Minutes – Special Called Meeting
Simpson County Planning and Zoning Commission
Tuesday, March 31, 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, Stephanie Hastings, and Paxx Burk.

Members Absent: Jeff Henderson.

Others Present: Chris Tomlinson, Mikala McClain, Jay Snoddy, Angela Snoddy, Carol Chaney, Scott Chaney, Gina Clark, Christy Thomas, Brenda Reid, Ron Kirby, Tammie Carey, John Evans, Ann Evans, Alicia Perry, John Halcomb, Mike Nelson, Teresa Nelson, Jay Harris, John Weidemann, Jessica Pinson, Keith Pinson, Ally Jones, and Stacey Jones.

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

NEW BUSINESS

Brenda Reid, Gina Clark, Christy Thomas, Sandy Goodman, and Bart Roberts presented a preliminary major plat plan for a property located along Sulphur Spring Church Road.

Ron Kirby, representative for the petitioners, stated that the property is a total of 95-acres, and that the plan is to create four 1-acre building lots, one 40-acre lot, and one 50-acre lot to sell at auction. Mr. Kirby explained that while the intention is to sell the lots separately, there is a possibility that one person could purchase all of the lots and choose to combine them. Mr. Kirby also mentioned that they plan to have restrictions regarding the house size (1,600 square feet), and to not allow mobile/manufactured homes.

Paxx Burk inquired if the "notch" shown on the plat is an existing lot. Mr. Kirby answered yes and stated that it is not part of the proposed major plat plan.

Gary Sliger inquired if there is utility availability and if the lots have appropriate sight distances. Mr. Kirby answered yes.

Paxx Burk asked about the front building setback. Mikala McClain stated that the setback is 50 feet in an AG zone. Mr. Burk also asked about the speed limit for Sulphur Spring Church Road. Mr. Kirby answered that he believes it is 45 MPH.

Tammie Carey, a concerned citizen, asked for the definition of a major plat plan. Mikala McClain answered that a major plat plan is any division of land that consists of more than 4 lots. Mrs. Carey proceeded to inquire about what the process would be if someone wished to further develop the larger parcels. Gary Sliger informed her that the developer would be required to come back before the commission for approval. Mrs. Carey also asked how the commission felt like this type of development would align with the comprehensive plan given that this area is

designated for agricultural use. Chairman Chad Konow acknowledged that this development will change the topography of this area; however, residential development in an AG zone does not go against the regulations.

John Evans, an adjoining property owner, expressed concerns about the land in this area being too wet for construction.

A motion was made by Stephanie Hastings and seconded by Gary Sliger to approve the preliminary major plat plan presented by Brenda Reid, Gina Clark, Christy Thomas, Sandy Goodman, and Bart Roberts for a property located along Sulphur Spring Church Road. Stephanie Hastings, Gary Sliger, and Chairman Chad Konow voted in favor of the motion. Paxx Burk voted in opposition. The motion passed.

A motion was made by Gary Sliger and seconded by Paxx Burk to adjourn the meeting at 6:54 PM. All members present voted in favor of the motion.

Respectfully Submitted:

Mikala McClain, Secretary

Chad Konow, Chairman