



GALLATIN COUNTY PLANNING COMMISSION
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**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 April 6, 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 ROLL CALL

Planning Commission

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

- Weldon, Alexandra
- Welte, Chuck
- Craig, Patrick
- Hendren, David

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. In Chairman's absence Vice Chair Alex Weldon called the meeting to order.
2. David White made a motion to accept the minutes from the April 6, 2021, Mickey Humphries seconded the motion and it passed with unanimous consent.
3. Administrator Hansen provided the Activity Report for March 2021 which included:
 - a. Property Plats – 5
 - b. Residential Permits – 7
 - c. Commercial Permits – 1
4. Being a duly advertised meeting a zone change request from Residential (R1) to Residential (R2) was heard for property at 106 Webster Street in Glencoe. Administrator Hansen began the discussion advising of the similarities in the two definitions and the fact that there were two other approved changes from R1 to R2 within 2 blocks of the area. There were question about the potential of "Spot Zoning" but after further discussion and with two previously approved locations it was decided there would be no problem. David Hendren made a motion to approve the zone change which was seconded by Mickey Humphries and approved with unanimous consent.
5. Administrator Hansen brought up the Text Amendment deleting the "Maximum Lt Size" requirement on both the R1 and R1-A definitions which would match the district definitions. Mickey Humphries made the motion to approve, and Patrick Craig seconded. The motion was approved with unanimous consent.
6. A discussion ensued about minimum lot sizes and the possible need to increase the size which led into a discussion of density and its use within the regulations. Administrator Hansen advised that

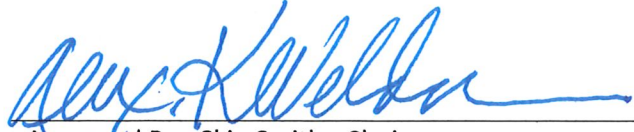
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density is mentioned in the regulation but without specificity. Administrator Hansen was asked to research how other counties in the area handled the density issue.

- 7. Administrator Hansen Brought up the PRRR amendment to see if there was any further discussion and it was decided to approve the amendment and keep the 180 day maximum stay but remove the requirement for a Resident Manager. Mickey Humphries made a motion to accept with those conditions and Patrick Craig seconded. The motion passed with unanimous consent.
- 8. Being no further items of discussion, Mickey Humphries made a motion to adjourn, David Hendren seconded and motion was approved with unanimous consent.
- 9. The next scheduled meeting is set for 5/4/2021.



Attested By: Brian Newman – Legal Counsel



Approved By: Skip Smith- Chairman

ALEX WELDON - VICE CHAIR