suggested having signs made up for conditional use permits, similar to the ones required for rezoning of property.

Timmy Morris made a motion to have signage required for CUPS and variances. Robert Enlow Jr. seconded. The vote was unanimous.

Adjournment

Darin Williams made the motion to adjourn; Timmy Morris seconded. The vote was unanimous.

The meeting was adjourned at 7:45 p.m.