



Oak Grove Zoning Committee
Special Session Meeting Minutes
Tuesday, March 10, 2026
Oak Grove Council Chambers

CALL TO ORDER

The Special Session of the Oak Grove Zoning Committee was called to order by Chairperson/Committee Member Jean Leavell at 9:30 a.m. on Tuesday, March 10, 2026, in the Oak Grove Council Chambers located at 8505 Pembroke Oak Grove Road, Oak Grove, Kentucky.

REVIEW OF MINUTES-FEBRUARY 17, 2026

Motion: Vice Chairperson/Committee Member Edward Cook moved to approve the minutes.

Second: Committee Member Richard Baker

Vote: Voice

Results: Passed

ROLL CALL

The following members were present:

- Chairperson/Committee Member Jean Leavell
- Vice Chairperson/Committee Member Edward Cook
- Committee Member Richard Baker
- Public Works Director Brian Ahart
- Code Enforcement Officer/Zoning Inspector Brendon Wadland
- LT. Jeff Locklear
- City Clerk Lorelynn Fisher
- Special Guest Tom Britton, Beth Richardson and another representative from CDS

Two members of the audience were in attendance.

AGENDA ITEMS

1. Review/Discussion of Zoning Ordinance 2021-11 The committee will discuss various provisions and topics pertaining to this ordinance, including RV Parks and Recreational Vehicles:

- Chairperson/Committee Member Leavell stated that the City Council discussed this matter at the previous council meeting. Questions regarding sewer service were raised, and Britton explained the sewage disposal regulations for RV parks, noting that the areas currently being discussed do not currently have access to city sewer service. Ahart stated that the RV park in Cadiz is not connected to city sewer. He further noted that this is a matter for council discussion, as sewer services will likely become available in the future, and a requirement to connect to city sewer could be included as a stipulation once it becomes available.
- Vice Chairperson/Committee Member Edward Cook stated that the city should explore options regarding RV parks, and Chairperson/Committee Member Jean Leavell agreed. Questions pertaining to RV parks already in the city were raised. Britton added that the RV park for the casino was constructed under the previous zoning ordinance. Chairperson/Committee Member Jean Leavell then opened the floor for Riddle to provide comments. Riddle expressed concern that he could invest significant funds into installing a septic system and later be required to connect to city sewer. He also stated that his goal is to develop a high-end RV park facility with no long-term stays.
Motion: Vice Chairperson/Committee Member Edward Cook moved to send this to city council
Second: Committee Member Richard Baker
Vote: Voice
Results: Passed

2. House Bill 160 – Manufactured vs. Stick-Built Homes

The Committee to discuss the bill’s requirement that manufactured homes be treated the same as stick-built homes and potential implications for the city:

- Britton prepared draft documents proposing amendments to the zoning code based on discussions from the previous meeting. If the committee is comfortable with the drafts by the end of the meeting, they will need to be sent to the city council for approval.
Article 2
 - Added definitions for Anchoring System and Manufactured Home.
 - Amended the definition of Dwelling Unit, distinguishing modular homes and qualified manufactured homes from non-qualified manufactured homes.
 - Changes appear on pages 16, 25, 26, 29, 34, and 36; additional details can be found within the articles for reference.**Article 4**
 - Changes and additions appear on pages 61–62, 67, and 77.**Article 5**
 - Changes and additions appear on pages 83–84, 98–102, and 117.
 - Removed “C” on page 102.

Article 8

- Changes and additions appear on pages 149 and 153–154.

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- The committee unanimously agreed to forward Resolution 2026-XX to the City Council for approval.
 - The committee discussed restrictions on tiny homes, and Britton stated that further research on this topic is needed.
 - The committee also discussed requiring sidewalks for all new homes, not just within subdivisions. Britton noted that this would likely require a separate ordinance, possibly as a right-of-way ordinance, since new subdivisions already require sidewalks under existing guidelines. No official action was taken.

ADJOURNMENT

Motion: Committee Member Richard Baker moved to adjourn the meeting.

Second: Vice Chairperson/Committee Member Edward Cook

Vote: Voice

Results: Passed

Adjournment: Approximately 10:40 a.m.

APPROVED:

Chairperson/Committee Member Jean Leavell

ATTEST:

Lorelynn Fisher, MMC, CKMC, City Clerk