

Minutes
Franklin-Simpson Planning & Zoning Commission
Tuesday, April 2, 2024, 6:30 pm.
City Commission Meeting Room
117 West Cedar Street, Franklin, KY.

Members in Attendance: Madam Chair Debbie Thornton, Chad Konow, Justin Henninger, John Mayeur, Ronnie Stilts, and George Weissinger.

Members Absent: Derrick Kepley and Gary Sliger.

Others Present: Robert Link, Carter Munday, Mikala McClain, Kenneth Utley, Jordan Hawkins, Chris Kummer, Sallie Starks, Ed Holmes, Ron Thornton, Ray Malinowski, Lori Cline, Tori Henninger, Chad Drake, Lisa Deavers, Chris McCoy, and Tammie Carey.

Madam Chair Debbie Thornton called the meeting to order at 6:29 p.m. Kenneth Utley opened with prayer.

A motion was made by Chad Konow and seconded by George Weissinger to approve the March 19, 2024, meeting minutes. All members voted in favor of the motion.

EHI Consultants presented the Franklin Forward 2040 Comprehensive Plan.

Ed Holmes, representative of EHI Consultants, stated that the last Comprehensive Plan was from the year 2007, and that they have used resources such as the Census to help them look 20 years into the future and create a new Comprehensive Plan. Mr. Holmes explained that there were several opportunities for community input on the plan by conducting a community wide survey (1,800 participants), 3 community conversations, 2 public meetings, and 5 advisory committee meetings. Mr. Holmes said that two of the major components of the new Comprehensive Plan will be the Future Land Use Map and the 5 Growth Areas. Mr. Holmes further explained that these two components will help the Board to understand where the growth should be concentrated as well as giving them guidelines for future zone changes, and seeing if they make sense with the current infrastructure and the roadways. Mr. Holmes mentioned that the Future Land Use Map will also allow people in the community, who may be looking to purchase property, to know where the growth is expected and keep them from being so surprised when these developments do happen. Mr. Holmes also mentioned that there has been lots of discussion about Growth Area 3 and the expansion of commercial and industrial areas.

Madam Chair Debbie Thornton inquired if the current pattern of growth of Simpson County is normal. Ed Holmes answered that it is normal given that it follows HWY 31-W; however, he believes it should become more compact.

Ray Malinowski, a resident of the community, inquired about a potential increase in the amount of acreage required to build a residence in the county. Ed Holmes stated that they are looking to

increase the minimum lot size in the county to 10 acres because this will prevent so many single lots that put a strain on the septic systems and roadways.

Ron Thornton, a resident of the community, inquired about the acreage required for a mobile home in Simpson County. Carter Munday responded that the regulations require a minimum of 10 acres for a mobile home in an AG Zone. Ron Thornton also expressed concerns with the lack of green spaces and vegetation within new developments. Madam Chair Debbie Thorton explained that they do require screening and buffers. Carter Munday added that this requirement was added to the regulations last year. Mr. Thornton also expressed concerns about the price of rent in Simpson County increasing and leading to the people in the community having to move elsewhere to find more affordable housing.

Chris McCoy, a resident of the community, inquired about how they reached the projection of what the population will be 20 years from now. Ed Holmes explained that this projection is based on the data from the Census. Ms. McCoy also inquired about the mentioned of public transit and biking/walking lanes in the new Comprehensive Plan. Ed Holmes answered that they are hoping that the public transit will come with the growth of the community, and that they would be walking/biking trails rather than lanes on the road.

Mayor Larry Dixon mentioned that the community currently has walking trails. Lisa Deavers, the Parks and Recreation Administrator, added that they are planning for a walking/biking trail at Jim Roberts Community Park, as well as planning to connect the green ways so that way people are able to get there safely without having to take a car.

Sallie Starks, Chair of the Franklin-Simpson Board of Adjustment, inquired about the point in which the Kentucky Department of Transportation should be brought into the plan. Ed Holmes responded that they coordinated the Comprehensive Plan with the data from the Small Urban Study done by the Kentucky Department of Transportation.

Justin Henninger inquired if Mr. Holmes has seen an increase in the size of buffers between industrial zones and surrounding properties of different zones. Ed Holmes answered that they have seen an increase for the protection of AG and residential zones in other communities. Ray Malinowski, a resident of the community, added that part of his property adjoins Trader Joe's and while they did a good job with the buffer, he does not believe all companies will be so agreeable; therefore, he believes that there should be more requirements for buffers.

Chris Kummer commented on the concerns about where the industrial zones are projected on the Future Land Use map by stating that it would make sense to grow industrial beside other industrial. Chad Drake responded by saying that he believes there are already areas for industrial growth that should be used before adding more. Mr. Drake also wanted to know when the growth would stop if it continued to grow.

Sallie Starks, Chair of the Franklin-Simpson Board of Adjustments, suggested that the community should promote infill growth with things such as tax credits. Carter Munday stated that these incentives are mentioned in the Comprehensive Plan, but that it would be something the local governments would have to implement.

John Mayeur inquired if the potential expansion of HWY 1008 was taken into consideration when drafting the Comprehensive Plan. Ed Holmes stated that the expansion of said road was part of the Small Urban Study performed by the Kentucky Department of Transportation and they did take that into account.

A motion was made by Ronnie Stilts and seconded by Chad Konow to adjourn the meeting at 7:58 p.m.

Respectfully Submitted:



Mikala McClain, Administrative Assistant



Debbie Thornton, Madam Chair

