

TAYLORSVILLE-SPENCER COUNTY  
JOINT PLANNING AND ZONING COMMISSION  
MEETING

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held October 21, 2021, in the Fiscal Court meeting room at 28 East Main St., Taylorsville, Kentucky.

Chairman Deapen: Called the meeting to order.

Administrator Sweazy: Called roll.

Present were Gordon Deapen, Valerie Hunt, Marsha Mudd, Diana Faue, Dwight Clayton, Anthony Travis, and Paula Wheatley. Also present were Administrator Sweazy and Admin. Assistant Angie Helton. Teddy Noel was absent.

Commissioner Wheatley made a motion to approve the minutes, second by Commissioner Faue.

Chairman Deapen: Any further discussion? Julie read the roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Committees.

Administrator Sweazy: None.

Chairman Deapen: Julie and I met yesterday to do some organization planning on our updating of our Comprehensive Plan. We think that most of the information there can be carried over. The Census Data will need to be updated. We are playing around with that because I might not be entirely accurate, but sometime around 25 years ago KIPDA put together a format, where they divided each of the Comprehensive Plans into sections. So, I think what we're going to do, (and you will get to vote on this), is switch to magistrate districts, because we will be able to identify those clearly. We will have legal documentation of what magistrate districts are, what they include, etc. Under the law after every Census, we are required to go back and redraw those so there's an inequality of floating population in each one of them. I think the number is plus or minus 3%. I went over and talked to the Judge and told him you will have to appoint a committee to make the proposals for the redrawing of it. I ask once that gets done if I could have the data of what Fiscal Court decides and then we will incorporate that in as our point for the county and be able to follow that. He said he didn't have a problem with that. I think we have a deadline of September 2022, but we don't want to wait that late. We have primaries in May, so we need to get the districts redrawn well before that. I will spend some time down here plugging this in and we have to have some public hearings on goals and objectives.

Commissioner Mudd: Perhaps I misunderstood but I thought Lynn Hesselbrock's office was highly involved in the shuffling of the redistrict.

Chairman Deapen: What they did last time with the Judge and magistrate court was each member in magistrate court was allowed to make a nomination, they like to have a committee of three, so that was six names, they put those names in a hat and drew out three. So, that committee with the help of

KIPDA, in about a month we submitted it to Fiscal Court, the court made some minor adjustments, then we were done.

Chairman Deapen: Old business.

Administrator Sweazy: There is no old business.

Chairman Deapen: New business.

Administrator Sweazy: We have the application of MMS Land, LLC requesting Final Plat approval of Tindale Place amended of 14.602 acres proposing 10 tracts located on the corners of Lilly Pike which is Hwy. 623 and Tindale Drive. They came before the commission and done their Preliminary Plat, there was some suggestions on that plat and as far as I can tell from the minutes those things have been changed and notations have been made. So once the Final Plat was prepared, he's had the utility companies sign off, and the county engineer has signed off. So, we're bring the plat before you all tonight.

Chairman Deapen: This was a combined zone change back when we first saw it as a zone change. It has been approved by Fiscal Court. So, that's behind us?

Administrator Sweazy: The zone change was done on August 20<sup>th</sup>. You all did the Preliminary Plat Approval on July 15<sup>th</sup>.

Michael Morgan: 17860 Deer Trace Lane, Fisherville, KY. At the last meeting, Dwight had some verbiage he wanted changed up to make sure it included that it was actually tract 6-10 that was the new Phase 2, basically as tracts 1-10.

Commissioner Clayton: Thank you, it looks good. I still question this big lot(Lot 8) with the big right of way, then it eases down to less than 50'. But you have the right of way covered so I'm okay.

Mr. Morgan: We thought it was safer to come in from that road.

Commissioner Clayton: I would have kept it at 50' all the way back, but I'm okay with it.

Chairman Deapen: Any other questions from the Commission?

Commissioner Travis: Is the garage on the Lot 9?

Mr. Morgan: Yes, and the existing house is on Lot 10.

Commissioner Clayton: There's a dimension on here what is it for?

Mr. Morgan: It's for the ingress/egress easement to show Lot 8 has the right to come in there.

Commissioner Clayton: So, the ingress/egress easement stops right there?

Mr. Morgan: Yes, that's correct.

Commissioner Clayton: On the Lot 8, with all the lines on there, it's a little unclear. But I'm good with it. The surveyor used the same dash line to show where your easement stops as he did the other lots. You could just have the surveyor add an arrow in there before its recorded. There's nothing that tells you where that easement stops. I would just suggest that there be an arrow put there saying where the easement stops. But I'm okay with it.

Mr. Morgan: Criticism is accepted here; I'm interested in hearing it.

Administrator Sweazy: We can call him and ask him to make sure he doesn't have a problem with us putting a little notation on there. I won't write on a surveyor plat because it's defacing their work.

Chairman Deapen: Any other questions or comments from the commission? Okay, I'll entertain a motion.

Commissioner Travis: I move we approve the Final Plat Approval of Tindale Place Amended of 14.602 acres proposing 10 tracts located on the corners of Lilly Pike, (Hwy. 623) and Tindale Drive.

Chairman Deapen: We have a motion on the floor, is there a second?

Commissioner Hunt: Second.

Chairman Deapen: Any further discussion from the commission? Julie read the roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Anything under general questions or discussion?

Commissioner Travis: I understand that for apartments, Spencer County allows three parking spots per unit. Is that correct Julie?

Administrator Sweazy: Yes, but that's not enough. We get calls from the apartments behind McDonald's that they don't have enough parking. We also get a lot of it from Bennett's apartment as well. With only three spaces most families run out of space when their children start to drive. I personally don't think three is to many.

Commissioner Travis: I've been told it takes too much of the area for the parking compared to the building that you put up.

Commissioner Wheatley: Is there a ratio depending on the size of the apartment you get?

Administrator Sweazy: No, it's strictly three spaces per unit.

Chairman Deapen: Not sure how you want us to proceed. What kind of research do you want done?

Commissioner Travis: Check on surrounding counties to see what they do.

Chairman Deapen: I should be able to look that up. I'll take a look at that and see what I can find.

Administrator Sweazy: We have no applications for November 4<sup>th</sup>.

Commissioner Mudd: I make a motion we cancel the November 4<sup>th</sup> meeting and meet on November 18, 2021.

Commissioner Clayton: Second.

Chairman Deapen: Any further discussion? Julie read the roll.

Administrator Sweazy: Roll called, motion carries.

Commissioner Travis: Made motion to adjourn, second by Commissioner Faue.

Chairman Deapen: We have a motion to adjourn, all in favor please say aye, meeting adjourned.

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Chairman

Attest:

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Secretary