



GALLATIN COUNTY PLANNING COMMISSION
200 Washington Street
PO Box 144
Warsaw, KY 41095
(859) 567 5691 Office

Gallatin County Planning Commission Meeting Notes

Meeting Date: 09/06/2022

Planning Commission

- | | |
|---|---|
| <input checked="" type="checkbox"/> Craig, Patrick | <input checked="" type="checkbox"/> Webster, Jack |
| <input checked="" type="checkbox"/> Dickerson, Greg | <input type="checkbox"/> Weldon, Alex |
| <input checked="" type="checkbox"/> Humphries, Mickey | <input checked="" type="checkbox"/> Welte, Chuck |
| <input type="checkbox"/> Jones, Keith | <input type="checkbox"/> TBD |
| <input 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 type="checkbox"/> Smithson, Nikki |
| <input 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, September 6, 2022, at 7:00 PM at the M.E. Bogardus Extension Office Building Annex.

Board Chairman Chuck Welte Called the meeting to order at 7:09 PM.

The minutes from the August 2, 2022, meeting was reviewed.

Motion to Accept: Jack Webster

Second By: Mickey Humphries

Approved: Unanimous Consent

Administrator' Report

Plats/Boundary Survey: 2

Residential Permits: 8

Commercial Permits: 2

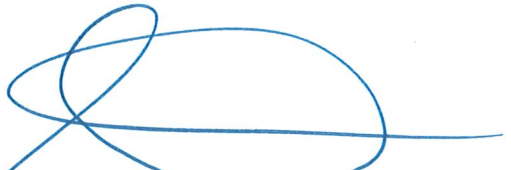
1. Work is continuing on the Comprehensive Plan rewrite and Administrator Hansen advised he has been working with the Conservation District and will be able to go in and show actual Agricultural properties on the new map with Agricultural Exemptions being shown as R1 with the Exemption.
2. Training on Nonconforming Uses was held based on the handouts provided the previous months and there was a reasonably long discussion on what may or may not qualify as a nonconforming use and the different situations that can affect them.
3. Administrator Hansen provided an update on a new apartment complex that is considering a site off Center Avenue and will consist of two buildings each with two stories for approximately 45 apartments.
4. They will be designed for Seniors but are not subsidized housing.
5. Financing is still being sorted out and it will probably be sometime next year when we will receive the final presentation.
6. Zoning is already in place so once we hear the presentation we will vote and forward our recommendations to the Fiscal Court.

7. Administrator Hansen then brought up a proposed Ordinance for Surface Mining of Non-Coal minerals.
8. He explained that this document was based on an existing ordinance from Henderson County, Kentucky and included a distinction for "Prime Farmland" and included some noise restrictions based on OSHA recommendations.
9. Administrator Hansen was looking for approval to forward the Ordinance to the Fiscal Court where they would hold the First Reading at their next meeting which allows us more time to review and discuss at our next meeting in October and then decide whether to forward the Ordinance to the Court for the Second Reading at which time it would become active.
10. Once accepted, we would then create the actual zoning regulations based on the language in the Ordinance.
11. There was considerable discussion on whether we were "qualified" to approve a technical document such as this without any review by more knowledgeable experts.
12. Administrator Hansen advised that we would have the thirty days between readings at the Fiscal Court and there was nothing saying it couldn't be delayed at next month's meeting if we were unable to answer outstanding questions.
13. There were further questions as to what the Ordinance was based on and Administrator Hansen advised that it was based on existing Federal and State regulations including the Surface Mining Control Act of 1977 of the Federal side and KRS 350 on the State side.
14. There were also questions about potential differences between limestone mining and gravel mining and how this would address those issues.
15. After more discussion it was suggested that, due to the complexity of the document, we table the issue and seek to locate professionals to help us review the document.
16. Mickey Humphries made a motion to table discussion until we can obtain professional help. Patrick Craig seconded the motion and it passed 4 to 0 with 1 abstaining vote.
17. With no further business to discuss, Jack Webster made a motion to adjourn. Patrick Craig seconded the motion and it passed with unanimous consent.
18. Next scheduled meeting is ~~11/1/2022~~.

10/14/22



Brian Newman – Legal Counsel



Chuck Welte - Chairman