Minutes
Simpson County Planning and Zoning Commission
Tuesday, February 3, 2026, 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, Scott Randolph, and Brian Harbin.

Chairman Chad Konow called the meeting to order at 6:35 PM. Paxx Burk opened with prayer.

A motion was made by Paxx Burk and seconded by Jeff Henderson to approve the January 6, 2026, regular meeting minutes. All members voted in favor of the motion.

A motion was made by Stephanie Hastings and seconded by Jeff Henderson to approve January 13, 2026, special called meeting minutes. All members voted in favor of the motion.

NEW BUSINESS

Edward Alan Brady, LLC presented a final development plan for mini storage at 1650 Morgantown Road.

Planning and Zoning Administrator Mikala McClain informed the commission that Warren Rural Electric and the Simpson County Water District signed off on utility availability when the development plan was originally submitted. However, the plans have been sent to their offices for final approval, and she is awaiting a response. Ms. McClain informed them that this is something to consider. Ms. McClain also informed the commission that they are still waiting for approval from KYTC for the entrance location.

Paxx Burk asked if the entrance would meet all the requirements. Scott Randolph, engineer for the project, stated that it does meet all the requirements and that they received preliminary approval from the state, but are waiting to hear back for it to be finalized. Mr. Randolph also mentioned that the entrance is existing, and that their plan is to widen it.

Brian Harbin, the developer, stated that they would not be using a lot of utilities for this project, and that it would mostly consist of a water hydrant and lighting located on the buildings.

Paxx Burk inquired about a berm. Mr. Randolph stated that around a portion of the property the road will act as a berm since the property sits lower, and they will construct one for the other areas. Mr. Burk also inquired about the height of the storage buildings. Mr. Randolph answered that the proposed height is 20 feet. Mr. Burk then expressed concerns about the lights on the storage units shining onto the neighbor's home due to the height. Mr. Harbin informed him that

the units located closest to her home would be part of the final phase; therefore, the trees planted as a buffer will have more time to grow and block the lights. Mr. Burk went on to ask about water detention. Mr. Randolph informed him that there is an existing pipe under the road that the water will drain through, and that there will be less runoff than there is currently. Mr. Burk also wanted to ensure that there would be no back entrance and that a water hydrant would be installed.

Mr. Burk asked how many phases there would be, and if they planned to clear and prep the entire property to start. Mr. Harbin informed the commission that they are planning for three phases, and that they would be clearing and prepping everything except for the final pads. Mr. Harbin further explained that this area would either be bushhogged or covered in gravel to help with maintenance until construction began on the final phase.

A motion was made by Paxx Burk and seconded by Jeff Henderson to approve the final development plan presented by Edward Alan Brady, LLC for mini storage at 1650 Morgantown Road. All members voted in favor of the motion.

OLD BUSINESS

Discussion regarding potential zoning regulations for racetracks.

Mikala McClain explained that she researched zoning regulations for other counties in Kentucky pertaining to racetracks and addressed those findings with the commission.

Paxx Burk expressed concerns about these types of facilities being located in agricultural and business zones and stated that he could potentially understand them being located in industrial zones. Mr. Burk also stated that regardless of the zone, he believes they should be a conditional use.

Chairman Chad Konow mentioned potentially creating a new zone for these types of facilities.

No action was taken on this matter.

Discussion regarding KRS 100.348.

Paxx Burk inquired if there are any major changes between the current statue and what is going into effect in July 2026. Hon. Chris Tomlinson stated that he would have to take a further look at the statue and would have more information by their next meeting.

Jeff Henderson asked if they wanted to wait until July to modify their regulations to be in compliance with this statue, or if they would like to act sooner.

The commission members stated that they would like to see a proposed text amendment at their next meeting for review. No official action was taken on this matter.

REMARKS

Hon. Chris Tomlinson advised the commission members not to speak on the lawsuit that was filed against the county government.

Mikala McClain informed the commission that she received a letter from Simpson County Judge Executive Mason Barnes / the Simpson County Fiscal Court recommending text amendments to Section 2.3 and Section 8.16.3. E of the zoning regulations. Ms. McClain stated that these amendments would be for the addition of definitions for "advanced technology centers" and "integrated energy systems" as well as adding them as conditional uses for I-2 zoning districts.

A motion was made by Paxx Burk and seconded by Jeff Henderson to schedule a public hearing for the proposed text amendments to Section 2.3 and 8.16.3 E of the zoning regulations on March 3, 2026. All members voted in favor of the motion.

Chairman Chad Konow informed the other commission members of the number of minor subdivision plats that have been approved recently, and expressed concerns about the amount of road frontage that is being taken to create these lots.

A motion was made by Jeff Henderson and seconded by Stephanie Hastings to adjourn the meeting at 7:54 PM.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman