

Minutes
Franklin-Simpson Planning & Zoning
Board of Adjustments
Monday, April 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, Vickie Baker, and Betty Carol Nolan.

Madam Chair Sallie Starks called the meeting to order at 5:30 p.m.

A motion was made by Mike Simpson and seconded by Kenneth Utley to approve the March 25, 2024, meeting minutes. All members voted in favor of the motion.

PUBLIC HEARING

NOTE: A COURT REPORTER WAS NOT PRESENT, SO THERE WILL NOT BE A TRANSCRIPT.

The City of Franklin presented a Variance to move the side setback to 3 Feet at 609 Jackson Street.

Carter Munday, Planning and Zoning Administrator, stated that many years ago the City of Franklin was awarded a grant for home re-builds in this area of town, and at that time they hired an outside firm to handle the money and contracts; however, the mayor at that time decided to let the firm go and handle the matter himself. Mr. Munday went on to say that he was informed of the issue at 609 Jackson Street by Walter Hassell who had the property surveyed as part of his late mother's estate. Mr. Munday further stated that the surveyor realized that the house is too close to the property line, and that the driveway is located on the adjacent property. Mr. Munday informed the board that the City of Franklin has taken care of the driveway by moving it the opposite side of the property, but the matter of the house being too close to the property line still needs to be settled. Mr. Munday said that the variance would allow the heirs to sell the property as part of Betty Nolan's estate.

Betty Carol Nolan, the daughter of Betty Nolan and current occupant of 609 Jackson Street, stated that the home has been this way for many years, and she did not understand how they could be saying now that it is located on someone else's property. Hon. Bob Link explained that the house is not located on the wrong property, it was just built too close to the property line.

Unknown Lady, Adjoining Property Owner, stated that she attended the meeting to confirm that the property lines would not be changing. Carter Munday and Chris Kummer both expressed that the property lines would not be changing.

Vickie Baker, daughter of Betty Nolan, asked if they would be removing the handicap ramp since it is also located on the adjoining property. Chris Kummer explained that the board was only to discuss the variance. Carter Munday added by saying that would be a matter to discuss with The City.

A motion was made by Chris Kummer and seconded by Mike Simpson to approve the 7-foot variance presented by The City of Franklin so that the side setback will now be 3 feet for a parcel located at 609 Jackson Street. All members voted in favor of the motion.

Madam Chair Sallie Starks exited the public hearing.


Carter Munday presented the board with the April 2024 CUP survey results (results listed on the last page). Mr. Munday did not request that any of the conditional use permits be voided.

A motion was made by Kenneth Utley and seconded by Chris Kummer and Mike Simpson to adjourn the meeting at 5:50 p.m.

Respectfully Submitted:



Mikala McClain, P&Z Administrative Assistant



Sallie Starks, Madam Chair

April CUP 2024 survey results

Corie Lynn Womack- mobile home-Hardison road- 7/25/96- VERIFIED- 2022,2023,2024

Arlene Moyers- used auto sales- 806 north main St.- 1/30/97- VERIFIED- 2022, 2023,2024

United church of franklin- religious services- 1357 industrial bypass 9/25/97- VERIFIED- 2022, 2023,2024

Edward black- mobile Home- Peden mill road-2/25/99- VERIFIED-2022,2023, 2024

Larry Henson- Mobile Home- Henson road- 5-27-99 – VERIFIED- 2022,2023,2024

Thomas Gosnell – Mobile Home- Gosnell road- 5-27-99- VERIFIED-2022,2023,2024

Allen Siske & Shelly Rolan – Mobile Home – 7349 Springfield Rd. 5/27/99 – VERIFIED- 2022,2023,2024

Vick Huntsman – used Auto Sales- 913 S. Main St. -6/24/99 – VERIFIED – 2022,2023,2024

Ricky & Judy Bandy – Mobile Home – 1,443 ac. @ 549 Sulfur Springs Rd. – 4/16/2002- VERIFIED – 2022, 2023,2024

Tony & Christy Whitman- used auto sales- 549 Sulfer Springs road – 4/16/2002- VERIFIED – 2022,2023,2024

Franklin Exit 2 Liquors – 3730 south Main St.- liquor store retail sales- 3 /26/2013- VERIFIED – 2022, 1022,2023,2024

Linda King-commercial kitchen home based occupation- 2549 Cedar Bluff Rd. – 4/26/2011- VERIFIED- 2021,2022,2023,2024

