

**Minutes**  
**Franklin-Simpson Planning & Zoning Commission**  
**Tuesday, April 16, 2024, 6:30 pm.**  
**City Commission Meeting Room**  
**117 West Cedar Street, Franklin, KY 42134**

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

Members Absent: Chad Konow and Gary Sliger.

Others Present: Robert Link, Carter Munday, Mikala McClain, Robert Larman, Johan Mirkovic, Mark Edlebeck, Scott Randolph, Ray Malinowski, Jason Blakeman, Chris McCoy, Amanda East, and Matthew Allen.

Madam Chair Debbie Thornton called the meeting to order at 6:30 p.m. Justin Henninger opened with prayer.

A motion was made by John Mayeur and seconded by George Weissinger to approve the April 2, 2024, meeting minutes. All members voted in favor of the motion.

**Kentucky Downs, LLC** presented a **Preliminary Development Plan** and **Final Development Plan** for an addition to their existing structure located at **5629 Nashville Road**.

Matthew Allen, engineer for the petitioner, stated that the addition will be 15,00 square feet and located on the south side of the existing building, along with a new parking lot that will have 300 additional parking spaces located to the south-east. Mr. Allen further stated that they will be adding a concrete outdoor patio and will maintain the fire loop around this addition. Mr. Allen addressed the stormwater by saying that it will be handled by the existing southern pond.

Carter Munday, Planning and Zoning Administrator, stated that this project will have very low impact, that the sewer and water are okay to handle this addition, and that it has been approved by the City Engineer, Richard Jones.

Madam Chair Debbie Thornton inquired about the adjacent properties and screening. Carter Munday answered that the adjacent southern property is residential, and it is up to the board to decide whether or not they would like screening. Mr. Munday recommended a type 20 landscape buffer.

Matthew Allen inquired if the screening would need to be where the new addition is, or if it needs to cover the entire southern side. Carter Munday answered that it should cover the whole side.

Derrick Kepley inquired if this new addition is due to their partnering with Circa Sports. Johan Mirkovic, representative of Kentucky Downs, LLC, answered yes, and that they will have a screen for viewing, stadium level seating, a restaurant, and a bar. Mr. Mirkovic went on to state

that he believes that this addition will be good for the community as it will bring in more revenue from other states, and pump that money into the Kentucky economy. Mr. Mirkovic further stated that they just signed a deal with ESPN for Grade-1 racing.

A motion was made by John Mayeur and seconded by Derrick Kepley to approve the Preliminary Development Plan and Final Development Plan presented by Kentucky Downs, LLC for an addition to their existing structure located at 5629 Nashville Road with the stipulation that there is a type 20 landscape buffer located on the southern side of the property. All members voted in favor of the motion.

**Fisher Contracting presented a Preliminary Development Plan and Final Development Plan for a storage building located at 4800 Nashville Road.**

Mark Edlebeck, representative of Fisher Contracting, stated that they wish to construct an 80' x 100' storage facility with a similar façade to their existing building. Mr. Edlebeck further stated that all items would be stored inside the building or behind it so that they are not visible, and that there would be a gravel path to accommodate trucks.

Carter Munday, Planning and Zoning Administrator, stated that there is more than enough retention to sustain this additional building, and that it has been approved by the City Engineer, Richard Jones. Mr. Munday informed the board that there will need to be screening around the adjacent house, and that the engineers have already factored that into the plans.

A motion was made by Derrick Kepley and seconded by Justin Henninger to approve the Preliminary Development Plan and Final Development Plan presented by Fisher Contracting for a storage building located at 4800 Nashville Road. All members voted in favor of the motion.

**Franklin 49, LLC and Arrington Downs, LLC presented Final Development Plans for Arrington Downs Section One and Arrington Downs Section Two located along Scottsville Road and Grace Road.**

Hon. Amanda East, legal counsel for the petitioner, stated that the final development plans presented are for the residential portions of Arrington Downs, and not for the commercial portion. Ms. East further stated that Section One was previously owned by the Summers and Section Two was previously owned by the Cooks; however, Section One was sold to Franklin 49, LLC and Section Two was sold to Arrington Downs, LLC; these are both companies owned by George Mears who could not be present at the meeting.

Carter Munday, Planning and Zoning Administrator, mentioned that the layout for Arrington Downs will be commercial lots located at the front followed by townhomes, single family houses, and then apartments. Mr. Munday went on to say that the dimensions of all the lots are correct, and that he feels very comfortable with this development.

Scott Randolph, engineer for the project, stated that Section One will consist of townhomes and single-family homes, and Section Two will be a continuation of the Single-Family Homes and then apartments.

Hon. Bob Link inquired if the apartments will be rentals. Cater Munday answered that the apartments will be rentals, but the townhomes and single-family homes will be owned.

Derrick Kepley inquired about the elevations for the single-family homes. Hon. Amanda East contacted George Mears via phone to answer this question. Mr. Mears stated that he believes there are three different elevations for single-family homes with a combination of materials and that they will be brick to grade.

Hon. Amanda East spoke with Mr. Mears to see if he could email the elevations for the Board to review. Upon this conversation, Mr. Mears realized that there was only one drawing that had been prepared, but he clarified that they would be using hardie board siding instead of vinyl.

Madam Chair Debbie Thornton inquired if they would be required to follow the City's Architectural Diversity. Carter Munday answered yes that it is a requirement.

A motion was made by Justin Henninger and seconded by Derrick Kepley to approve the Final Development Plan presented by Franklin 49, LLC for Arrington Downs Section One located along Scottsville Road and Grace Road with the addition that the R1-S homes will be brick to grade with no vinyl siding (stone, brick, and/or hardie board siding will be allowed). All members voted in favor of the motion.

A motion was made by Justin Henninger and seconded by John Mayeur to approve the Final Development Plan presented by Arrington Downs, LLC for Arrington Downs Section Two located along Scottsville Road and Grace Road with the addition that the R1-S homes will be brick to grade with no vinyl siding (stone, brick, and/or hardie board siding will be allowed). All members voted in favor of the motion.

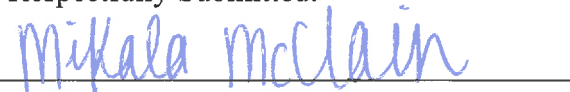
**Carter Munday** presented the **plans** for the new **Simpon County Clerk's Office** located at the corner of **E. Kentucky Avenue** and **Court Street**.

Carter Munday stated that the board did not need to take action on this project as they are exempt; however, he wanted to show the board the plans as a courtesy. Mr. Munday stated that it will be two stories with the County Clerk's Office downstairs, and the PVA office upstairs, along with the addition of a drive-thru window.

Madam Chair Debbie Thornton inquired about the materials being used for the siding. Mr. Munday answered that it will be brick with some stone.

Madam Chair Debbie Thornton adjourned the meeting at 7:31 p.m.

Respectfully Submitted:



Mikala McClain, Administrative Assistant



Debbie Thornton, Madam Chair

