



CADIZ-TRIGG COUNTY PLANNING COMMISSION

PO Box 2053

Cadiz, Ky

49 Jefferson St.

MINUTES from August 26, 2025 Meeting

-Call to Order at 6:00 pm by Chairman Lawson

-Attendance: Chairman Lawson, Commissioners Rick Clements, Mike Heffington, John Oliphant, Judge Chappell Wilson, John Mills, Jim Mullen all present.

Absent: Commissioners Gary Blakeley and Linda Rhudy.

-A quorum was established.

-Minutes from July 22 meeting approved by John Oliphant and 2nd by John Mills.

-Financials for August has EOM balance of \$52,859.57 which is -\$18 due primarily to annual renewal of PO Box. Treasurer Clements suggested putting \$30,000 into a CD at the bank. Chairman Lawson asked Comm. Clements to look into it further as it sounds feasible. Chairman Lawson moved to file the Financial Report.

-Officer and Committee Reports: Comm. Clements did not receive any more fireworks money from permits done by Inspector Frank Wallace so felt we did not need to contact Inspector Wallace for further money saying the Inspector was above contacting for more money; didn't want to question. Comm. Clements discussed the Intern position with Murray State President and will follow up. The Army Corps of Engineers had not gotten back with Comm. Clements regarding Intern possibility.

New Business

1. Surveyor Matt Clark and Rev. Brad Chalfin brought to the Commission what was thought to be a minor subdivision in the making. Rev. Brad owns lot 29 on Caney Creek Dr. and together with lots 1, 2, and 3 on N. Tanyard Rd. would make a minor subdivision when divided/consolidated. Lots 1,2,3 are owned by Ms. Betty now in assisted living. The current goal is to deed Lot 1 to Rev. Brad. Lot 1 is not buildable but when deeded to Rev. Brad, he

will be able to build, establish septic and claim the driveway. Lot 2 is too small for septic and Lot 3 has a log cabin on it. The thought is to deed Lot 1 to Rev. Brad now, and when Ms. Betty passes on, discuss the additions and deeding of Lots 2 and 3. Chairman Lawson wanted to make sure the lots 2 and 3 will be governed properly after Ms. Betty passes but recommended deeding Lot 1 to Rev. Brad now. With that, the 3 lots needed for a Minor Subdivision are not in question now. Lot 29 and Lot 1 will be owned by Rev. Brad and Lots 2 and 3 to be determined after passing of Ms. Betty. Lot 2 will have to go with Lot 1 and/or 3 since it is smaller than ½ acre and no septic can be placed there now.

2. Address of 6216 Blue Springs Road in Shawnee Hills Subdivision was the question of placing a double-wide trailer on the lot. That Subdivision has restrictions dating back to 1966 that says no trailers, mobile homes, tents allowed on the lot. A copy of the restrictions were given to Mr. Kyle Watts, owner of the lot in question. There has been a precedent set however in the past that mobile homes, trailers, have been placed on several lots in Shawnee Hills Subdivision. The Planning Commission has no authority to enforce the restrictions but did its duty and brought the restrictions to the attention of the owner who plans to sell the lot to allow a mobile home to occupy the lot. Attys. HB Quinn and Stephen Underwood both agreed with the precedent being set but wanted to make sure the lot was of sufficient size for septic.

3. 2268 Main St. Cadiz, Ky was discussed knowing the lot has an option to buy 5 acres of the 15-16 acres available. Melior Development of Murray, Ky. is planning a 38 housing development for low income housing. They are willing to pay \$150,000 for sewer upgrade with the City promise to reimburse \$12,000 annually for 10 years to Melior Development to pay property taxes. The application through the Kentucky Housing Authority will be discussed in January or thereabouts of 2026. The plat will need to be annexed into the City as part of the 5 acres resides in the County. Melior Development was encouraged to start the annexation process soon to avoid possible delays later. The City voted unanimously to grant the request to Melior Development to build on 2268 Main St. As mentioned above, the application of Melior Development needs to be approved by Ky Housing Authority first.

4. Stonegate Subdivision in Trigg County will be getting redesigned according to the owner Mr. Pete Schuck. Comm. Heffington and Clements said we will discuss the amended plat when the owner discusses the increase or decrease of lot sizes. This was basically an FYI for future development by Mr. Schuck who contacted Comm. Mullen on redesign.

Old Business

1. Concerning audits, Chairman Lawson said we would obtain an audit if we can secure a CPA to do it; currently no CPA office has accepted the request. Comm. Mullen has. Called three offices in Hopkinsville, one in Princeton and looked at Murray Ky for an auditor. Comm. Mullen said he will keep looking as there is a Ky statute for Planning Commission “shall” have an annual audit conducted by a CPA or State Auditor.

2. The By-Laws have not yet been reviewed by Atty. Underwood.

3. Comprehensive Plan (CP) update. The PDF version of the CP was made into a copy available to make changes. Todd Wallace said the task is slow going but may be ready for a meeting the first week of September. Other members of the committee went through pages 92-98 of the current Plan and made changes and will add new content if needed. Comm. Clements recommended the State Park and LBL be included for the update since tourism is very important to our Trigg County area. Secretary Mullen will ask the members for a date to reconvene the updates to the Plan. Several departments have been contacted already for future plans such as Public Works, Public Schools, Hospital, Emergency Services, Fire, Parks & Rec, and Army Corps of Engineers.

Adjourn: Motion by Comm. Heffington and 2nd by Comm. Oliphant

Next Meeting: September 23, 2025 at 49 Jefferson St at 6pm.

Respectfully Submitted: Jim Mullen/Secretary