



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

**Meeting: May 3, 2022**

**Planning Commission**

- |   |   |
|---|---|
| <input type="checkbox"/> Craig, Patrick               | <input checked="" type="checkbox"/> Webster, Jack |
| <input checked="" type="checkbox"/> Dickerson, Greg   | <input checked="" type="checkbox"/> Weldon, Alex  |
| <input checked="" type="checkbox"/> Humphries, Mickey | <input type="checkbox"/> Welte, Chuck             |
| <input 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 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, May 3, 2022**, at 7:00 PM at the M.E. Bogardus Extension Office Building Annex, 395 US 42 West, Warsaw, Kentucky 41095.

In Chairman Welte absence Vice Chair Weldon called the meeting to order at 7:00 PM.

The minutes from the March 1, 2022, meeting was reviewed.

Motion to Accept: Greg Dickerson

Second By: Mickey Humphries

Approved: Unanimous Consent

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

Plats: Boundary Surveys – 2

Residential Permits – 8

Commercial Permits – 2 (Custom Butcher Shop, Cellular Antenna)

Administrator Hansen advised that Gary Edmondson will be at our next meeting (June 7) to provide our 2022 Training. He said this will be a “Special” Meeting starting at 6:30 and other than routine administrative updates will be the only item on the Agenda.

Administrator Hansen advised Elizabeth Fields and Swapna Babu with McBride Dale Clarion (MDC) visited to introduce themselves and discuss plans for Comprehensive Plan.

Some of the items discussed:

- Review of Future Land Use Map in current Plan and discussed potential changes.
  - 465 East possibly shown as Commercial but with existing Residential presence and confusion with part of the road being in the City of Sparta where no zoning exists it was decided to leave the area as is.
  - Potential for addition Residential District with larger lot requirements.
  - New District for Condominiums.
  - Mixed Use category to allow for flexibility in residential developments.
  - Potential location for Grocery Store.
  - Do we want to create areas along Highways 35 and 127 like 1039 overlay?

David White advised that the current Zoning Map does not show as Industrial on our current map and Administrator Hansen advised that will be addressed.

Alex Weldon asked about Hartig Park doesn't appear on current map and Administrator Hansen advised that had been discussed and the planners want to show all the different parks areas across the County on the new map.

David White asked about 467 West by the airport being changed to an overlay for potential development.

Administrator Hansen advised that he has been working with the Conservation Group and there are 12 Agricultural Districts in Gallatin County that are qualified and recorded by the State Department of Agriculture. These areas will be identified on the "new" map.

Alex Weldon felt it is important to acknowledge and protect agricultural areas.

Administrator Hansen advised that Warren County had a very good statement about the importance of protecting Agriculture and the associated processes.

Wilbur Cozine brought up the confusion that occurred over the O'Connor property and how we must take steps to ensure we don't all that to repeat.

Jack Webster said his motion was made based on what was presented.

Administrator Hansen advised there will be at least one public hearing on possible changes to the Zoning Map.

Administrator Hansen advised that we have issued 68 new residential permits from July 2021 to May of 2022.

Administrator Hansen advised there is an article on "Deed Restrictions" included in this month's packet and suggested that everyone review the article and we discuss it at the following meeting. He also suggested we follow up every other month with a different topic to help keep us current in the Zoning process.

Jack made a motion to table the "Deed Restrictions" discussion until July due to the training already scheduled for June. Mickey Humphries seconded the motion which was approved unanimously.

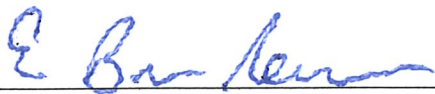
Boyd Lionberger said he purchased land several years ago from a real estate group that had deed restrictions identifying some of what he could and could not do.

Administrator Hansen advised that the Planning Commission does not enforce these items and there is usually a contact associated with the restrictions for landowners to contact.

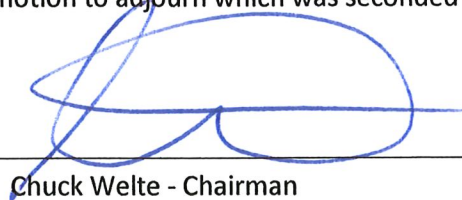
David White expresses concern over the increasing number of storage buildings and tiny homes that are being seen across the County.

Administrator Hansen advised that so long as they meet the basic requirements with electrical, plumbing and HVAC they are allowable but are reviewed on an individual basis. If it is a case of unsafe or unkempt appearance that may be addressed through the County Code Enforcement Board.

With no other business to discuss Jack Webster made a motion to adjourn which was seconded by Mickey Humphries and passed with unanimous consent.



Brian Newman – Legal Counsel



Chuck Welte - Chairman