

Land of Lincoln Planning and Zoning Commission

14 November 2013 Meeting Minutes

The Land of Lincoln Planning and Zoning Commission was called to order on Thursday, 14 November 2013, by Paul Lassanske, Chairman.

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

Robert Enlow made a motion to approve the minutes of the 10 October 2013 regular Planning and Zoning meeting minutes. Rick Roach seconded and the motion carried unanimously.

REZONINGS:

Mark Howell with the LaRue County Conservation came before the Commission requesting the rezoning of 0.61 acre located on West Main St. Hodgenville, Kentucky from R-1A (single family residential conventional) to B-2 (Neighborhood Business District). Gordon Ireland explained the map of the property. There are other business zonings in the area. Steve Payne made a motion to recommend the rezoning of the 0.61 acre located on West Main St. from R-1A to B-2, it is in keeping with the business zonings in the area. John Veague seconded and the motion carried unanimously. There is also a Variance request to reduce the side and rear set backs by 50% (side reduced to 6' and rear reduced to 12'). There is no objections to the variance request. Robert Enlow made a motion to recommend the variance request. John Veague seconded and the motion carried unanimously.

Paul Fultz came before the Commission requesting the rezoning of 7.7 acres located at 2211 Carter Brothers Rd. Hodgenville, Kentucky from A-1 (agricultural) to R-1B (single family residential manufactured). Jim Banks came before the Commission with Mr. Fultz. Jim Banks explained that Mr. Fultz would like to separate the lot with the barn for his grandson. Jim Banks explained that the property needs to be rezoned to be conforming. Mr. Fultz stated that there are 12 mobile homes in the area. Gordon Ireland agrees that the rezoning would be for the best. Mr. Bell Jr. came before the Commission asking if he can continue to cut hay on the property if it isn't zoned agricultural. Paul Lassanske stated that he can still cut the hay if Mr. Fultz allows it. John Veague made a motion to recommend the rezoning of 7.7 acres

located at 2211 Carter Brothers Rd. from A-1 to R-1B, it is keeping with the neighborhood. Rick Roach seconded and the motion carried unanimously.

Kenneth D. Alvey came before the Commission requesting the rezoning of approximately 2 acres located at 531 Watkins Alvey Rd. Hodgenville, Kentucky from A-1 (agricultural) to R-1B (single family residential manufactured). The notice in the newspaper, the agenda, and the letters to the adjoining property owners said the rezoning request was A-1 to R-1A instead of R-1B. Lori Kinkead stated the KRS 100.212 subsection 2 states that notice of the hearing shall be given at least 14 days in advance of the hearing by first class mail with certification by the Commission secretary or other officer of the Planning Commission that a notice was mailed to a owner of every parcel of property adjoining the property the classification which is proposed to be changed. The Commission can not hear Mr. Alvey's request because the classification was not correct in the notices to the adjoining property owners. With apologies Paul Lassanske told Mr. Alvey that his request will be moved to the December Planning & Zoning Commission meeting.

Branden Marshall came before the Commission requesting the rezoning of approximately 0.2 acre located at 233 Greensburg St. Hodgenville, Kentucky from R-1A (single family residential conventional) to R-3 (3 family residential). Mr. Marshall explained he would like to place a triplex in place of the house that recently burned. Mr. Marshall stated that the property is actually 0.38 acre instead of 0.2. Mr. Marshall recently had the property surveyed. There must be two parking spaces per unit and one must be a van accessible handicap parking space. John Veague asked if there are any other triplexes in the area. There are not any other triplexes, but there are other duplexes. Gordon Ireland explained the location of the duplexes and that they are on small tracts. Ashley Reding, Mr. Marshall's next door neighbor, came before the Commission and explained that she believes the fence is on the property line. Ms. Reding does not like the idea of a triplex on that property. Vonna Downs came before the Commission and stated that the curve of the road in front of the property is very dangerous and is concerned that someone will drive though the triplex. Donald Castello came before the Commission and stated that the curve is a real hazard. He also stated that Mr. Mouser, the previous owner of Ms. Reding's property stated that the fence on Mr. Marshall's property should go to the garage. Anita Ovesen came before the Commission and stated that she does not like the idea of a triplex on the property. Ms. Ovesen stated that the curve is very hazardous and adding a triplex will make more traffic. Mr. Marshall stated that the survey is correct. Paul Lassankse stated that there is a concern about the amount of cars. John Veague states that the property meets all the requirements, the concern is with the traffic. Steve Payne made a motion that the request be declined because it is not in keeping with the surrounding community and causes a traffic hazard. Rick Roach seconded and the motion carried unanimously.

Jimmy Goldsmith came before the Commission requesting the rezoning of approximately 1 acre located at 1011 Plouvier Rd. Hodgenville, Kentucky from A-1 (agricultural) to R-1B (single family residential manufactured). Mr. Goldsmith stated he recently purchased the property. There is a mobile home on the property that has been there since 1992. Mr. Goldsmith would like to sell the part of the property with the mobile home. Gordon Ireland stated there are 3 mobile homes right beside the property. Nicholas & Jessica Sadler came before the Commission and stated that they do not like a 1 acre tract with a mobile home and would like to know how many times the property could be broken up. Kyle Williamson came before the Commission. Mr. Williamson is not an adjoining property owner, he does own property near Mr. Goldsmith's property. Mr. Williamson has concerns of the area becoming a trailer park with many small properties with mobile homes. Steve Plouvier came before the Commission and stated that he is concerned about a trailer park and concerned about his property value going down. Chris Robertson came before the Commission and stated that he would like all the properties be at least 5 acres since the area is rural. William Close came before the Commission. Mr. Close has a two acre lot. Mr. Close stated that the roads will not handle the traffic of a trailer park. Mr. Close believes it should be at least 5 acres. John Veague made a motion that the request be declined because it will leave precedence for others to do the same and it is not in keeping with the surrounding area. Robert Enlow seconded and the motion carried unanimously.

ADMINISTRATIVE:

Payment of Bills: Harold Skaggs made a motion to approve the income and expenses for October 2013 as presented. John Veague seconded and the motion carried unanimously.

ZONING ADMINISTRATOR'S UPDATE:

Gordon Ireland explained the rezonings and permits issued in October. Gordon Ireland stated the Mayor of Upton called asking about joining the Larue County Planning and Zoning. Upton is an incorporated city. Gordon Ireland presented 2014 calendar to the Commission. Rick Roach made a motion to approve the 2014 calendar of the Planning and Zoning meetings. Steve Payne seconded and the motion carried unanimously.

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

The Planning and Zoning Meeting adjourned at 8:45 p.m.