

Land of Lincoln Planning and Zoning Commission
September 13, 2018

The Land of Lincoln Planning and Zoning Commission was called to order at 7 p.m. Thursday, September 13, 2018, by Chairman Paul Lassanske.

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

MINUTES

Steve Payne made a motion to accept the minutes of the July 12, 2018 meeting. (There was no meeting in August 2018.) Eli Harned seconded and the motion carried unanimously.

REZONINGS

** Jeremy Williams requested the rezoning of 1 +/- acres from R-1A (single family residential conventional) to B-3 (highway business district) for property located at 4513 Tonieville Road, Hodgenville. There is already a small store building (circa 1900s) on the property that most recently housed a church about 10 years ago.

Williams said he plans to build a 100x80 building for fabrication and welding on the property behind the store. Entrance is off Railroad Drive. Parking will be in front of the building. Hours are Monday to Friday, 8 a.m. to 4:30 p.m. He plans to have three employees. The welding work will be indoors; there will not be outdoor equipment. Planning and Zoning Administrator Gordon Ireland said the property was rezoned in June 2017 from agricultural to residential. This rezoning is at the back of that tract. There are other businesses in the vicinity including a cabinet shop and a former auto restoration shop.

Gordon Ireland said he had received one phone call about the rezoning; however, the caller did not leave a message and he was unable to reach the caller.

Jim Padgett signed in to speak. He moved to the area from Louisville (he lives across the road from the proposed rezoning). He was concerned about possible traffic and noise. He was satisfied with Williams' statement that the work would not disturb the neighborhood.

Timmy Morris made a motion to approve the rezoning due to changes in the neighborhood. Micah Dixon seconded. The motion passed unanimously.

** William and Beverly Price requested the rezoning of 2 +/- acres from A-1 (agricultural) to R-1A (single family residential conventional) on property located at 701 Jeffries Road, Hodgenville. William Price signed in to speak. He plans to sell a house and two acres (the remaining three acres of this five acre tract will be combined with farmland). It will not be landlocked.

Steve Payne made a motion to approve the rezoning, contingent on an easement being added to the deed and plat (rezoning is in keeping with the neighborhood). Timmy Morris seconded. The vote was unanimous.

** Catherine Galla, through her Power of Attorney, Darrell Hammond, requested the rezoning of 1.7 acres on property located at 1377 Ferrill Hill Road, Buffalo, from A-1 (agricultural) to R-1A (single family residential conventional). Hammond signed in and spoke. He plans to keep five acres and sell the remainder to Butch Brown. (1.7 acres will be rezoned then combined with Butch Brown's property). The five acres has an entrance off Ferrill Hill Road; the remaining tract has an entrance off Greensburg Road.

Lori Kinkead, the board's attorney, said the changes need to be included on the deed and plat. (A corrected plat would prevent this property from becoming landlocked.)

Micah Dixon made a motion to approve the rezoning (as it is in keeping with the neighborhood), contingent on a correct plat and deed being drawn up. Marsha Duncan seconded. The vote was unanimous.

** Sherri McIntosh requested the rezoning of 2 +/- acres on property at 4353 S. L&N Turnpike, Magnolia, from A-1 (agricultural) to R-1A (single family residential conventional). McIntosh said she wants the rezoning in order to sell her house and divide acreage (34 acres) at a future time. She did not have a survey or preliminary plat prepared.

Eli Harned made a motion to table McIntosh's request until the October meeting. Darin Williams seconded. The vote was unanimous.

** Jessie Bell requested the rezoning of 1.018 acres from A-1 (agricultural) to R-1B (single family residential conventional) on property located at 492 Despain Road.

Vivian Bell, the mother of Jessie Bell, signed in to speak. She co-owns the property with Jessie Bell.

Darin Williams made a motion to approve the rezoning as it is an in-family conveyance. Eli Harned seconded. The vote was unanimous.

OTHER BUSINESS

**Frank Murray signed in to speak about his record plat at 5459 Campbellsville Road, Hodgenville. Mike Billings, an engineer with EDG, produced a waiver of topography letter that was added to the record. (The board had requested more information about rainwater runoff before approving the division.)

Timmy Morris made a motion to approve the plat, subject to Gordon Ireland's review. Darin Williams seconded. The vote was unanimous.

** Chairman Paul Lassanske said PZ secretary Susan Caldwell would not be able to return to duties because of medical reasons. He suggested Acting Secretary Linda Ireland be named secretary for the board.

Marsha Duncan made a motion to approve Linda Ireland as secretary; Micah Dixon seconded. The vote was unanimous.

** Eli Harned made a motion to approve the bills/income from July; Micah Dixon seconded. The vote was unanimous.

** Timmy Morris made a motion to approve the bills/income from August. Steve Payne seconded. The vote was unanimous.

** Administrator Gordon Ireland provided an update on a court case involving a land division. A person had divided property and had not gone through the proper channels. Attorney Lori Kinkead said the person has now retained an attorney to return the property to its original state.

** Gordon Ireland said the PZ Jeep needs a headliner.

Micah Dixon made a motion for a new headliner to be installed without further approval if it cost \$300 or less. Darin Williams seconded. The vote was unanimous.

** Timmy Morris made a motion to approve a 2.5 percent raise for Gordon Ireland. Micah Dixon seconded. The vote was unanimous.

** The meeting ended at 8:12 p.m. Marsha Duncan made a motion to adjourn. Eli Harned seconded. The vote was unanimous.

The next meeting is Oct. 11, 2018.

Linda Ireland
Secretary