Minutes
Simpson County Planning and Zoning Commission
Tuesday, September 2, 2025, 6:30 PM
Simpson County Historic Courthouse - Second Floor Courtroom
100 Courthouse Square, Franklin, KY 42134

Members in Attendance: Chad Konow, Gary Sliger, Jeff Henderson, Paxx Burk, and Stephanie Hastings.

Members Absent: None.

Others Present: Chris Tomlinson, Mikala McClain, Susan Sablesak, Chris Rhea, Albert Fehrle, Robert Lady, Stephanie Lady, Betsy Rhea Kullman, Janet Findley, Scott Randolph, Brenda Reid, Brandon Duffer, and Gary Dunning.

Chairman Chad Konow called the meeting to order at 6:30 PM. Gary Sliger opened with prayer.

A motion was made by Jeff Henderson and seconded by Paxx Burk to approve the July 28, 2025, meeting minutes. All members voted in favor of the motion.

NEW BUSINESS

Edward Allen Brady, LLC to present a **preliminary development plan** for mini storage at **1650 Morgantown Road**.

Scott Randolph, engineer for the project, stated that he was representing the developer as he was unable to attend the meeting. Mr. Randolph went on to say that this piece of property is an island between Reid Road and Morgantown Road that was rezoned to I-1 by Warren Rural Electric; however, they no longer plan to develop the property. Mr. Randolph said that there is a natural berm, and they plan to ditch around the property so that the drainage is good. He also mentioned that utilities are available, and that there is an existing farm entrance where they plan to place the road connection.

Gary Sliger stated that while he understands that the property was rezoned for Warren Rural Electric, he is unsure if it is fitting for the area.

Paxx Burk asked where the water would be draining to, and if it would create more water on the surrounding properties. Mr. Randolph informed him that there is an existing pipe under Morgantown Road, and that they are not able to increase the water runoff onto other properties. Mr. Burk also asked if they plan on raising the elevation. Mr. Randolph answered that the right section of the property will probably be built up some. Mr. Burk inquired about the distance of the development from the surrounding residences. Mr. Randolph stated that the buildings were 50 feet from the right-of-way. Mr. Burk also inquired about a buffer for the development. Mr. Randolph said that the buffer would be required and approved by the commission. Mr. Burk expressed further concerns about the location of the fire hydrant and the distance of the fence from the road. Mr. Randolph informed him that they would be willing to speak with the county

about their preference for the location of the fire hydrant, and that the fence would be at least 50 feet from the road.

Brenda Reid, an adjoining landowner, inquired about the type of fence they plan to install. Mr. Randolph said that it would be up to the developer. Ms. Reid also asked if they would only be using Morgantown Road, or if they also planned to use Reid Road for access. Mr. Randolph answered that they will only have access from Morgantown Road.

Paxx Burk inquired about the hours of operation. Mr. Randolph stated that he believes the developer wants it to be accessible 24/7.

A motion was made by Gary Sliger to not approve the preliminary development plan for mini storage at 1650 Morgantown Road presented by Edward Allen Brady, LLC. The motion died due to lack of a second.

Paxx Burk asked Gary Sliger his opinion on the development plan. Mr. Sliger explained that the property was rezoned for Warren Rural Electric, but he thinks this presented use is not fitting for the area.

A motion was made by Gary Sliger and seconded by Paxx Burk to table the preliminary development plan for mini storage at 1650 Morgantown Road presented by Edward Allen Brady, LLC. All members voted in favor of the motion. The motion passed unanimously.

Chris Rhea, Betsy Kullman, and Stephanie Lady to **address concerns** regarding **minor subdivision plats** and **regulations for road frontage**.

Chris Rhea informed the commission that he owns a piece of land located off Springfield Road, and he wishes to deed an acre to his daughter for the purpose of constructing a home; however, the property is only accessible by a gravel lane that is not maintained by the County Road Department. Mr. Rhea stated that he believes the road was maintained by the county at one point, but his family has been maintaining it since 1960.

Stephanie Hastings inquired if this would be a preexisting condition since there is already a mobile home on the lot; therefore, allowing them to build a home. Mrs. Hastings was informed that they are able to build a home on the lot; however, the issue is creating a new lot due to the lack of road frontage.

Chris Rhea stated that Bobby Groves (County Road Department) and Mason Barnes (County Judge Executive) have no record of this gravel lane ever being a county road. Stephanie Hastings mentioned that the deed seems to mention that the property is located off a public road.

Paxx Burk asked who owns the house next to their property. Mr. Rhea answered that his daughter originally built the house and then sold it to his uncle. Gary Sliger inquired about the placement of the mailbox for this house. Mr. Rhea told him that it is located on Springfield Road, not the gravel lane. Mr. Sliger stated that this would be an indication that the gravel lane is not a public road.

Paxx Burk inquired about them creating a flag style lot. Gary Sliger stated that the regulations were created requiring 100 feet of road frontage to prevent flag style lots.

The commission informed Chris Rhea, Betsy Kullman, and Stephanie Lady that their property did not have any public road frontage; therefore, they could not approve a minor subdivision plat under the current regulations. However, they are willing to speak with the County Judge Executive and County Road Department about adopting the gravel lane as county road, and if that is not an option, then they will consider revisiting the regulations.

No official action was taken on this matter.

REMARKS

Mikala McClain informed the commission that she would be out of town at the time of their next regular scheduled meeting on October 7, 2025.

A motion was made by Gary Sliger and seconded by Jeff Henderson to adjourn the meeting at 7:56 PM. All members voted in favor of the motion.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman