



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

PLANNING COMMISSION MEETING MINUTES

Meeting Date 03/07/2023

Planning Commission

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

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 |

- Jim Hansen – Zoning Administrator Brian Newman – Legal Counsel

- 1) Meeting called to order 7:08 Chairman Welte
- 2) Roll Call Taken Manually
- 3) Review of Previous month's Minutes
 - a. Motion to Approve: Jack Webster, Second: Mickey Humphries, Votes For: 4 Abstentions 1
- 4) Review of Previous Month's Minutes
 - a. Motion to Approve: Mickey Humphries, Second: Jack Webster Votes For: 4 Abstentions: 1
- 5) Administrator' Report
 - a. Permits Issued
 - i. Plats: Boundary Survey – 2
 - ii. Residential – 4
 - iii. Commercial – 0
- 6) Recurring Business
 - a. None
- 7) New Business
 - a. Map Amendment City of Warsaw 204 Riverview Drive Zone Change from HB Highway Business to R3 Multi-Family.
 - i. Project Architect presented for the property owner and explained there would be two, two building units for a total of 24 single family apartments with adequate parking and landscaping that will be provided at actual project presentation.
 - ii. Three members of the Public voiced concerns and questions.
 - iii. The Commission discussed saying change would limit what could be built at this location, thereby making it more restrictive than current zone.
 - iv. After all questions were heard a motion was made to approve the change by Jack Webster with a second by Greg Dickerson. Motion Passed with four members voting to approve and one member voting to abstain.
 - b. Map Amendment City of Warsaw 298 Bea Scott Drive Zone Change A1 Agriculture to HB Highway Business for existing business at location that was an approved Conditional Use by City of Warsaw BOA and, with the Text Amendment recently enacted by the City adding storage buildings to the Permitted Uses of the Highway Business Zone.

- i. There were two members of the public who spoke in opposition to the change. One was dead set against the change stating he would rather have a pig farm next to his property.
 - ii. The other person was upset because she wanted to buy some or all of the property but wasn't offered a chance and then when she was offered a chance felt the price was outrageously high for what she wanted.
 - iii. A brief discussion was held by the Commission and a motion was made by Jack Webster to Deny the Zone Change with a second by Mickey Humphries. Motion to deny was approved by a vote of four in favor with one abstention.
 - c. Map Amendment City of Glencoe 112 & 114 South Main Street, Glencoe Change two vacant lot from R1 Residential to HB Highway Business which would allow the requestor to expand his current single lot business.
 - i. There were two members of the public who spoke to express concern over the change.
 - ii. The first person spoke about current conditions at the business and expressed concern over what might happen if the business is allowed to expand.
 - iii. The second concern involved current noise levels from the business with large trucks idling and coming in and out at all hours of the night.
 - iv. After discussion among the Board a motion was made to deny the change by Jack Webster with a second by Mickey Humphries. Motion to Deny Passed with four members voting in favor and one member voting to abstain.

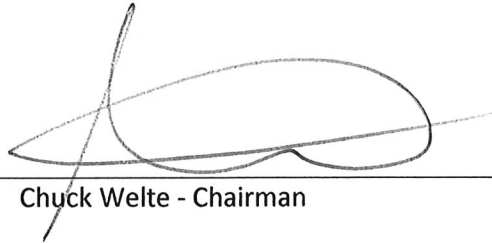
8) Next Meeting: 04/04/2023

9) Motion to Adjourn:

- a. Motion to Adjourn: Jack Webster, Second: Mickey Humphries, Approved by Unanimous Consent



Brian Newman – Legal Counsel



Chuck Welte - Chairman

FINDING OF FACT AND RECOMMENDATION

MAP AMENDMENT 204 Riverview Drive, Warsaw KY 41095

At the March 7, 2023, Meeting of the Gallatin County Planning Commission heard a request for a Map Amendment to property located at 204 Riverview Drive changing the existing zone from Highway Business (HB) to Multi-Family Residential (R3). In compliance with Warsaw Zoning Regulations Article Seven (7) a Public Hearing was published in the Gallatin County News seven (7) days in advance of the hearing, letters were sent to all property owners of record of all property adjoining this location fourteen days in advance, and signage was posted at the site indicating the proposed zone change and the date, time and location of the public hearing fourteen (14) days in advance.

At the Public Hearing the following Citizens voiced their opinion as follows:

Monty Roberts and Family – Identified themselves as being in opposition to the change based, mainly, on the lack of specific information regarding the change and concern of the overall impact to the area based on the increased population and associated traffic.

Donna Terry – Identified as being in opposition to the change based on the existence of other units in the neighboring area and the lack of benefit to the historic nature of that area along with lack of benefit to the neighborhood.

Joseph Brown – Acting as an agent for the owners and project architect spoke in favor of the project and provided the following insight;

- He began by identifying these plans as conceptual, consisting of three (3), two (2) story units with a total of twenty-four apartments.
- The developers' initial discussions indicated a minimum of two (2) units would be completed initially and they would all be one (1) bedroom units, but the possibility did exist that based on several factors the third unit may include two (2) bedroom units.
- Members of the Commission had drawings which included elevation, floor plans and site plans. Copies of these packets were distributed to audience members during Mr. Browns presentation.
- Mr. Brown asked for any questions and received the following:
 - Will vehicles be parked on what is already a narrow street as shown in the drawings?
 - Mr. Brown pointed out that there was a landscaped berm proposed between the parking lot and the roadway and showed the audience that location.
 - What about infrastructure concerns specifically water and sewer?
 - Mr. Brown indicated that initial discussions showed the availability and capacity sufficient to handle this size project but as part of their final drawings for approval there will be more detailed investigation.

Mr. Brown was the last party to have signed up to speak and at this point there were several mini discussions breaking out amongst the audience so the public comment section was closed and the Commission began their deliberation.

Commission Member Jack Webster acknowledged the concerns expressed by citizens about the impact of this project on the area but pointed out the benefits that came with a more

restrictive Residential zone. It was pointed out that under the current zone hotels or motels could apply under the current zone and both be larger and more obtrusive than what is allowed or being proposed as this Residential use.

There was further discussion on infrastructure, and it was explained that until we receive the actual impact information it was hard to estimate what effect, if any, this project might pose.

There were questions about easement(s) in the area and how they may be affected, and Administrator Hansen advised he wasn't aware of any, but others did exist in the City and If Mr. Roberts would meet him, he would try and research them but until the deeds could be read it wasn't really possible to see what, if any, effect there might be.

At this point a call for a motion to approve or deny the proposed change from Highway Business (HB) to Multi-Family Residential (R3) was requested and Jack Webster made a motion to approve the requested change. The motion was seconded by Mickey Humphries and approved by a vote of 4 in favor, 1 abstention and 0 against.

Based upon all testimony heard and the vote of the Gallatin County Planning Commission it is recommended that the City of Warsaw accept these findings and move forward with this process.

Chuck Welte – Chairman **Date**
Gallatin County Planning Commission

Attest – Gallatin County **Date**
Zoning Administrator

PRIMARY ZONE	
Code	Text
A1	Agricultural District
R1	Single Family Residential
R1A	Single Family Residential (Small Lot)
R2	Two Family Residential
R3	Multi-Family Residential
P1	Professional Office District
NC	Neighborhood Commercial
CBD	Central Business District
HB	Highway Business
GB	General Business
I1	Light Industrial
I2	Heavy Industrial
MHP	Mobile Home Park
MHS	Mobile Home Subdivision
CO	Conservation District
MUNI	Municipal
MEED	Motor Equine Entertainment District
PRRR	Planned Rural Recreational Resort
PUD-M	Planned Unit Development - Mining
PUD-C	Planned Unit Development - Commercial
PUD-I	Planned Unit Development - Industrial
PUD-R	Planned Unit Development - Residential
AIR	Airport
P	Public and Semi Public

SECONDARY ZONE	
Code	Text
CUP	Conditional Use Permitt
NCU	Nonconforming Use
OVL	Overlay District

TMDData

Zoning	Parcel ID	TMRecordNumber	DESCRIPTION	COMMENTS
HB - Highway Business	008-45	3082		
R1 Single Family	011-10.01	3263		Agricultural Exemption
R1 Single Family (A1)	012-02	3258		266.94 Acres Conservation District
Duplicate??	012-02	3257		
R1 Single Family	013-03	3704		
R1 Single Family	013-03.01	3703		
R1 Single Family	013-03.02	3701		
R1 Single Family	013-03.03	3702		
R1 Single Family	013-03.04	3827		
HB - Highway Business	013-04	3840		
MHP - Mobile Home Park	013-04.01	3742		Nonconforming Use
R1 Single Family	013-05	3741		CUP Church??
R1 Single Family	013-06	3756		Church Auxiliary Use?
R2 Two Family??	013-06.01	3755		Nonconforming Use
R1 Single Family	013-08	3707		Agricultural Exemption
Municipal (Muni)	013-08.02	4908		City of Warsaw Sewer
R1 Single Family	013-09	3705		
R1 Single Family	013-10	3706		
Municipal (Muni)	013-11 & 13 & 16	3850		City Of Warsaw Park
Duplicate??	013-11 & 13 & 16	3851		
Municipal (Muni)	013-12	3708		City of Warsaw Park
Municipal (Muni)	013-14	3709		City Of Warsaw Park
R1 Single Family	013-15	3710		
A1 Agriculture	013-17	3711		CUP Church??
R1 Single Family	013-18 & 19	3712		
R3 Multi-Family	013-20	4934		
R1 Single Family	013-20.01	3714		
R3 Multi-Family	013-20.02	3761		
R1 Single Family	013-21&013-21.01	3713		
R1 Single Family	013-22	3852		
R3 Multi-Family	013-22.01	3734		Senior Citizen Housing
R1 Single Family	013-22.02	3735		
R1 Single Family	013-23	3736		
R1 Single Family	013-24	3760		
R1 Single Family	013-25	3737		
R1 Single Family	013-25.01	3726		Agricultural Exemption
R3 Multi-Family	013-25.02	3727		
R1 Single Family	013-25.03	3728		
R1 Single Family	013-25.04	3730		