

Minutes
Simpson County Planning and Zoning Commission
Tuesday, May 5, 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 Matt Stine.

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

A motion was made by Paxx Burk and seconded by Gary Sliger to approve the April 7, 2026, regular meeting minutes. All members voted in favor of the motion.

NEW BUSINESS

Discussion pertaining to regulations for qualified manufactured homes.

Mikala McClain stated that she was seeking clarification from the commission as to how they would like to amend their regulations pertaining to qualified manufactured homes given the updates to KRS 100.348 that will be effective July 1, 2026.

The commission discussed concerns relating to the foundation requirements of qualified manufactured homes. After discussion, the commission stated that they would like to see a proposed text amendment allowing qualified manufactured homes in any zone where single-family dwellings are permitted with no additional restrictions.

No official action was taken on this matter.

Discussion of proposed text amendments to remove any language relating to the “City of Franklin” from the Simpson County Zoning Regulations.

Mikala McClain explained that Mr. Tomlinson’s office reviewed the zoning regulations and has proposed text amendments to remove any reference to the City of Franklin from said regulations. Ms. McClain asked the commission if they would like to address all the amendments at once or by one or two articles at a time.

Hon. Chris Tomlinson clarified that they did not make any changes other than removing the “City of Franklin” nor did they insert any language.

Paxx Burk mentioned that references to public sewer and the Industrial Authority would need to be addressed as well.

After much discussion, the commission stated that they would like to discuss the amendments a few articles at a time but would ultimately like to hold one public hearing and make one recommendation to the Fiscal Court.

No official action was taken on this matter.

REMARKS

Matt Stine, a Simpson County resident, addressed the commission and asked if they would be the correct entity to contact regarding historical preservation. Hon. Chris Tomlinson informed Mr. Stine that historical preservation does not fall under planning and zoning. Chairman Chad Konow advised that Mr. Stine reach out to the local Historical Society. Mr. Stine also asked the commission if they had authority over land use. Hon. Chris Tomlinson answered yes. Paxx Burk wanted to clarify if he had concerns about someone else's property/use affecting his property. Mr. Stine answered yes.

Hon. Chris Tomlinson informed the commission that he has provided a copy of Robert's Rules of Order for their reference.

Mikala McClain informed the commission that the mini storage development located on Morgantown Road has decided to install an underground water holding tank to supply the fire hydrant due to the costliness of upgrading the water line. Ms. McClain also stated that the tank has been approved by the Franklin-Simpson Fire Department,

A motion was made by Jeff Henderson and seconded by Paxx Burk to adjourn the meeting at 7:29 PM. All members voted in favor of the motion.

Respectfully Submitted:



Mikala McClain, Secretary



Chad Konow, Chairman