



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

PLANNING COMMISSION MEETING MINUTES

Meeting Date 12/05/2023

Planning Commission

- | | |
|---|--|
| <input checked="" type="checkbox"/> Dickerson, Greg | <input checked="" type="checkbox"/> Webster, Jack |
| <input checked="" type="checkbox"/> Humphries, Mickey | <input checked="" type="checkbox"/> Weldon, Alex |
| <input type="checkbox"/> Lionbeger, Boyd | <input checked="" type="checkbox"/> Welte, Chuck |
| <input type="checkbox"/> Lowe, DeRhonda | <input checked="" type="checkbox"/> Johnston, JoLynn |
| <input checked="" type="checkbox"/> Oldendick, Beth | |
| <input checked="" type="checkbox"/> Jim Hansen – Zoning Administrator | <input checked="" type="checkbox"/> Brian Newman – Legal Counsel |

Board of Adjustment

- | |
|--|
| <input checked="" type="checkbox"/> Alexander, Erma Jean |
| <input checked="" type="checkbox"/> Cozine, Wilbur |
| <input type="checkbox"/> Jerry Easton |
| <input checked="" type="checkbox"/> Trevor Jones |
| <input checked="" type="checkbox"/> Brenda Skirvin |

- 1) Meeting called to order by Chairman Chuck Welte at 7:03PM.
- 2) Motion to approve Previous Meeting Minutes
 - a. Motion to accept Minutes by Jack Webster
 - b. Second by Beth Oldendick
 - c. Approved by Vote of 5 In Favor and 1 Abstention (Member not Present)
- 3) Administrator's Report May & June Combines
 - a. Review of Plats Issued
 - i. Plats: Boundary Survey – 2
 - ii. Residential Permits – 0
 - iii. Commercial Permits – 0
- 4) Recurring Business
 - a. Planning Commission
 - i. Administrator Hansen advised that Raymond Beach has received his ATF License and forwarded same to our office.
 - b. Board of Adjustment
 - i. None
- 5) New Business
 - a. Planning Commission
 - i. Administrator Hansen advised this was a Public Hearing on a Map Amendment Request in the City of Glencoe for a change in classification From Single Family Residential (R1) to Low-Moderate Density Residential (R2) on property on Ethridge Lane.
 - ii. Mr. Hansen went on to say that there were other examples of this zoning designation within the immediate area and that affordable housing was needed within the Glencoe City Limits.
 - iii. Administrator Hansen Advised that Attorney Steve Huddleston was here to represent applicant David White who also was in attendance.

- iv. Mr. Huddleston was introduced and began by saying that this was not a complicated change, in his opinion, because it would still remain Residential in nature but would be two family instead of single family and then opened for questions from the audience.
- v. Mike Hampton asked if this property was in the floodplain and Administrator Hanse advised it was not but there was a drainage easement running through the property that would need to be addressed when actual plans were submitted for construction but tonight it was only about the zone change which would allow Mr. White to proceed with more confidence.
- vi. There were several questions about the number of units that would be built, and Mr. White indicated he was only considering one unit at this time and wasn't sure when that work would start.
- vii. Mr. Hansen advised Mr. White that he had one year from the date of approval to begin work or the property could be returned to single-family if no official work had begun or an extension was not filed.
- viii. With no further questions the public portion of the hearing was closed, and the Commission began their deliberations.
 - ix. Jack Webster made a motion to approve the change to R2 as requested and Alex Weldon seconded saying it appeared to be following the Comprehensive Plan.
 - x. A vote was held, and the result was unanimous to approve the change.
 - xi. Administrator Hansen advised he would write up the Findings and forward the results to the Glencoe City Council for action at their next meeting.
- b. Board of Adjustment
 - i. None
- c. Administrator Hansen asked if anyone had any Goals and Objectives for review as discussed at the last meeting.
- d. There were no new Goals and Objectives offered but a discussion about a a double wide trailer installed on Highway 16 East.
- e. Administrator Hansen advised he had received no permit applications for this installation but would investigate and take appropriate action.
- f. A discussion about Code Enforcement occurred with Mr. Newman stating that the Code Enforcement Board had recently been revamped and was currently reviewing and acting on problem properties.
- g. Administrator Hansen advised there had been on and off discussions about the possibility of hiring a Building Inspector, but no action has yet been taken. He also encouraged everyone to remain vigilant and report issues when discovered.
- h. Administrator Hanse went on to explain that another thing that was needed was a new Comprehensive Plan written to reflect current conditions and would allow a review of current zoning regulations with possibly a rewrite as required because our current regulations are too vague, and conditions have changed so much that current regulations are almost not enforceable in some conditions.
- i. Alex Weldon made a motion to submit Comprehensive Goals and Objectives, as written, discussed at last month's meeting. The motion was seconded and received a vote of unanimous consent.

- j. Administrator Hansen advised he would present to the Fiscal Court for preliminary acceptance which would allow us to begin Public Hearing and create a final proposal of Goals and Objective for the Court to approve.

6) Old Business

- a. Administrator Hansen advised he had forwarded the Finding on the Glencoe Map Amendment to the Glencoe City Council where it was discussed but no official finding was offered.
- b. Administrator Hansen advised he presented the Goals and Objectives to the Fiscal Court and received their approval to proceed with Public Hearings and working towards a final product.
- c. Administrator Hanse has made several trips on Highway 16 but has not seen or located the mobile home which was a topic of discussion during the meeting he will address at next meeting.

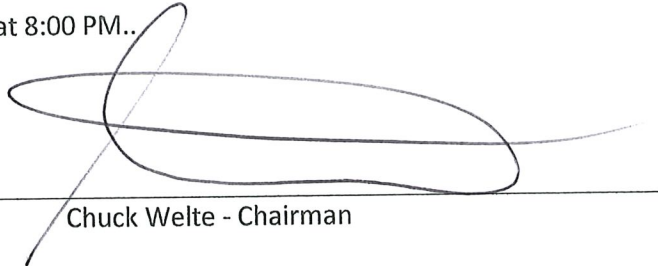
7) Next Meeting: 02/06/2024

8) Motion to Adjourn

- a. Made by Alex Weldon
- b. Second by Jack Webster
- c. Approved with unanimous consent at 8:00 PM..



Brian Newman – Legal Counsel



Chuck Welte - Chairman