

## Land of Lincoln Planning and Zoning Commission

### 10 May 2012 Meeting Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 10 May 2012, by Paul Lassanske, Chairman.

Roll was called and the following Commission members were present for the hearing: Paul Lassanske, Robert Enlow, Harold Skaggs, John Veague, Steve Payne, and Wayne Trombley.

Harold Skaggs made a motion to approve the minutes of the 12 April 2012 regular Planning and Zoning meeting minutes. Robert Enlow seconded and the motion carried unanimously.

#### **REZONINGS:**

**Rita Cecil** came before the Commission requesting the rezoning of approximately 1 acre located at 480 Edlin Rd., New Haven, Kentucky from A-1 (agricultural) to R1-A (single family residential conventional). Mrs. Cecil explained they are selling 18.1 acres and keeping approximately 1 acre. Gordon Ireland explained if Mr. & Mrs. Cecil wanted to sell the approximately 1 acre later it should be large enough if someone wanted to build a house on the property. Steve Payne made a motion to recommend the rezoning of the approximately 1 acre located at 480 Edlin Rd. from A-1 to R1-A. John Veague seconded and the motion carried unanimously.

**Kenneth Mink** withdrew his rezoning request.

Harold Skaggs made a motion to take a temporary recess for the purpose of a public hearing for the proposed Subdivision Regulations. John Veague 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, Robert Enlow, Harold Skaggs, John Veague, Steve Payne, and Wayne Trombley.

Lori Kinkead explained the changes to the Subdivision Regulations. The Mayor of Hodgenville requested the Subdivision Regulations be amended to include a requirement for street lights. Gordon Ireland explained that when a subdivision

wants to place expensive street lights the City wants the developer to pay for them. This needs to be stated in an ordinance to allow it to be enforced in new subdivisions. Lori Kinkead explained that the location for all street lights will be added to Section 5 of the Subdivision Regulations. New section to be added to VI Design and Improvement Standards: 6.12 Street Lights

A. All subdivisions within the city of Hodgenville shall include street lights which shall be placed at strategic locations to ensure safe vehicular and pedestrian traffic.

1. Street light locations and spacing must be approved by the Planning & Zoning Administrator as part of the process of approval of the preliminary plat.
2. Electric service to street lights shall be provided underground by the developer.
3. When ornamental street lighting is proposed, the developer shall provide the street lighting poles, accessories, and necessary easements in accordance with the appropriate utility company.
4. The ownership and maintenance of street lights may be transferred to the City of Hodgenville after inspection and approval by the city officials.

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. Any exceptions must be approved by the Planning & Zoning Commission.

John Veague asked if the City understands the cost of the upkeep of the ornamental lighting. Steve Payne asked if the City has insurance in case a tornado takes all the lights out. Paul Lassanske asked what criteria will be used for the locations of the street lights. Paul Lassanske asked if there should be design standards for the lights. Paul Lassanske asked if more research can be done. Gordon Ireland will ask the City Council the questions on Monday. Robert Enlow made a motion to close the special public hearing regarding the subdivision regulation amendments. Steve Payne seconded and the motion carried unanimously.

Harold Skaggs made a motion to return to the regular Planning & Zoning Commission meeting. John Veague seconded and the motion carried unanimously.

Steve Payne made a motion to delay any action for the street light regulations until questions are answered. The motion carried unanimously.

John Veague made a motion to approve the revised language of Appendix A. Wayne Trombley seconded and the motion carried unanimously.

The Commission discussed Kenneth Mink's property. Gordon Ireland explained that the plat isn't complete.

### **ADMINISTRATIVE:**

**Payment of Bills:** Steve Payne made a motion to approve the income and expenses for April 2012 as presented. Harold Skaggs seconded and the motion carried unanimously.

### **ZONING ADMINISTRATOR'S UPDATE:**

Gordon Ireland stated there was 8 permits sold in April. There have been 2 permit, 2 rezoning requests, and 4 land divisions.

Gordon Ireland compared the amount of building permits from the last three years.

Gordon Ireland stated Linda Carter requested that he bring the plat to her office for it to be recorded. Paul Lassankse asked if it is stated in the Regulations that say that the Planning & Zoning Administrator must record the plat. Gordon Ireland will look at the new ordinance.

Gordon Ireland asked if any one had any questions or changes to the Zoning Ordinance. There were no questions or changes. Gordon Ireland asked if they can be printed. Paul Lassanske suggested printing 50 of the Zoning Ordinance.

Steve Payne stated he saw a sign on 357 stating there is a beauty shop. Gordon Ireland will check out the beauty shop sign.

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

The Planning and Zoning Meeting adjourned at 8:20 p.m.