Minutes – Special Called Meeting
Simpson County Planning and Zoning Commission
Tuesday, December 16, 2025, 6:30 PM
Simpson County Historic Courthouse - Second Floor Courtroom
100 Courthouse Square, Franklin, KY 42134

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

Members Absent: Gary Sliger.

Others Present: Chris Tomlinson, Mikala McClain, and Susan Sablesak.

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

NEW BUSINESS

Discussion of possible amendment to zoning regulations regarding "grandfathered" easements and minor subdivision plats.

Chairman Chad Konow stated that the proposed text amendment was to benefit property owners whose parcels were created prior to the 100-foot minimum lot width by allowing them to subdivide through a minor subdivision plat.

Paxx Burk inquired about who would decide on the "creation of new lots where appropriate." Mikala McClain stated that the Planning and Zoning Administrator typically reviews and approves minor subdivision plats; however, given the complexity of these minor subdivision plats, she would assume that the commission would like to review them. Paxx Burk also wanted to clarify if the 4-lot maximum meant 3 separations plus the parent tract. Chairman Chad Konow stated that is his understanding. Mr. Burk also expressed concerns regarding the easement width and travel surface.

Paxx Burk asked if the regulations would apply to a specific zone. Collectively, the board members decided they would like for the regulations to only apply to residential development.

Susan Sablesak, a Simpson County resident, expressed concerns about this proposed amendment affecting neighborhoods.

A motion was made by Paxx Burk and seconded by Jeff Henderson to schedule a public hearing for the proposed text amendment regarding grandfathered easements and minor subdivision plats with the stipulation that it is altered to only apply to residential development. All members present voted in favor of the motion.

A motion was made by Jeff Henderson and seconded by Stephanie Hastings to adjourn the meeting at 7:07 PM. All members voted in favor of the motion.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman