

Minutes
Simpson County Planning and Zoning Commission
Tuesday, April 7, 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, Stephanie Hastings, and Paxx Burk.

Members Absent: None.

Others Present: Chris Tomlinson, Mikala McClain, Christy Thomas, Gina Clark, Brenda Reid, and Ron Kirby.

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

A motion was made by Gary Sliger and seconded by Paxx Burk to approve the March 3, 2026, regular meeting minutes. All members voted in favor of the motion.

A motion was made by Paxx Burk and seconded by Gary Sliger to approve the March 31, 2026, special called meeting minutes. All members voted in favor of the motion.

NEW BUSINESS

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

Ron Kirby, representative of the applicants, stated that the plat is the same as what was presented for preliminary review, and they have made no changes.

Paxx Burk asked if there had been any other concerns expressed from the citizens. Mikala McClain answered that she has not heard from the citizens since the last meeting.

Mikala McClain informed the commission members that the restrictions that Mr. Kirby mentioned at the preliminary hearing are not subdivision restrictions. Ms. McClain stated that the developers plan to enforce them as deed restrictions; however, deed restrictions are not enforced by the planning and zoning office.

A motion was made by Gary Sliger and seconded by Paxx Burk to approve the final 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 with the stipulation that they include deed restrictions to not allow manufactured/mobile homes and that the square footage of the homes must be a minimum of 1,600. All members voted in favor of the motion.

Discussion/Action regarding a minor subdivision plat for Billy Cummings and Jeanette Cummings located along Witt Road.

Mikala McClain informed the commission that she received a minor subdivision application on behalf of Billy and Jeanette Cummings for their property on Witt Road. Ms. McClain stated that they want to create a 3.3-acre parcel that has 100 feet of road frontage; however, the remaining parent tract would have less than 100 feet of road frontage. Ms. McClain inquired if the minor subdivision could be approved as is, or if both lots would be required to have 100 feet of road frontage.

A motion was made by Gary Sliger and seconded by Stephanie Hastings to require that both lots depicted on the proposed minor subdivision plat for Billy Cummings and Jeanette Cummings must have 100 feet of road frontage. All members voted in favor of the motion.

REMARKS

Hon. Chris Tomlinson informed the commission that he is working to prepare a text amendment regarding KRS 100.348.

A motion was made by Gary Sliger and seconded by Jeff Henderson to adjourn the meeting at 6:58 PM. All members voted in favor of the motion.

Respectfully Submitted:



Mikala McClain, Secretary



Chad Konow, Chairman