

"Corrected Copy"



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

PLANNING COMMISSION MEETING MINUTES

Meeting Date 07/05/2023

Planning Commission

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

Board of Adjustment

- | |
|--|
| <input checked="" type="checkbox"/> Alexander, Erma Jean |
| <input checked="" type="checkbox"/> Cozine, Wilbur |
| <input checked="" type="checkbox"/> Skirvin, Brenda |
| <input type="checkbox"/> TBD |
| <input type="checkbox"/> TBD |

- | | |
|---|--|
| <input checked="" type="checkbox"/> Jim Hansen – Zoning Administrator | <input checked="" type="checkbox"/> Brian Newman – Legal Counsel |
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- 1) Administrator Hansen advised this is a Special Meeting so only items on Agenda may be considered.
- 2) Meeting called to order by Chairman Welte at 7:02PM.
- 3) Due to Lack of Quorum at our 06/06/2023 meeting there are two sets of minutes to review:

- a. May 5, 2023 Meeting

Motion to Approve: Jack Webster Second: Greg Dickerson For: Unanimous Against: None

- b. June 6, 2023 Meeting- No Quorum No Minutes

- 4) Administrator's Report May & June Combines

- a. Review of Plats Issued

- i. Plats: Boundary Survey – 3 + 3

- ii. Residential Permits – 5 + 3

- iii. Commercial Permits – 1 + 0 (Storage Building at Serling/Mississippi Line Facility)

- 5) Recurring Business

- a. Planning Commission

- i. None

- b. Board of Adjustment

- i. None

- 6) New Business

This is a duly advertised to meeting to hear proposals for Map Amendments on property off Bea Scott Drive and Main Cross which are both within the City of Warsaw Jurisdiction.

Senior Housing – Bea Scott Drive

Board Member Alex Weldon acknowledged that her family owns property adjacent to this site but neither her nor any family member has any financial involvement in the project.

- i. Anthony Elmore – Presenter

1. Property is for Senior Housing Age 55 +.

2. It is Affordable Housing as defined by State of Kentucky and qualifies for grant from the State.

- ii. Bob Weldon – Citizen

1. Asked questions about housing for lower income and Mr. Elmore responded it is only for Seniors Age 55+

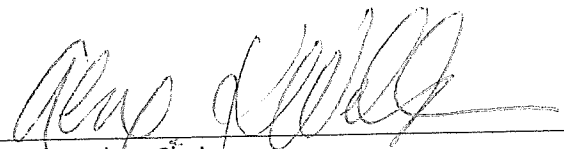
2. Asked if project was funded using tax dollars to which Mr. Elmore confirmed that was right.
 - iii. Jim Dingle – Citizen
 1. Asked if this project was in line with the Comprehensive Plan and Administrator Hansen stated it was.
 2. Spoke in favor of the housing for seniors but expressed concerns about possible increase to taxes to provide additional Police for the increase in population.
 3. It was discussed that the local government agencies keep maintain an eye on growth patterns to ensure we remain current with all our protection capabilities.
 - iv. Brenda Fiddler – Citizen
 1. Expressed displeasure at the thought of another subsidized housing development being considered after all the problems that have been encountered with existing facilities.
 2. Ms. Fiddler was also upset with the current owners and, in her words, all the problems they've caused.
 - v. Bryan Gordy – Citizen
 1. Spoke strongly against the current owners of this property and what they have and/or have not gotten away with. Administrator Hansen advised that he could neither confirm nor deny any of Mr. Gory's claims but that this hearing was about a completely different project.
 2. Mr. Gorday also expressed that, in his opinion, subsidized or low-cost housing encouraged crime.
 - b. At this point the Public Comments portion was closed.
 - c. Administrator Hansen asked if any board members had questions and Alex Weldon made a motion to approve the zone change as requested. This motion was seconded by Chuck Welte and following are the results of a roll call vote:

Greg Dickerson - Against	Beth Oldendick – Against
Boyd Lionberger – For	Jack Webster – Against
Derhonda Lowe – For	Alex Weldon – For
Chuck Welte – For	
 - d. Motion Passed to recommend Zone Change to R3 with 4 in Favor, 3 – Against
- Map Amendment – Central Business District
- Gallatin Community Church was applying for a Zone Change on their property on Main Street in the City of Warsaw to construct a Church.
- i. Steven Coomer – Presenter
 1. Requesting Zone Change due to issues with construction deadlines and downsizing of their overall project and new timelines.
 - ii. Michael Finfrock – Citizen
 1. Opposed the change because it opens the door for lots of other businesses.
 2. Administrator Hansen questioned Mr. Finfrock on the source of his data and Mr. Finfrock took exception to the question and in the following discussion Administrator Hansen determined Mr. Finfrock was reading from the County Regulations and not those for the City of Warsaw and while they were similar, they were not identical which is what Mr. Hansen questioned.
 3. Mr. Hansen Also pointed out that there were several other areas within the city where this zone existed and there was no known conflict on those sites.

4. Administrator Hansen also pointed out that the only two Zones in the City Regulations allowing a Church as a Permitted Use was CBD or HB and that CBD offered much more protection for the City with greater restrictions on uses allowed.
 - iii. Brent Caldwell – Code Enforcement Officer for Warsaw.
 1. Spoke Briefly to say that the City had pulled the existing Conditional Use Permit because the Church had violated its terms by selling part of the property.
- e. At this point the Public Hearing portion of the meeting was closed.
- f. Administrator Hansen asked if anyone had any questions and DeRhonda Lowe made a Motion to Approve the Zone Change as requested which was seconded by Greg Dickerson and following are the results of a roll call vote:

Greg Dickerson - For	Beth Oldendick – For
Boyd Lionberger – For	Jack Webster – Against
Derhonda Lowe – For	Alex Weldon – Against
Chuck Welte – Against	
- g. Motion passed to recommend Zone Change form A1 to CBD with 4 In Favor, 3 – Against
- 7) Administer Hansen advised that he hoped to have word on the two remaining BOA openings by our next meeting.
- 8) Next Meeting: 08/01/2023
- 9) Motion to Adjourn Made by Chuck Welte with a Second by Greg Dickerson and approved with unanimous consent.


 Brian Newman – Legal Counsel


~~Chuck Welte – Chairman~~
 Alex Weldon – vice chair