

## **Land of Lincoln Planning and Zoning Commission**

### **17 September 2015 Meeting Minutes**

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 17 September 2015, by Paul Lassanske, Chairman.

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

Steve Payne made a motion to approve the minutes of the 13 August 2015 Planning and Zoning meeting minutes. Timmy Morris seconded and the motion carried unanimously.

#### **REZONINGS:**

**Garnett Russell** came before the Commission requesting the rezoning of 2.5 acres from A-1 (agricultural) to R-1A (single family residential conventional) for the property located at the intersection of Hwy 31E and Hawkins Rd. Mr. Russell explained he would like to rezone the property and sell it. There are other R1-A zoned properties in the area. Rick Roach made a motion to approve the request because there are numerous R1-A properties in the area. Marsha Duncan seconded and the motion carried unanimously.

**Jerry Turner** came before the Commission requesting the rezoning of 0.43 acre from R-1A (single family residential conventional) to B-2 (neighborhood business district) for the property located at 2408 Greensburg Rd. Gordon Ireland explained all the B-2 properties in the surrounding area. Steve Payne and Gordon Ireland discussed that the Comprehensive Plan for the area was projected to be used for business.

Suzie White came before the Commission. Ms. White's property joins Mr. Turner's property and they share two easements. Ms. White's concern is that the easement will be used for business. Lori Kinkead stated the easement can only be used for personal use and Ms. White can take Mr. Turner to court for misuse if it is used for business. Mr. Turner explained that one easement is 7 ½' off of Greensburg St. and the other is a 23' easement off of Hatcher Ln. and both are in his deed. Mr. Turner submitted Exhibit A, a plan from the state of where the driveway would have to be placed on the property. It is not near the easements. Ms. White received a copy of Exhibit A. Bill Nichols stated he was concerned about the safety of the children and pets.

Steve Payne stated the use of the easements would not be practical for Mr. Turner to use for his business. Lori Kinkead stated the rezoning can be approved with the condition that commercial use must use the state approved entrance and exit. Mr. Turner stated he is going to combine his three lots and use the state approved entrance and exit. Steve Payne made a motion to approve the rezoning subject to the condition that the state approved entrance and exit is used for any commercial use, it is in keeping with the neighborhood. Rick Roach seconded and the motion carried unanimously.

**Jimmy Wood** came before the Commission requesting permission to build a subdivision without sidewalks. The regulations of the sidewalk ordinance state that all new subdivisions within the city limits must have sidewalks. Mr. Wood stated that the ordinance was not in place when he started the development. Paul Lassanske stated that the development plan and phase one was approved, phase two has not been approved. Paul Lassanske read the minutes from the June 1, 2006 meeting when the development plan and phase one was approved. Paul Lassanske stated that regulations and requirements change and they have to be followed once they are in place. Timmy Morris asked where the children are supposed to walk when they get off the school bus. Marsha Duncan stated that it is very chaotic when the children are getting off the bus. The Commission members believe the ordinance should be followed.

## **ADMINISTRATIVE:**

**Payment of Bills:** Steve Payne made a motion to approve the income and expenses for August 2015 as presented. Rick Roach seconded and the motion carried unanimously.

Gordon Ireland discussed the building permits and rezonings.

Darin Williams, Robert Enlow, Marsh Duncan, and Steve Payne need training.

November 4<sup>th</sup>: Elizabethtown training

Lori Kinkead discussed the training she will present in October.

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

The Planning and Zoning Meeting adjourned at 8:30 p.m.

Submitted by: Susan Caldwell