

Minutes
Franklin-Simpson Planning & Zoning Commission
Tuesday, May 7, 2024, 6:30 pm.
City Commission Meeting Room
117 West Cedar Street, Franklin, KY 42134

Members in Attendance: Madam Chair Debbie Thornton, Chad Konow, Justin Henninger, Derrick Kepley, Gary Sliger, Ronnie Stilts, and George Weissinger.

Members Absent: John Mayeur.

Others Present: Robert Link, Carter Munday, Mikala McClain, Harrison Donnelly, Aaron Arnold, Brent Easley, Bruce Bennett, Joseph Kern, Angela Kern, Weston Durrant, and Rick Morrow.

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

A motion was made by Chad Konow and seconded by George Weissinger to approve the April 16, 2024, meeting minutes. All members voted in favor of the motion.

Brock Perdue presented a Plat Amendment for Lot 7 located along Perdue Farms Road.

Carter Munday, Planning and Zoning Administrator, stated that Lot 7 is of record in a previously recorded plat; however, at the time of the rezoning and recording of this property, the utility easement was missed. Therefore, they need to increase the width of the utility easement to provide water to the newly developed homes.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to approve the plat amendment for Lot 7 along Perdue Farms Road. All members voted in favor of the motion.

Franklin Shoppes Partners presented a Preliminary Development Plan for a Grease Monkey located along Nashville Road (Portion of Lots 5-6).

Aaron Arnold, engineer for the project, stated that Grease Monkey will be an oil change facility located on an approximately .49-acre lot located along Nashville Road. Mr. Arnold further stated that this will be a single building with two service bays, and the entrance will be at the rear of the property off of the shared drive. Mr. Arnold mentioned that the stormwater is already established at the rear of the property.

Derrick Kepley inquired about the type of siding, and if they could add a minimum of 4-feet of stone to the bottom of the structure. Mr. Arnold stated that he could discuss this change with the owner. Rick Morrow, member of Franklin Shoppes Partners, added by saying that the current materials that will be used are metal and hardie board siding. Mr. Munday inquired if this was the only elevation they had for this structure. Joseph Kern, Franchisee, stated that this was the only elevation that the franchise provided them with.

Madam Chair Debbie Thornton inquired about the water and sewer. Mr. Munday expressed that it is all worked out; however, they will need to obtain an oil-water separator.

A motion was made by Gary Sliger and seconded by Ronnie Stilts to approve the preliminary development plan presented by Franklin Shoppes Partners for a Grease Monkey located along Nashville Road (Portion of Lots 5-6) with the stipulation that they make the siding brick, stone, or stucco. All members voted in favor of the motion.

Wes Durrant d/b/a Nacho Properties, LLC and West to East, LLC presented a **Preliminary Development Plan** and **Final Development Plan** for a Major Plat Plan located along **Industrial Bypass North** and **Ditmore Ford Road**.

Hon. Bob Link inquired about the reasoning for requesting a preliminary and final on the same night. Carter Munday answered that there is no development plan concept, and that they are only wanting to create 3 separate lots. Mr. Munday expressed that he could not separate this parcel with a minor subdivision given that there is a limit of two lots with a minor subdivision plat.

Gary Sliger inquired about which side of Ditmore Ford this property is located on. Carter Munday answered that it is on the side closest to Kenneth Utley Drive.

Wes Durrant, owner of the property, stated that he wants to separate the parcel into multiple lots in order to sell 3 of them and keep one lot. Hon. Bob Link inquired about the size of the smallest lot. Mr. Durrant answered that it would be 5 acres.

A motion was made by Gary Sliger and seconded by Chad Konow to approve the preliminary development plan and final development plan presented by Wes Durrant d/b/a Nacho Properties, LLC and West to East, LLC for a major plat plan located along Industrial Bypass North and Ditmore Ford Road. All members voted in favor of the motion.

Blackjack, LLC presented a **Preliminary Development Plan** for apartments located at **607 Blackjack Road**.

Aaron Arnold, engineer for the project, said this is a 26-acre lot to be used for multi-family dwellings. Mr. Arnold stated this development will consist of 12 buildings and 132 apartments along with a leasing office. Mr. Arnold further stated that the stormwater will be developed using existing drainage.

Bruce Bennett, owner and developer, discussed the outside appearance of the apartment buildings saying that they will be mostly white siding and will have a younger/fresher look. Madam Chair Debbie Thornton inquired if these elevations would be in line with the regulations. Carter Munday answered that the subdivision regulations do not apply to multi-family.

Hon. Bob Link inquired about the kind of buffer they would be using between them and the adjoining properties. Mr. Bennett answered that they would have a fence barrier and landscaping.

Gary Sliger inquired about the remaining acreage and if it is able to be developed. Mr. Bennett expressed that it can be developed, and there could eventually be a phase 2.

Carter Munday inquired about the number of compactors that will be located on the property. Mr. Bennett ensured that one compactor would be sufficient for this size development.

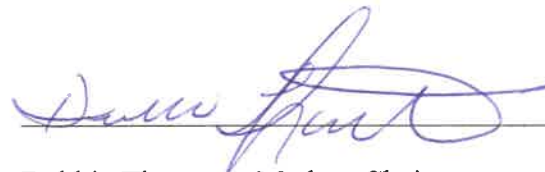
A motion was made by Madam Chair Debbie Thornton and seconded by Gary Sliger to approve the preliminary development plan presented by Blackjack, LLC for apartments located at 607 Blackjack Road with the stipulation that they have a fence barrier between them and the adjoining properties. All members voted in favor of the motion.

A motion was made by Derrick Kepley and seconded by Ronnie Stilts to adjourn the meeting. All members voted in favor of the motion. The meeting was adjourned at 7:05 p.m.

Respectfully Submitted:



Mikala McClain, Administrative Assistant



Debbie Thornton, Madam Chair

