



GALLATIN COUNTY PLANNING COMMISSION
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PLANNING COMMISSION MEETING MINUTES

Meeting: January 4, 2022

Planning Commission

- Craig, Patrick
- Dickerson, Greg
- Humphries, Mickey
- Jones, Keith
- Lionberger, Boyd

- Webster, Jack
- Weldon, Alex
- Welte, Chuck
- TBD

Board of Adjustment

- Alexander, Erma Jean
- Cozine, Wilbur
- Skirvin, Brenda
- Smithson, Nikki
- 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, January 4, 2022**, at 7:00 PM at the M.E. Bogardus Extension Office Building Annex, 395 US 42 West, Warsaw, Kentucky 41095.

In Chairman Welte’s absence Vice Chair Alex Weldon called the duly advertised public meeting to order at 7:00 PM.

The minutes from the December 7, 2021, meeting was reviewed.

Motion to Accept: Patrick Craig

Second By: Jack Webster

Approved: Unanimous Consent

Administrator’s Report (Copy of permits issued for previous six (6) months included)

Plats: Boundary Surveys – 6

Residential Permits – 1

Commercial Permits – 0

Administrator Hansen advised the Commission that the Fiscal Court accepted the Finding of Fact on the Warsaw North LLC project heard last month.

Alex Weldon then began the meeting on the proposed Zone Change on the property at the intersection of Highways 35 and 465 from Single Family Residential to Highway Business Commercial. The applicant’s agent, Wayne Scudder, was scheduled to present but was unable to attend due to COVID but he had provided a written statement which Ms. Weldon read, and a copy of which is attached as Exhibit “A”.

Administrator Hansen gave an overview of the proposed change and stated he felt the area appeared to meet the nature of the requirements contained within the Comprehensive Plan and mentioned that there were concerns about a structure on the property listed in the “National Registry of Historic Places” and a “family cemetery” but from all available information did not pose a problem with the zone change and there appeared to be mitigation available that would resolve issues in any proposed project(s) in the future.

Ms. Weldon then opened the public comments portion of the hearing to people signing up to express support of or opposition to the change a summary of comments is included below:

Bonnie Humphries – resident of Highway 35 spoke first saying that she wasn't necessarily opposed to the commercial zoning but did not want another Truck Stop in the area.

Carmen Gullion - resident of Boone Road (Hwy. 465) advised she did not want another truck stop that would increase traffic and create potential safety hazards, but she was not opposed with other development at the site.

Melanie Banks – daughter of property owner voiced support for the project and that her family should have the right to sell their property the same as those that were involved with the development of the racetrack.

Bill Tom Craig – resident of Boone Road (Hwy. 465) advised he was involved with the sale of property at the racetrack, but he did not want a Truck Stop at this site.

Roger McGuire – resident of Park Ridge Road objected to a Truck Stop due to the loud noise associated with such a business.

Donald Glenn – resident of Park Ridge Road stated he felt the property should remain residential and if homes went in instead of commercial development the County would benefit more from the property tax.

Dennis Glenn – resident of Hwy. 465 West stated that he didn't feel Highway 465 was built for Truck traffic and that it would create unsafe conditions.

"Scoop" O'Connor – son of property owner and current resident at the address expressed that his parents should be allowed to sell their property for the most money and that would require a commercial designation. Other people were allowed to do this when the racetrack came in and it wasn't right to deny his parents the same right.

With this Ms. Weldon announced that all parties requesting to be heard have been heard and closed the Public Comments. However, Bill Tom Craig and David Glenn both stated they disagreed with Mr. O'Connor and wanted to respond but Ms. Weldon reiterated that the Public Comment portion was closed and moved on.

After some discussion on potential adverse road conditions that could occur with a Truck Stop and the overwhelming opposition to a Truck Stop Jack Webster made a motion to deny the Zone Change.

Ms. Weldon asked Mr. Webster if he was saying that he felt the Comprehensive Plan was wrong and therefore the request should be denied.

Mr. Webster then made the motion to deny the request because the Comprehensive Plan was wrong.

At the 02/04/2022 meeting Mr. Webster stated his revised motion as reported was not correct and based on discussion and public comments against a truck stop, he was making a motion to deny the Zone Change. The motion received a second from Mickey Humphries and a roll call vote was requested by Ms. Weldon with the results listed below:

Patrick Craig – Aye

Greg Dickerson – Aye

Mickey Humphries – Aye

Keith Jones – Not Present

Boyd Lionberger – Aye

Jack Webster – Aye

Alex Weldon – Abstained from voting

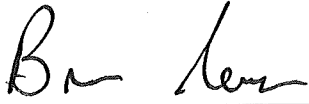
Chuck Welte – Not Present

Final Tally – Five (5) Aye, One (1) Abstain, Two (2) Not Present

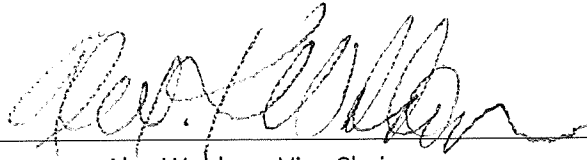
Motion for Zone Chane was Denied

With no further business to discuss a motion to adjourn was made by Patrick Craig and seconded by Boyd Lionberger. Motion passed with unanimous consent.

Next Meeting is scheduled for February 1, 2022.



Brian Newman – Legal Counsel



Alex Weldon - Vice Chair