

Land of Lincoln Planning and Zoning Commission

11 October 2012 Meeting Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 11 October 2012, by Paul Lassanske, Chairman.

Roll was called and the following Commission members were present for the hearing: Paul Lassanske, Harold Skaggs, Steve Payne, and Rick Roach.

Harold Skaggs made a motion to approve the minutes of the 13 September 2012 regular Planning and Zoning meeting minutes. Rick Roach seconded and the motion carried unanimously.

REZONINGS:

Coleen Skaggs came before the Commission requesting the rezoning of approximately 1 acre located at 115 Sandridge Rd. Magnolia, Kentucky from A-1 (agricultural) to R1-A (single family residential conventional). Mrs. Skaggs explained they have approximately 9 acres and the rezoning request is to allow them to build a house for her mother-in-law on their property. Gordon Ireland explained the surrounding properties. Steve Payne made a motion to recommend the rezoning of the approximately 1 acre located at 115 Sandridge Rd. from A-1 to R1-A, it is consistent with other areas of the neighborhood. Harold Skaggs seconded and the motion carried unanimously.

Wayne Dobson came before the Commission requesting the rezoning of approximately 1 to 2 acres located at 1431 McCubbin Rd. Hodgenville, Kentucky from A-1 (agricultural) to R1-A (single family residential conventional). Mr. Dobson explained he wants to give the house to his granddaughter. Gordon Ireland stated that this is an in-family conveyance. Paul Lassanske explained that an in-family conveyance has to be accepted the Commission only recommends the rezoning. Steve Payne made a motion to recommend the rezoning of the approximately 1 to 2 acres located at 1431 McCubbin Rd. from A-1 to R1-A. Harold Skaggs seconded and the motion carried unanimously.

Rick Roach recused himself from the meeting.

Dwayne Whitlock came before the Commission requesting the rezoning of 4.2 acres located at 451 Whitlock Rd. Hodgenville, Kentucky from A-1 (agricultural) to R1-A (single family residential conventional). Mr. Whitlock explained he is giving his daughter 5 acres of his 9.4 acres. He is requesting the rezoning for the 4.2 acres left after giving the 5 acres to his daughter. Gordon Ireland explained there are other tracts that are 4.5 acres in the surrounding area. Harold Skaggs made a motion to recommend the rezoning of the 4.2 acres located at 451 Whitlock Rd. from A-1 to R1-A in keeping with the surrounding properties, it is consistent with other areas of the neighborhood. Steve Payne seconded and the motion carried unanimously.

Rick Roach returned to the meeting.

Harold Skaggs made a motion to put Brenda Clopton's request back on the agenda. Rick Roach seconded and the motion carried unanimously.

Brenda Clopton came before the Commission requesting the rezoning of approximately 19 acres located on Lincoln Parkway, Kentucky from A-1 (agricultural) to B-3 (highway business district). Robin Mills with Horizon Engineers also came before the Commission. Ms. Clopton would like to place a drive-in on the property. Robin Mills explained the property and the plans for the drive-in. Ms. Clopton explained the sinkhole on the property. She explained the road department told her that they could dig a hole allowing the water to drain. Steve Payne asked about concessions. Ms. Clopton explained she would like to allow groups doing fundraisers to sell food. Gordon Ireland stated the property is between residential and commercial. Steve Payne asked what will block the screen from the houses. Ms. Clopton explained the lay of the land will block the screen from the houses. Robin Mills explained that the plans may be altered to move the screen and parking. Gordon Ireland received a call from Mr. Pearman asking what was being done to the property. Mr. Pearman didn't have any problem with the drive-in; he stated he would like to see things built up around the parkway. Steve Payne explained the view shed. Harold Skaggs made a motion to recommend the rezoning of the approximately 19 acres located on Lincoln Parkway from A-1 to B-3. Steve Payne seconded and the motion carried unanimously.

Brenda Clopton also requested a Conditional Use Permit to allow her to operate a drive-in on the property. Harold Skaggs made a motion to approve the Conditional Use Permit with the following conditions:

1. Full compliance with the state building codes
2. Full compliance with the LaRue County Health Dept. regulations
3. Hours of operation: Friday- Sunday 6pm to 1:30am
4. Removal of screen within 180 days upon termination of the Conditional Use Permit
5. Lights not to leave the property
6. Signs in compliance with the view shed

Steve Payne seconded and the motion carried unanimously.

Harold Skaggs made a motion to take a temporary recess for the purpose of a public hearing. Rick Roach seconded and the motion carried unanimously.

Paul Lassankse called the special public hearing to order. Roll was called and the following Commission members were present for the hearing: Paul Lassanske, Harold Skaggs, Rick Roach, and Steve Payne.

Lori Kinkead explained the changes to the Subdivision Regulations. Appendix "A" is hereby amended to include the following note: No part of any tract of land shall be less than the width of the required road frontage. Steve Payne suggested all applications must have an engineer to inspect the drainage plans and the Commission have an independent engineer to review the applicant's engineer.

Lori Kinkead explained the Ordinance Regulation to state a sign post without signs shall be removed upon the passage of this Ordinance Regulation changes. Rick Roach made a motion to close the special public hearing regarding the subdivision regulation amendments. Steve Payne seconded and the motion carried unanimously.

Steve Payne made a motion to return to the regular Planning & Zoning Commission meeting. Rick Roach seconded and the motion carried unanimously.

Rick Roach made a motion to approve the revised language of Appendix A. Steve Payne seconded and the motion carried unanimously.

Steve Payne made a motion to approve the changes to the Zoning Ordinance. Rick Roach seconded and the motion carried unanimously.

ADMINISTRATIVE:

Payment of Bills: Harold Skaggs made a motion to approve the income and expenses for September 2012 as presented. Rick Roach seconded and the motion carried unanimously.

ZONING ADMINISTRATOR'S UPDATE:

Gordon Ireland explained the permits and rezonings for September. Gordon Ireland is updating the maps with the PVA office and plans to have new maps printed by the first of the year. Gordon Ireland passed out the Zoning Ordinance to the Commission.

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

The Planning and Zoning Meeting adjourned at 8:40 p.m.