

Land of Lincoln Planning and Zoning Commission

12 March 2015 Meeting Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 12 March 2015, by Paul Lassanske, Chairman.

Roll was called and the following Commission members were present for the hearing: Paul Lassanske, Robert Enlow, Timmy Morris, and Marsha Duncan. Rick Roach and Steve Payne were not present.

Robert Enlow made a motion to approve the minutes of the 12 February 2015 regular Planning and Zoning meeting minutes. Marsha Duncan seconded and the motion carried unanimously.

REZONINGS:

West Family Living Trust- Bobby Richardson, lawyer for South Central Rural Telephone Company, came before the Commission requesting the rezoning of 0.78 acre located at 633 S. Lincoln Blvd. Hodgenville, Kentucky from R-1A (single family residential conventional) to B-2 (neighborhood business district.) Mr. Richardson explained SCRTC wants to extend their service into Hodgenville. They have a franchise from the city to extend their service. They would like to purchase Ms. West's property to set up an office. Mr. Richardson stated that the character of the neighborhood has changed and a business would be a better fit. Dave Davis explained they already cover Magnolia. Robert Enlow made a motion to recommend the rezoning of the 0.78 acre located at 633 S. Lincoln Blvd. from R-1A to B-2, it meets the details of the Comprehensive Plan for that property. Timmy Morris seconded and the motion carried unanimously.

Mike Vittitow came before the Commission requesting the rezoning of 2.35 acres located at 435 Milby Lane Hodgenville, Kentucky from R-1A (single family residential conventional) to R-1B (single family manufactured.) Mr. Vittitow wants to place a mobile home on the property and sell the section of the property. Mr. Vittitow presented a map to the Commission as exhibit A. Mr. Vittitow explained the buildings on the properties. There will be two partials, one with the house will be 0.69 acre and the other with the mobile home will be 2.2 acres.

Gordon Ireland explained the surrounding properties are 5+ acres and conventional homes. Mr. Vittitow has 3.25 acres. The closest residential

property to Mr. Vittitow's property is on Hawkins Rd. The sign was posted and all the neighbors were notified.

James Berry came before the Commission and explained he doesn't think a mobile home will be good for the neighborhood. Mr. Berry presented a picture of the property where water runs through the middle the property, exhibit B. Mr. Berry stated there are no other manufactured homes in the area and doesn't believe the property is large enough.

Michael Whitaker came before the Commission. Mr. Whitaker stated it wouldn't fit the character of the neighborhood and there is too much water on the property.

Rod Grusy came before the Commission. The entrance to his farm touches Mr. Vittitow's property. He doesn't think a mobile home is appropriate for the neighborhood. He also believes it is a safety issue because it will add more cars on the road.

Rouns Pence came before the Commission. Mr. Pence lives on Milby Rd. Mr. Pence stated all the conventional homes are well kept and believes as long as they are now new residents will do the same.

Barbara Berry asked the Commission where the mobile would be placed. She viewed exhibit A. Mr. Grusy asked if there is enough space for a sewer. The health dept. will determine if there is enough space. Mr. Grusy also asked about road frontage and set backs. Gordon Ireland explained there is enough road frontage and set backs.

Robert Enlow made a motion to deny the rezoning of the 2.35 acres located at 435 Milby Lane from R-1A to R-1B. It doesn't meet the economic plan for the community. Marsha Duncan seconded and the motion carried unanimously.

Tommy Melton came before the Commission requesting the rezoning of 0.7175 acre from A-1 (agricultural) to R-1A (single family residential conventional) located at 101 St. Jochin Cemetery Rd. Mr. Melton wants to sell a lot with the house. Gordon Ireland explained there are other residential zoned properties in the area. Deacon James Cecil came before the Commission. He wanted to know which house. He doesn't have any objections. Marsha Duncan made a motion to recommend the rezoning because it is in keeping with the neighborhood. Timmy Morris seconded and the motion carried unanimously.

ADMINISTRATIVE:

Payment of Bills: Robert Enlow made a motion to approve the income and expenses for February 2015 as presented. Timmy Morris seconded and the motion carried unanimously.

ZONING ADMINISTRATOR'S UPDATE:

Gordon Ireland explained the rezonings and permits issued in February. With no further business coming before the Commission at this time, Timmy Morris made a motion to adjourn. Robert Enlow seconded and the motion carried unanimously.

The Planning and Zoning Meeting adjourned at 8:05 p.m.

Submitted by: Susan Caldwell