

Taylorsville-Spencer County  
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held August 17, 2023, in the Fiscal Court meeting room located at 28 East Main Street, Taylorsville, Kentucky.

Chairman Deapen called the meeting to order.

Present were Gordon Deapen, Paula Wheatley, Valerie Hunt, Marsha Mudd, Anthony Travis, Teddy Noel, and Attorney Dale. Jacob Brown and Diana Faue were absent. Also present were Administrator Julie Sweazy and Admin. Assistant Angie Helton.

Chairman Deapen: In your packets you have a copy of the minutes from the last meeting for August 3, 2023. I will entertain a motion to approve those minutes.

Commissioner Noel: Made a motion to approve the minutes with changes for the August 3, 2023, meeting.

Commissioner Wheatley: Second.

Chairman Deapen: Roll call please.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Any committees?

Administrator Sweazy: None.

Chairman Deapen: Anyone wanting to testify tonight must be signed in on the sheet and must be sworn in. Your testimony will be limited to three minutes.

Attorney Dale administered the oath of testimony to all wishing to speak.

Chairman Deapen: Old business.

Administrator Sweazy: None.

Chairman Deapen: New business.

Administrator Sweazy: We have the application of **Michael Jr. & Carla Schindler and Sharon Petty** requesting R-1, residential to AG-1, agricultural on a 0.822-acre tract of land known as Tract 1A located at 5660 Little Mount Road, Hwy. 44. The comprehensive plan recommended land use map indicates the area should be mixed use. In October 2020 the applicant created a 2.10-acre tract and zoned it R-1 for the Schindler's (parent's) to build a home. The applicants are requesting to change the zoning on the 0.822 acres to convey back to their daughter that has a 10.68-acre tract zoned AG-1. They think this is the best spot for a pole barn so they're just going to swap some land back.

Kevin Petty: 5664 Little Mount Road. When we first divided up the land, we were just estimating about 2 acres. Well, the surveyor roped it off and it ended up being 2.11, which is fine but it's flatter and we'll have to move less dirt, so we wanted to deed that back to Mike & Carla.

Chairman Deapen: Questions from the commission. Is there anyone who signed up to speak on this one?

Administrator Sweazy: No and no phone calls or questions.

Chairman Deapen: Any reason not to proceed tonight? I'll entertain a motion.

Commissioner Wheatley: Made a motion to recommend to rezone the application of Michael Jr. & Carla Schindler and Sharon Petty requesting a zone change from R-1, residential to AG-1, agricultural on a 0.822 acre tract known as Tract 1A of land located at 5660 Little Mount Road, Hwy. 44E. The recommended land use map in the comprehensive plan recommends mixed use, the change would be in compliance with the comprehensive plan and there's no one here to speak against it.

Commissioner Mudd: Second.

Chairman Deapen: Any further discussion, call roll.

Administrator Sweazy: Roll called, motion carries.

Administrator Sweazy: We have the application of **Veech Farm Properties, LLC** requesting plat approval of revised lots 5, 6 & 7 located at Taylorsville Business/Industrial Park on Progressive Drive. Instead of proceeding forward and explaining this, Charlie Tichenor will be representing this application and he has made a request that we continue this until the next meeting.

Chairman Deapen: I'll entertain a motion.

Commissioner Mudd: I make a motion to continue this until our next meeting on September 7, 2023.

Commissioner Noel: Second.

Chairman Deapen: Any further discussion, call roll.

Administrator Sweazy: Roll called, Commissioner Travis abstained himself, motions carried.

Administrator Sweazy: We have the application of **Dennis & Kim Bleemel** requesting AG-1, agricultural to B-2, commercial on 3.27 acres and AG-1, agricultural to AG-2, agricultural on 5.70 acres located at 2760 Little Mount Road, Hwy. 44E. The comprehensive plan recommended land use map indicates the area should be mixed use to high density residential. Mr. & Mrs. Bleemel currently reside on this property. They are requesting to divide, and the 3.27 acres be zoned commercial to offer outside storage of boats and RV's, with plans to later construct indoor storage units. They are also requesting to change the 5.70-acre tract where their home is to AG-2 so all property will be in compliance. They put together a written statement as to what they are proposing to do on the property. (Exhibit A)

Chairman Deapen: So, the boat storage is against Hwy 44 and the home is below that?

Administrator Sweazy: Yes, and it sets back. They are just up past the lake on the 4-lane, they already have a commercial entrance onto the property and there is access to turn across the highway and the property is fenced. The property was used to store gravel and supplies for when they built the 4-lane and its well packed down.

Dennis & Kim Bleemel: 2760 Little Mount Road. Julie pretty much covered it good. We just want to take the section on the left when pulling into the driveway and do camper and boat storage outside for right now then might build some building later.

Commissioner Wheatley: Are you going to use the same driveway for this as your house?

Mr. Bleemel: Yes, but it Y's off.

Chairman Deapen: I applaud you including the sentence in this about your concern about buffering. What would you propose to put in there in lieu of trees to keep it from being an eye sore?

Mr. Bleemel: A privacy fence.

Mrs. Bleemel: Our ground, we can't even plant a garden, it's just a rock pile.

Chairman Deapen: If we decide to approve this and we put language in there about privacy fence instead of trees. Is that something you can live with?

Mr. Bleemel: Yes.

Chairman Deapen: Questions from the commission. Do we have anyone signed up on this?

Administrator Sweazy: No.

Commissioner Hunt: Is this all you plan on doing in this B-2 zoning?

Mr. Bleemel: Yes.

Commissioner Hunt: Can this be put in the language somewhere? Is that okay with you all to limit yourself too just this?

Mr. Bleemel: Yes.

Administrator Sweazy: If you agree to limit yourself to this use only, you could never do anything else. You would have to come back and change it. Even though your commercial you are locking yourself in to only do RV and boat storage.

Mr. Bleemel: Yes.

Mrs. Bleemel: We understand we would have to come back.

Chairman Deapen: Any further discussion from the commission? Do you want to proceed tonight? I'll entertain a motion.

Commissioner Hunt: I make a motion to recommend to rezone the application of Dennis & Kim Bleemel requesting a zone change from AG-1, agricultural to B-2, commercial on a 3.27 acres and AG-1, agricultural to AG-2, agricultural on a 5.70 acre tract located at 2760 Little Mount Road, Hwy. 44E. The recommended land use map in the comprehensive plan recommends mixed use to High density residential, the change would be in compliance with the comprehensive plan and no one is here to speak against it. The parties have also agreed they will limit themselves to the use of a RV and boat storage with plans to do maybe at least two buildings on the 3.27 acres. They also agree instead of tree buffering they will substitute a privacy fence due to the property being almost solid rock.

Commissioner Mudd: Second.

Chairman Deapen: Any further discussion, call roll.

Administrator Sweazy: Roll called, motion carries.

Administrator Sweazy: We have the application of **Paul E. Coke** requesting AG-1, agricultural to R-1, residential on 2.3033 acres (Tract 1-B) located in the 1200 block of Dutchman Creek Road. The comprehensive plan recommended land use map indicates the area should be low density residential. In previous action two other tracts were created previously off the Coke Family Farm, in 12/1993, they zoned 7.54 acres to AG-2 and 2.483 acres to R-1. Mr. Coke is requesting the zone change to create this 2.3033-acre tract for his grandson to build a home. The tract will have a shared access approach crossing Dutchman Creek. This is a piece of property that is accessed by a driveway, that they just drive through the creek. So, it is shared by a few other people.

Jacob Coke: 1245 Dutchman Creek Road. Julie summed it up pretty good.

Robert Coke: He's wanting to build a 1100-1200 square foot home.

Chairman Deapen: I'm having a hard time seeing where the creek is that they cross to get to the property.

Administrator Sweazy: Pointed out where the creek is and where they cross.

Commissioner Hunt: Do we have a copy of the easement that's mentioned there?

Administrator Sweazy: I do not.

Commissioner Hunt: Do you all know who?

Robert Coke: We have a sign off and everything in the deed for Joseph Cahoe and Gentry.

Commissioner Hunt: Is it for this entire property that was here at that time?

Administrator Sweazy: The balance of their farm has an entrance at the far end where they cross so he's going to share on the other end.

Commissioner Hunt: We just want to make sure that it covers you.

Chairman Deapen: So, if this is referring to a deed from 1982, you're testifying to a different deed that was recently done in the last year?

Commissioner Wheatly: We just want to make sure this is covered because if it ever came up and he said I gave him the right-of-way but not you.

Robert Coke: Yes, this is included in the easement.

Commissioner Mudd: Do we need a copy of that for the records?

Administrator Sweazy: Towards the bottom left hand of the plat, this is Mr. Cahoe in the back. It says I hereby certify that I am the owner of the 0.10-acre tract shown hereon, being a part of the property recorded in deed book 69, page 329 in the Spencer County Clerk's Office and I do hereby adopt this plat and survey. So, the little hash mark area, that's what we're talking about and if you will look below that it says tract 6, DB 103, PG. 339 variable width ingress egress easement granted to Coke (per this plat). So that takes care of it.

Chairman Deapen: It wasn't if it was true or not it was if it was documented or not, so you are protected.

Chairman Deapen: Any other questions from the commission? Is there anyone signed up to speak on this one?

Administrator Sweazy: No.

Commissioner Travis: I make a motion to recommend to rezone the application of Paul E. Coke requesting a zone change from AG-1, agricultural to R-1, residential on a 2.3033-acre tract of land located in the 1200 block of Dutchman Creek Road. The recommended land use map in the comprehensive plan recommends low density residential, the change would be in compliance with the comprehensive plan and no one is here to speak against it.

Commissioner Noel: Second.

Chairman Deapen: Any further discussion, call roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: General questions or discussion.

Administrator Sweazy: We don't have anything.

Chairman Deapen: Our next meeting is on September 7, 2023.

Commissioner Travis: Motion to adjourn.

Commissioner Wheatley: Second.

Chairman Deapen: All in favor say aye, opposed, meeting adjourned.

Attest:

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Secretary

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Chairman