Minutes – Special Called Meeting
Simpson County Planning and Zoning Commission
Tuesday, October 14, 2025, 6:30 PM
Simpson County Historic Courthouse - Second Floor Courtroom
100 Courthouse Square, Franklin, KY 42134

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

Members Absent: None.

Others Present: Chris Tomlinson, Mikala McClain, Bradlee Frey, Brian Harbin, Scott Randolph, and Brandon Duffer.

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

A motion was made by Paxx Burk and seconded by Stephanie Hastings to approve the September 2, 2025, meeting minutes. All members voted in favor of the motion.

OLD BUSINESS

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

Brian Harbin, the applicant, stated that he was aware that this preliminary was tabled at the last meeting, and he was happy to answer any questions that the commission may have regarding the project.

Gary Sliger stated that after looking into the previous zone change that was granted, he has confirmed that it was not approved solely for Warren Rural Electric. Therefore, he believes the development is good to move forward.

Paxx Burk inquired if they would be coming back before the commission to present a final development plan. Chairman Chad Konow answered yes.

A motion was made by Gary Sliger and seconded by Paxx Burk to approve 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.

NEW BUSINESS

Bradlee Frey to discuss the desire for zoning regulations for racetracks.

Bradlee Frey stated that he is a lifelong resident of Simpson County and currently owns and operates Frey Fabrication. Mr. Frey stated that he has been contributing to the community for a few years now and would like to continue by constructing an asphalt racetrack on an

approximately 50-acre parcel. Mr. Frey went on to say that he believes this development would heavily contribute to the county financially through occupational tax and property taxes; as well as bringing more customers to our hotels, restaurants, and local businesses. Mr. Frey also mentioned that he would like to incorporate a drive-in movie theater.

Stephanie Hastings inquired about the location. Mr. Frey answered that he is currently looking at a parcel located on Roark Road; however, the location could change depending on the timeline of the project. Mrs. Hastings also asked if people would have to provide their own cars. Mr. Frey stated that people can bring their own, but they will also provide cars.

Jeff Henderson inquired about the type of racetrack. Mr. Frey answered that it would be a drift track and stated that there are no other local places that offer these types of events on a regular basis.

Gary Sliger asked what they plan to do about the noise. Mr. Frey stated that they would be willing to follow a curfew or install a wall around the racetrack to minimize noise if necessary. Mr. Sliger also asked if they would be operating seven days a week. Mr. Frey said they would like it to be open seven days a week.

Paxx Burk asked Mr. Frey if he has a partner for this project. Mr. Frey answered that he does not have a partner at this time. Mr. Burk also asked if Roark Road is a divided road. Mr. Sliger answered yes.

Jeff Henderson expressed concerns about access to the property and an increase in traffic. Mr. Frey reminded the commission that this development may not end up being located on Roark Road as that is just the location they are looking at for now.

Paxx Burk asked if they were planning on having water and facilities. Mr. Frey informed the commission that he would like to have a shop for cars/drivers as well as a building for employees that would contain bathrooms and offices.

Chairman Chad Konow stated that they would like to explore options for a possible zone for this type of development. No official action was taken.

OLD BUSINESS

Discussion regarding Springfield Road minor subdivision plats issue.

Chairman Chad Konow stated that the commission had spoken last month about issuses regarding lack of road frontage for a proposed minor subdivision plat located off Springfield Road. Mr. Konow stated that he would like to come to a conclusion to be presented to the Fiscal Court. Mr. Konow added that he would not be opposed to an easement.

Gary Sliger asked if the easement would allow others to build along the gravel lane. Chairman Chad Konow stated that the easement would only be for the lot presented previously by Chris

Rhea and Betsy Kullman. Mr. Sliger also asked whose property the easement would be on. Mr. Konow answered that it would be on Mr. Fehrle's property.

Hon. Chris Tomlinson said that he wanted to caution the board about what could happen in the future depending on their decision, especially if the owners would like to further subdivide the property.

Paxx Burk inquired about who would prepare the language for the easement. Chairman Chad Konow informed him that it would be their attorney and the county attorney. Mr. Tomlinson added that the easement would be an ingress/egress easement for access to the home.

A motion was made by Gary Sliger and seconded by Jeff Henderson to create an easement of forty feet to access the new 1-acre parcel proposed per the survey prepared by Dunning Land Surveying for the property owned by Chris Rhea and Betsy Kullman located off Springfield Road. All members voted in favor of the motion.

NEW BUSINESS

Discussion regarding current regulations for I-2 zoning.

Chairman Chad Konow informed the commission that currently I-2 zoning is not applicable in the county because the regulations state that it requires public sewer. Mr. Konow further explained that this zone was created when the city and county had a joint planning and zoning commission; therefore, some of the regulations only apply to the city.

Gary Sliger inquired if there are some county properties that have access to sewer. Mr. Konow answered that if there are any, then the city would likely annex those properties.

Paxx Burk stated that he owns property in the county that is zoned I-2 and had concerns about how this would affect his property and others in the same situation.

Gary Sliger stated that he believes there are more options than being on public sewer and suggested engineered systems.

Scott Randolph, an engineer, stated that he has not done a lot of engineered wastewater systems; however, he thinks that it would be suitable verbiage to add to the regulations. Mr. Randolph also suggested increasing the minimum lot size requirement.

The commission discussed that they would like to have I-2 zoning in the county and would like to see a proposed text amendment to update the zoning regulations. However, no official action was taken on this matter.

A motion was made by Gary Sliger and seconded by Stephanie Hastings to adjourn the meeting at 7:38 PM. All members voted in favor of the motion.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman