Minutes
Simpson County Planning and Zoning Commission
Tuesday, November 4, 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, and Stephanie Hastings.

Members Absent: Paxx Burk.

Others Present: Chris Tomlinson, Mikala McClain, and Kade Mayle.

Chairman Chad Konow called the meeting to order at 6:42 PM.

A motion was made by Stephanie Hastings and seconded by Gary Sliger to approve the October 14, 2025, meeting minutes. All members voted in favor of the motion.

NEW BUSINESS

Discussion of possible amendment to zoning regulations regarding accessory apartments in AG zones.

Planning and Zoning Administrator Mikala McClain informed the commission that she had spoken with the Simpson County Planning and Zoning Board of Adjustments about adding accessory apartments as a conditional use in AG zones. This is due to the fact that conditional use permits had previously been issued for these types of structures by the joint Franklin-Simpson Planning and Zoning Board of Adjustments. Ms. McClain stated that some conditional use permits were applied for and approved under section 9.4; however, the special regulations of section 9.4 only apply to residential zoning. Others were applied for and approved using section 8.2.3 b and stating that they were similar in nature to other conditional uses in AG zones. Ms. McClain told the commission that if they wanted to move forward with the text amendment, then she would schedule a public hearing and forward the proposed text to the Fiscal Court.

Chairman Chad Konow had concerns about the accessory apartments being larger than the main dwellings. Ms. McClain informed him that 9.4.1 e states that the accessory apartments shall not exceed 900 square feet of living area or 25 percent of the living area of the principal dwelling.

Gary Sliger had concerns about people constructing multiple accessory apartments on the same parcel. Ms. McClain stated that section 9.4.1 a states that no more than one shall be permitted on any lot.

A motion was made by Gary Sliger and seconded by Stephanie Hastings to schedule a public hearing for the proposed text amendment regarding accessory apartments in AG zones. All members present voted in favor of the motion. The motion passed.

REMARKS

P&Z Administrator

Mikala McClain told the commission that the developers of the solar farm on Tyree Chapel are wanting to start construction early next year; however, they have made changes to their plans since they received final approval and want the board's opinion on coming back to present their revised plans. Ms. McClain also informed the commission members that Kade Mayle from Silicon Ranch was present if they had any questions.

Chairman Chad Konow asked what changes have been made. Mr. Mayle answered that they have hired an engineer who has added more details to refine the plans, and if anything, there will be less panels and more restrictions.

Gary Sliger asked how many acres the property is. Mr. Mayle answered that it is 544 acres in total, and that they own the property previously owned by the Hoffman's and they lease the rest of the property from the Summers'. Mr. Sliger also inquired about the removal of the panels. Mr. Mayle informed him that they have a decommissioning plan.

Chairman Chad Konow asked what their plan is for the property that they own once the lease on the surrounding property has ended. Mr. Mayle answered that they can choose to update the panels or they can decommission.

Chairman Chad Konow informed Mr. Mayle that he would like for them to come back next month to present the new plans, but it sounds like the project is still in line with the plan that was approved originally.

No official action was taken on this matter.

Mikala McClain informed the commission that at the last Fiscal Court meeting, they spoke about the Planning and Zoning Commission's motion 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. However, the Fiscal Court did not feel comfortable allowing this without a text amendment. Therefore, Attorney Chris Tomlinson is working on preparing a text amendment to resolve this issue and all similar issues that may occur in the future.

No official action was taken on this matter.

Mikala McClain stated that she had been contacted by a local attorney that would like Mr. Tomlinson to draft a letter stating that a specific piece of property on Turner Ford Road is buildable even though it only has 12 feet of road access. Ms. McClain stated that she believes this would be allowable according to section 7.3.

Hon. Chris Tomlinson added that he does not speak for the board; therefore, he wants their approval before issuing a letter on their behalf.

A motion was made by Gary Sliger and seconded by Jeff Henderson for Hon. Chris Tomlinson to draft a letter regarding the buildability of the aforementioned property on Turner Ford Road. All members present voted in favor of the motion.

A motion was made by Stephanie Hastings and seconded by Jeff Henderson to adjourn the meeting at 7:16 PM. All members voted in favor of the motion.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman