Minutes
Simpson County Planning and Zoning Commission
Tuesday, January 6, 2026, 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, Maria Simanavage, Darryl Young, Gary Holder, and Joan Holder.

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

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

A motion was made by Gary Sliger and seconded by Paxx Burk to approve the December 16, 2025, special called meeting minutes. All members voted in favor of the motion.

NEW BUSINESS

Discussion regarding KRS 100.348.

Planning and Zoning Administrator Mikala McClain explained that edits to KRS 100.348 regarding manufactured homes will go into effect on July 1, 2026. Therefore, she wanted the commission to review the statue to know how to adjust their regulations accordingly.

Paxx Burk inquired if this statue would make it so manufactured homes must have the same regulations as single-family dwellings. Mr. Burk proceeded to inquire if single-family dwellings have specific regulations regarding foundations. Ms. McClain informed him that the building department uses the Kentucky Building Code, and there are no further regulations for single-family dwellings listed in the zoning regulations. Mr. Burk asked if they wanted to apply restrictions to manufactured homes if they would also have to change the regulations for single-family dwellings. Ms. McClain told him that is her understanding.

Paxx Burk also inquired about a historic district. Gary Sliger answered that he does not believe there is one for the county.

Chairman Chad Konow expressed that he would like to continue this discussion at their next regular scheduled meeting. No official action was taken on this matter.

Discussion and action regarding a minor subdivision plat for Brian Douglas located along Hatcher Road.

Mikala McClain informed the commission that she received a minor subdivision application for property owned by Brian Douglas along Hatcher Road. However, the minor subdivision plat proposed the modification/creation of 5 lots, and the maximum number for a minor subdivision is 4 lots.

A motion was made by Gary Sliger and seconded by Paxx Burk to deny the minor subdivision plat for Brain Douglas located along Hatcher Road. All members voted in favor of the motion.

REMARKS

Mikala McClain stated that she was planning to speak with the Fiscal Court regarding contracting an engineer for consulting purposes.

Chairman Chad Konow reminded the commission members of their special called meeting on January 13, 2026, at their normal meeting time.

Maria Simanavage expressed concerns about the timeline in which changes would be made to the zoning regulations for manufactured homes. Chairman Chad Konow told Mrs. Simanavage that he understood her concerns; however, the commission needs to continue further discussion before making any decisions.

Joan Holder stated that she spoke at the December 2nd meeting in regard to wanting to build an additional dwelling unit on her lot at 409 Cropper Road. Ms. McClain informed the commission that Mrs. Holder wants to know if her proeprty is considered a farm operation or not. The board stated that the property would not be considered a farm operation; therefore, she would need to apply for a conditional use permit in order to construct another dwelling.

Chairman Chad Konow adjourned the meeting at 7:36 PM.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman