**Minutes**
**Simpson County Planning and Zoning Commission**
**Tuesday, December 2, 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, Joan Holder, Gary Holder, Todd Osterloh, Kade Mayle, Tanner Scott, Maria Simanavage, John Simanavage, and Miranda Allen-Stone.

Chairman Chad Konow called the meeting to order at 6:29 PM. Gary Sliger opened with prayer.

A motion was made by Gary Sliger and seconded by Jeff Henderson to approve the November 4, 2025, meeting minutes. All members voted in favor of the motion.

Chairman Chad Konow entered the public hearing.

**PUBLIC HEARING**

**Text Amendment to Simpson County Zoning Regulations for Article 7: revisions to 7.6.4, Article 8: revisions to 8.2.3, and Article 9: revisions to 9.4.**

Chairman Chad Konow asked the commission if they had any questions or discussion regarding the proposed text amendment.

Paxx Burk clarified that the regulations for accessory apartments were already established, and that AG zoning districts were being added to the regulations. Mr. Burk also asked for clarification on why this would be necessary given that the regulations state that in an AG zoning district, there can be as many dwellings as necessary for the full-time employees of the farm operation. Mikala McClain clarified that there are properties zoned AG that are not considered to be farms, and that this regulation would allow them a way to construct an accessory dwelling unit.

A motion was made by Gary Sliger and seconded by Stephanie Hastings to accept the Text Amendment to Simpson County Zoning Regulations for Article 7: revisions to 7.6.4, Article 8: revisions to 8.2.3, and Article 9: revisions to 9.4. All members voted in favor of the motion.

Chairman Chad Konow exited the public hearing.

**NEW BUSINESS**

Joan Holder informed the commission that she wants to construct an additional dwelling at 409 Cropper Road and believes this will qualify as a farm operation as she has 10+ acres and pays her son to tend to the animals.

Mikala McClain stated that she requested that Mrs. Holder speak with the commission because her interpretation of the regulations would not allow them to construct an additional dwelling. Ms. McClain stated that she recommended a conditional use permit instead.

The commission informed Mrs. Holder that they would like to review the regulations before making a decision. No official action was taken on this matter.

**REMARKS**

**P&Z Administrator**

Mikala McClain informed the commission that she is still researching I-2 zoning regulations but does have some concerns regarding wastewater systems.

Chad Konow informed the commission that they would need to hold a special called meeting before the end of the year to discuss a proposed text amendment.

A motion was made by Paxx Burk and seconded by Gary Sliger to adjourn the meeting at 7:49 PM. All members voted in favor of the motion.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman