

Minutes
Franklin-Simpson Planning & Zoning
Board of Adjustments
Monday, January 22, 2024, 5:30 pm.
City Hall Meeting Room, 117 West Cedar Street, Franklin, KY.

Members Present: Madam Chair Sallie Starks, Mike Simpson, Chris Kummer, and Kenneth Utley.

Members Absent: Jordan Hawkins.

Others present included: Bob Link, Carter Munday, Mikala McClain, and Christina Dunn.

Madam Chair Sallie Starks called the meeting to order at 5:31 p.m.

A motion was made by Chris Kummer and seconded by Mike Simpson to approve the November 27th meeting minutes. All members voted in favor of the motion.

Hon. Bob Link swore in the Franklin-Simpson Planning and Zoning Board of Adjustments Appointee, **Kenneth Utley**.

A motion was made by Chris Kummer and seconded by Mike Simpson for Hon. Bob Link to facilitate the selection of a Chair for the Franklin- Simpson Planning and Zoning Board of Adjustments.

Hon. Bob Link posed a **nomination for Chair** of the Franklin-Simpson Planning and Zoning Board of Adjustments. Mike Simpson nominated Sallie Starks. No other nominations were made.

A motion was made by Mike Simpson and seconded by Chris Kummer to appoint Sallie Starks as the Chair of the Franklin-Simpson Planning and Zoning Board of Adjustments. All members voted in favor of the motion.

Madam Chair Sallie Starks began chairing the meeting.

Madam Chair Sallie Starks posed a **nomination for Vice Chair** of the Franklin-Simpson Planning and Zoning Board of Adjustments. Mike Simpson nominated Chris Kummer. No other nominations were made.

A motion was made by Mike Simpson and seconded by Kenneth Utley to appoint Chris Kummer as the Vice Chair of the Franklin-Simpson Planning and Zoning Board of Adjustments. All members voted in favor of the motion.

Madam Chair Sallie Starks posed a **nomination for Secretary** of the Franklin-Simpson Planning and Zoning Board of Adjustments. Mikala McClain was nominated. No other nominations were made.

A motion was made by Chris Kummer and seconded by Mike Simpson to appoint Mikala McClain as the Secretary of the Franklin-Simpson Planning and Zoning Board of Adjustments. All members voted in favor of the motion.

Christina Dunn presented an **appeal** for the revocation of a **Conditional Use Permit** for a Car Lot located at **813 North Main Street, Suite A**.

Christina Dunn informed the board that she was in possession of a letter that was written and signed by the owner of the property granting her permission to run a car lot at 813 North Main Street, Suite A.

Carter Munday was asked to give further information on the topic and why the letter was significant. Mr. Munday recapped that the Conditional Use Permit that was originally granted on October 23, 2023, was revoked on November 27, 2023, after learning that Ms. Dunn was not the owner of the property. Mr. Munday's initial conversation with the owners led to the conclusion that they were unaware of the car lot and unsure if they wanted it to be operated on their property. Since that initial conversation, the Planning and Zoning Office received additional information that they were going to grant permission for the car lot. Mr. Munday advised Ms. Dunn to receive a letter signed by the owners granting her permission and present it at this meeting.

Hon. Bob Link inquired about what Suite B of the building is being used for and who is operating the business. Ms. Dunn informed him that it is an event center that is also ran by her.

Hon. Bob Link inquired if Suite A is located on the north side or south side of the building. Ms. Dunn informed him that it is the side closest to Sonic, so it would be the south side. Hon. Bob Link stated that the Conditional Use Permit would also have to include the south side of the parking lot.

Chris Kummer inquired about who will be operating the car lot because Ms. Dunn mentioned at the October meeting that the car lot belonged to Chris Wilson. Ms. Dunn informed him that she had bought out Chris Wilson and will be operating the car lot herself.

Hon. Bob Link inquired about what name they would be operating under. Ms. Dunn informed him that the business would still be operating under Chris Wilson's Automotive at the time, but she is planning to change the name to Dunn's Auto Sales.

Mikala McClain inquired if the Conditional Use Permit would need to be granted to Chris Wilson's Automotive. Hon. Bob Link shared that the Conditional Use Permit should be granted to Christina Dunn as an individual.

A motion was made by Mike Simpson and seconded by Chris Kummer to approve the Conditional Use Permit for Christina Dunn to operate a car lot at 813 North Main Street, Suite A (including the south side of the parking lot) and that the Conditional Use Permit be nontransferable. All members voted in favor of the motion.

Carter Munday presented the board with the December 2023 and January 2024 CUP survey results (results listed on the last page). Mr. Munday requested that the following conditional use permits be voided due to lack of evidence.

December CUPs

Cheryl Newton – Auto Detail Shop – 1115 Blackjack Road – 12/21/2016

Regina Noe – Massage Therapy – 298 Turner Ford Road – 12/18/2012

Marsha A. Williams Liby – Mobile Home – 7731 Gold City Road – 12/22/2009

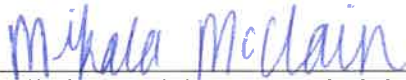
January CUPs

N/A

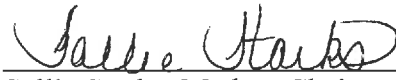
A motion was made by Chris Kummer and seconded by Kenneth Utley to void the December 2023 Conditional Use Permits as presented. All members voted in favor of the motion.

Madam Chair Sallie Starks adjourned the meeting at 5:55 p.m.

Respectfully Submitted:



Mikala McClain, P&Z Administrative Assistant



Sallie Starks, Madam Chair

Dec. CUP 2023 survey results

Josh Raines – Ball field Lights – 88 Raines Drive- 10/26/2020- verified 2022, 2023.
Jon, Lynn, & Karla Rottstedt – daycare – 207 west Madison – 2/26/2008- verified 2022, 2023
Renee Fox – Pet Grooming – 102 Schweizer rd. – 3/25/2008 – verified 2022, 2023
Corner Stone Baptist Church – religious svc. - 11360 Morgantown Rd. – 4/22/2008 – verified 2022, 2023
Freda Downey – daycare – 608 west cedar St.- 10/28/2008 – verified 2022, 2023
Trader joes – food processing- hwy. 100 @ Eddings& Scottsville rd. -11/14/22-verified 2023
Vito Inc.- concrete fabrication – 894 Federal St.- 12/16/2014- verified 2023
Cheryl Newton – auto detail shop- 1115 Blackjack Rd. -12/21/2016- void- closed- 2023
Regina Noe – Massage Therapy – 298 turner ford rd.- 12/18/2012 – void closed- 2023
Marsha A. Williams Liby- mobile home-7731 gold city rd.- 12/22/2009- void mobile home removed - 2023
Steven Kessler – mobile home – 1861 Schweizer Rd. – 12/22/2009- verified- 2023
Cedar Grove Baptist Church – fellowship hall – 2944 rapids road- verified - 2023

January CUP 2024 survey results

Suddarth @516 ROLLING ROAD DRIVE- Home Occupation- 1/24/21- verified
Forrest Park mobile home park – RV PARK 10 LOTS - @ 834 N. MAIN- 1/24/21- verified -@6 OCCUPANCY
Coner stone Baptist Church- Religious svc. - @ 820 Morgantown rd. -3/18/93- verified
Harcross Chemical – @936 Garvin Lane – chemical sales and service dist.- 1/24/22 – verified
Jeffery and Uncey Young- MH- @652 Sterling Cassity rd. 2/28/19 – verified
Liochem AKA project tiger- lithium battery comp. mfg.- @310 Ronnie Clark Dr.- 1/25/23- verified
Flat rock fellowship church – religious svc. - @311 Flat rock rd.- 1/28/19- verified
Franklin Country Club- recreation storage - @ 302 Broadway -3/17/93 – verified
Susan Layne Management office- Property Mgmt.- @ 1025 Brookhaven rd. 25A- 1/26/2010- verified
Blackjack Baptist Church- religious svc. - @4197 Blackjack rd.- 4/8/93 – verified
Chris Cline -MH - @264 Elliot rd. – 1/26/2010 – verified
Gary Gammons- Day Care Center- @820 Blackjack Rd. - verified