



**GALLATIN COUNTY PLANNING COMMISSION**  
PO BOX 144  
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## **PLANNING COMMISSION MEETING MINUTES**

**Meeting: December 7, 2021**

### **Planning Commission**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Craig, Patrick    | <input checked="" type="checkbox"/> Webster, Jack |
| <input type="checkbox"/> Dickerson, Greg              | <input checked="" type="checkbox"/> Weldon, Alex  |
| <input checked="" type="checkbox"/> Humphries, Mickey | <input checked="" type="checkbox"/> Welte, Chuck  |
| <input checked="" type="checkbox"/> Jones, Keith      | <input type="checkbox"/> TBD                      |
| <input checked="" type="checkbox"/> Lionberger, Boyd  |   |

### **Board of Adjustment**

- |  |
|--|
| <input checked="" type="checkbox"/> Alexander, Erma Jean |
| <input checked="" type="checkbox"/> Cozine, Wilbur       |
| <input checked="" type="checkbox"/> Skirvin, Brenda      |
| <input checked="" type="checkbox"/> Smithson, Nikki      |
| <input checked="" type="checkbox"/> White, David         |

In attendance were:

James Hansen – Zoning Administrator:  Brian Newman – Legal Counsel

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

Chairman Welte called the duly advertised public meeting to order at 7:00 PM.

The minutes from the October 5, 2021, meeting was reviewed.

Motion to Accept: Alex Weldon

Second By: Mickey Humphries

Approved: Unanimous

The minutes from the November 2, 2021, meeting was reviewed.

Motion to Accept: Alex Weldon

Second By: Mickey Humphries

Approved: Unanimous

### **Administrator's Report**

Plats: Boundary Surveys – 5

Residential Permits – 5

Commercial Permits – 0

Administrator Hansen confirmed the posting for a Certified Planner had been posted as discussed at previous meeting.

Administrator Hansen confirmed this was a duly advertised Public Hearing called to discuss an application from Warsaw North LLC to construct an Event Center on US 42 across from the O'Connor property. He further advised this was part of a larger group of properties purchased by the applicant and as such, in his interpretation, it would be appropriate to utilize a Planned Unit Development instead of a Zoning Change. He explained that there would be no manufacturing involved with this project or alcohol sales and it was not a 24/7 operation. Based on those items and the fact that additional projects would be coming on property adjacent to this site that would, ultimately, be connected by walking/bike trails and possibly gazebos for use by all citizens this type of development was appropriate.

Warsaw North was then introduced to provide their presentation. They advised they had obtained permits from the KYTC to relocate the entrance more towards the center of the property so that the line of sight would improve for traffic entering or exiting the facility. They explained their intent is to utilize the facility for weddings, business meetings or any similar gathering. They described the facility as having a fireplace centered on a wall of glass looking out over the river with a deck extending around three sides of the building. There will be, at least initially, a packed gravel parking lot but plans are to blacktop the parking lot in the future.

Jack Webster asked if they had photos of what the facility would look like, and the applicants advised those plans were in final stages of development, but they would share them with the group when available.

Administrator Hansen advised that it could be made a condition that plans were provided prior to construction.

Brian Newman had questions about the outdoor uses as this was part of a Planned Unit Development. The applicants described in a little more detail about the surrounding deck area that would be available and the walking/bike trails that would eventually be available but that initially there would not be a "public entrance" so as not to interfere with parking and events taking place at the center. They talked about plans for a Farmers' Market that were being considered on their adjacent property and how that would be the actual entrance for the public space (it should be noted the proposed market is in the City Limits of Warsaw but is connected by property along the river where the paths are proposed).

Alex Weldon questioned whether the Planned Development was appropriate or if a zone change should be required. Administrator Hansen advised that there is not a requirement for all phases of a development to be completed simultaneously and since they were already the owners of record on the connecting property, he felt they had met the requirements.

Patrick Craig indicated he thought we should include the Parcel Numbers on the properties involved.

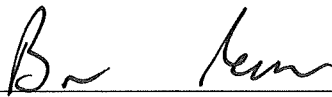
Keith Jones made a motion to approve the development plan with the conditions that the Commission receive a set of Plans for review prior to the start of construction and that the Parcel Numbers be included on the Plan.

Patrick Craig seconded the motion with stated conditions and the motion passed with a vote of 7 ayes and 1 nay.

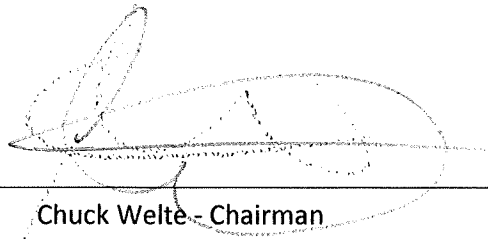
Administrator Hansen advised of a Zone Change request that was being processed and might result in a Special Meeting if completed in time to allow for the required advertising. Administrator Hansen will advise of progress with this project.

With nothing further to discuss, a motion to adjourn was made by Jack Webster with a second by Mickey Humphries and approval by unanimous consent.

Next Scheduled meeting: 01/04/2022



Brian Newman – Attest



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Chuck Welté - Chairman