

**Land of Lincoln Planning and Zoning Commission
11 August Meeting Minutes**

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 11 August 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.

Harold Skaggs made a motion to approve the minutes of the July 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:

Billy Duncan came before the Commission requesting the rezoning of 1 acre located at 60 Viers Rd. from A-1 (Agricultural) to R-1B (Single family residential manufactured for the placement of a mobile home). Mr. Duncan stated to the Commission he wanted to give 1 acre to his daughter to allow a placement of a mobile home. Gordon Ireland reported to the Commission there are no mobile homes in the area on less than 5 acres, Gordon Ireland received a letter of objection to the request for rezoning from A-1 to R-1B of 1 acre located at 60 Viers Rd from **Larry D. Williams** representing JV Williams Farm. Mr. Williams stated he did not have anything against the Duncan family or anyone choosing to live in a mobile home. He said he is against the approval of the request to rezone from Agricultural to Single family manufactured because he believes the requirement of 5 acre tracts will help maintain a sense of pride in the community and allowing the rezoning would threaten the spirit of the community. Audience members attending the public hearing were given the opportunity to speak with any objections. **Clint Williams**, great nephew of Larry D. Williams told the Commission he had come before the Commission requesting a rezoning and only needed 2 acres but had to rezone 5 acres to comply with regulations. He too stated he had nothing against the Duncan's; he wants the zoning to remain at 5 acres. **Marsha Duncan**, daughter of Billy Duncan told the Commission the land is a family farm and they have no intention of starting a trailer park. She needs to move closer to her parents and aunt to assist as an immediate caregiver. **Mr. Duncan** withdrew his request to rezone 1 acre from A-1 to R1-B and survey out 5 acres for the placement of a mobile home to Gordon Ireland and sign off on the matter.

Anita Knott come before the Commission requesting the rezoning of .7 acres located at 609 Pepper Rd. from A-1 (Agricultural) to R-1A (Single family residential conventional) for the sale of a house. Ms. Knott stated to the Commission her sons, now 16 and 19 years of age no longer want the property. Gordon Ireland reported to the Commission Tract #25 contains 1 acre with a house, Tract # 21.05 – 5 acres and vacant, Tract #21.06 – 5 acres and vacant, Tract # 11 – 5 acres with a house, Tract # 9 – 5 acres with a house, Tract # 19 – possible mobile home, and Tract # 20 – mobile home. He told the Commission the surveyor has done the plat and the lateral lines were over too far. More land was taken, consolidating the remainder of #64 into

#65. Wayne Trombley made a motion to approve the rezoning of .753 acres from A-1 (Agricultural) to R-1A (Single family residential conventional) in keeping with numerous other small acreage properties in the neighborhood. John Veague seconded and the motion carried unanimously.

James Gwilliam come before the Commission requesting the rezoning of 7.2 acres located at 200 Hibernia Ridge Rd. Buffalo, Kentucky from A-1 (Agricultural) to R-1A (Single family residential conventional) for the purpose of selling the home separately. Mr. Gwilliam stated to the Commission he needs three (3) pieces of property and wants to avoid a major subdivision if possible. He said the house sits on the middle tract. The property slopes and sits on a hill side. Gordon Ireland reported Tract # 25.02 - .8 acres with mobile home, Tract #25.94 – 4.63 acres and 2.11 acres the big tract has a house, Tract #'s 27, 28.01, and 28.02 – big acreage and vacant, Tract # 25.03 – Taylor County. Mr. Gwilliam opted to proceed with a major subdivision. John Veague made a motion to approve the rezoning of 7.2 acres from A-1 (Agricultural) to R-1A (Single family residential conventional) in that there is road frontage on three (3) of the four (4) sides of property and the land is not appropriate for farming. Harold Skaggs seconded and the motion carried unanimously.

Stephanie Heather Carter come before the Commission requesting the rezoning of 3.58 acres located at 2883 Campbellsville Rd. from A-1 (Agricultural) to B-3 (Highway Business District) for the purpose of contracting the construction of storage buildings. Ms. Carter told the Commission they have been in business since 1985 and the new building was constructed in 2002. She intends to construct two (2) storage buildings for rental purposes. Gordon Ireland reported to the Commission the only businesses in the area are Tract #'s 30 and 31, which are not zoned for business. Robert Enlow made a motion to approve the rezoning of 3.58 from A-1 (Agricultural) to B-3 (Highway Business District) in that 3.5 acres was created not at the petitioner's request, but when the Highway 210 was realigned and that there is an existing business on the property. Rick Roach seconded and the motion carried unanimously.

Marvin Goldsmith come before the Commission requesting the rezoning of 1 acre located at 1416 Cruse Rd. Magnolia from A-1 (Agricultural) to R-1A (Single family residential) for the purpose of selling a house. Mr. Cruse told the Commission his nephew has offered to purchase the home from him and he is keeping the land. Mr. Cruse stores equipment on the property and operates a hardwood flooring business on site. Gordon Ireland reported to the Commission Tract # 47 is 1 acre with a house and Tract # 44.01 - .9 with a house. Rick Roach made a motion to approve the rezoning of 1 acre from A-1 (Agricultural) to R-1A (Single family residential) to help maintain existing agricultural land and there are several small parcels of land in the area. Wayne Trombley seconded and the motion carried unanimously.

Terry Thomas, Administrator for the Josephine Roten Estate come before the Commission requesting the rezoning of 2 acres from A-1 (Agricultural) to R-1A (Single family residential conventional) for the purpose of construction a log cabin. Mr. Thomas stated the land is being sold to a gentleman wishing to be closer to his Mom and Dad. The intentions are to build a log cabin with a bath and water. Gordon Ireland stated to the Commission the cabin will have to

be constructed to code. He also informed Commission members signs have been posted and all adjoining property owners have been notified. Tract # 11 – 1.5 – house Tract #12 – mobile home, Tract # 12.3 – mobile home, Tract #3.5 – house, Tract #14 – 7 acres, Tract #6 – 7.5 acres, Tract #7 – 3 acres with house, Castleman Rd. – the first three Tracts contain mobile homes, and Tract #'s 17, 18, and 2 are 1 acre with mobile homes. Harold Skaggs made a motion to approve the rezoning of 2 acres from A-1 (Agriculture) to R-1A (Single family residential conventional) in that there are a mix of sub 5 acre parcels of R1-A and R1-B in the immediate neighborhood. John Veague seconded and the motion carried unanimously.

Eric Scott come before the Commission requesting the rezoning of 2.0 acres located at 1557 Knob School House Rd. Sonora from R-1A (Single family residential conventional) to R-1B (Single family residential manufactured) for the placement of a mobile home. Mr. Scott told the Commission he is planning to install a single wide mobile on the property. Gordon Ireland reported to the Commission no objections has been received. Tract # 17 – 19 acres, Tract #14 100 x 200 lot – house, Tract # 27.01 – 24 acres with 2 mobile homes (property has been sold), Tract #27 – mobile home, Tract # 13.01 and 13.02 – mobile homes, Tract # 18 – Retirement Home, Tract # 28 – 1 acre with mobile home, Tract # 29 – 1.8 acres and vacant, Tract #30 – 1.5 acres with mobile home, Tract #'s 31 and 32 – 100 x 200 lot with house, and Tract #28 – mobile home. Robert Enlow made a motion to approve the rezoning of 2.0 acres from R-1A (Single family residential conventional) to R-1B (Single family residential manufactured) in keeping with the mixed use sub 5 acre lots in the neighborhood. John Veague seconded and the motion carried unanimously.

Rick Roach made a motion to recess the regular Planning and Zoning Meeting at 8:15 p.m. to begin the Special Public Hearing for considerations of amendments to zoning ordinances. Robert Enlow seconded and the motion carried unanimously.

Wayne Trombley made a motion to return to the regular Planning and Zoning Meeting. Robert Enlow seconded and the motion carried unanimously.

Harold Skaggs made a motion to approve the zoning amendment as discussed in the Special Public Hearing. Wayne Trombley seconded and the motion carried unanimously.

ADMINISTRATIVE:

Payment of Bills: Rick Roach made a motion to approve the income and expenses for July 2011 as presented. John Veague seconded and the motion carried unanimously. *There are 3 pay periods in the month of July for Gordon Ireland.

ZONING ADMINISTRATOR'S UPDATE:

Gordon Ireland reported to the Commission:
Permits:

Residence.....	5 New Homes
Rezoning.....	1 Rezoning
Land Divisions.....	3 Land Divisions
Zoning.....	1 Zoning
Inspections:	
Framing.....	1
Final.....	4
Footers.....	10

LEGAL UPDATE:

NONE

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