Minutes
Simpson County Planning and Zoning Commission
Tuesday, March 3, 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, and Paxx Burk.

Members Absent: Stephanie Hastings.

Others Present: Chris Tomlinson, Mikala McClain, and Lyndsay Kancher.

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

Paxx Burk expressed concerns about the minutes from the February 3, 2026, meeting regarding the proposed building height for the development presented by Edwards Alan Brady, LLC. After discussion and explanation that the proposed building height according to the presented plans is 20 feet despite the developers verbally stating that the height would be closer to 9 feet, the commission decided to leave the minutes as written. A motion was made by Paxx Burk and seconded by Jeff Henderson to approve the February 3, 2026, regular meeting minutes. All members present voted in favor of the motion.

A motion was made by Gary Sliger and seconded by Jeff Henderson to exit the regular business meeting and enter the public hearing. All members present voted in favor of the motion.

PUBLIC HEARING

Text Amendments to Simpson County Zoning Regulations for Article 2: additions to section 2.3 and Article 8: additions to section 8.16.3 E.

Chairman Chad Konow explained that this text amendment was recommended by the Simpson County Fiscal Court and was done in accordance with KRS 100.211(3). Mr. Konow also stated that the text amendment would be for sections 2.3 and 8.16.3 E of the zoning regulations.

Gary Sliger asked if section 2.3 is conditional uses. Mikala McClain informed him that section 2 is for definitions. Chairman Chad Konow stated that section 8.16.3. E is conditional uses for heavy industrial zones.

Paxx Burk asked if the language for the amendments came from the Fiscal Court. Chairman Chad Konow answered yes. Mr. Burk asked about the process for a conditional use permit and if they would have to go before the board of adjustments and then come back before the commission. Chairman Chad Konow answered yes. Mr. Burk said that he wanted to confirm the process to ensure that they did not need to add more restrictions to the language.

A motion was made by Gary Sliger and seconded by Paxx Burk to approve the text amendments to the Simpson County Zoning Regulations for article 2: additions to section 2.3 and article 8: additions to section 8.16.3 E. All members present voted in favor of the motion.

A motion was made by Gary Sliger and seconded by Jeff Henderson to exit the public hearing. All members present voted in favor of the motion.

REMARKS

Planning and Zoning Administrator Mikala McClain informed the commission that she had recently been made aware that a certificate of land use was never recorded for a zone change that was approved for L&W Properties, GP in June of 2024 by the Franklin-Simpson Planning and Zoning Commission. Ms. McClain stated that after conversation with the county attorney and the planning and zoning attorney, they decided that in order to ratify this situation, the Simpson County Planning and Zoning Commission needed to sign off on the certificate of land use and have it recorded.

Chairman Chad Konow informed the commission about potentially having a special called meeting before their next regular scheduled meeting for a preliminary review of a major plat plan.

A motion was made by Paxx Burk and seconded by Jeff Henderson to adjourn the meeting at 6:59 PM. All members voted in favor of the motion.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman