



GALLATIN COUNTY PLANNING COMMISSION  
 PO BOX 144  
 WARSAW, KY 41095  
 (859) 567 – 5691 Office  
 (859) 567 – 4764 FAX

**MINUTES FOR REGULAR MEETING  
 GALLATIN COUNTY PLANNING COMMISSION  
 AND BOARD OF ADJUSTMENT**

The Gallatin County Planning Commission and Board of Adjustment met for a regularly scheduled meeting on February 2, 2021, at 7:00 PM at the M.E. Bogardus Extension Office Building Annex, 395 US 42 West, Warsaw, Kentucky 41095.

**With the ongoing conditions in Gallatin County, the Health Department continues with enhanced protection protocols to include the addition of Face Covering together with Social Distancing. Wearing of Face Covering will be mandatory at all Planning Commission meetings, except when speaking, eating, or drinking until further advised.**

**MEMBERSHIP ROLLCALL**

**Planning Commission**

- Finfrock, Aggie
- Humphries Mickey
- Smith, Skip
- Stewart, Casey
- Webster, Jack

- Weldon, Alexandra
- Welte, Chuck
- Craig, Patrick
- TBD

**Board of Adjustment**

- Alexander, Erma Jean
- Cozine, Wilbur
- Skirvin, Brenda
- Smithson, Nikki
- White, David

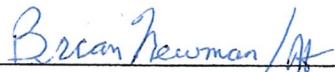
**County Support Staff**

- James Hansen, Administrator
- Brian Newman. Legal Counsel

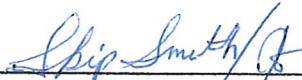
1. Vice-Chair Alexandra Weldon called the meeting to order.
2. Jack Webster made a motion to accept the minutes from the February 2, 2021, Mickey Humphries seconded the motion and it passed with unanimous consent.
3. Administrator Hansen provided the Activity Report for February 2021 which included:
  - a. Property Plats – 0
  - b. Residential Permits – 5
  - c. Commercial Permits – 0
4. Administrator Hansen confirmed that Nugent Sand Company has been a Nonconforming Use since 2001 but that any future expansion would require an application and presentation before the Planning Commission for a Zoning Change.
  - a. Nugent has attempted to file for expansion under the existing Nonconforming Use designation, but the County has objected and filed for a conference with the Division of Mining to resolve status of property.
5. Administrator Hansen advised he had located, and provided copies of, the Planned Rural Recreational Resort (PRRR) Ordinance along with the Motor Equine and Entertainment District Ordinance. He felt that both documents were the actual Ordinances and would need to be rewritten to be entered as definitions in the Zoning Regulations. He asked that everyone review and be prepared to discuss at the March meeting.
  - a. Administrator Hansen felt that there were portions of the Speedway description that contained events which are not held on a regular or scheduled basis and that those may be

better served listed under the "Conditional Uses Permitted" section which would also ensure we had a complete and current description of events being held.

6. Administrator Hansen also advised that the Single Family Residential Districts (R1 and R1-A) should be modified, and the "Maximum Lot Size" designation should be removed. This will also make them consistent with the other Residential Districts.
7. There was general discussion on the extent and/or length of the PRRR district and concerns over the "vagueness" contained in the Speedway District and Administrator Hansen advised that now was the time to make and desired or required Text Amendments, get them accepted/approved by the Fiscal Court and entered into the Regulations.
8. Ms. Finrock asked about the possibility of an "Event Permit" for some of the events and Administrator Hansen replied that the "Conditional Use" category was already in place to handle such items and a new form might add confusion instead of clarity but after her review that was her suggestion include it and we can discuss the pros and cons at the next meeting.
9. Check Welte made a motion to Adjourn which was seconded by Jack Webster and approved with unanimous consent.
10. The next scheduled meeting is set for 3/2/2021.



Attested By: Brian Newman – Legal Counsel



Approved By: Skip Smith - Chairman