



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

## PLANNING COMMISSION MEETING MINUTES

Meeting Date 02/06/2024

### Planning Commission

- Dickerson, Greg
- Humphries, Mickey
- Lionbeger, Boyd
- Lowe, DeRhonda
- Oldendick, Beth
- Jim Hansen – Zoning Administrator
- Webster, Jack
- Weldon, Alex
- Welte, Chuck
- Johnston, JoLynn
- Brian Newman – Legal Counsel

### Board of Adjustment

- Alexander, Erma Jean
- Cozine, Wilbur
- Jerry Easton
- Trevor Jones
- Brenda Skirvin

- 1) Meeting called to order by Chairman Chuck Welte at 7:01PM.
- 2) Motion to approve Previous Meeting Minutes
  - a. Motion to accept Minutes by Alex Weldon
  - b. Second by Jack Webster
  - c. Approved by Unanimous Consent
  - d. Review of Plats Issued
    - i. Plats: Boundary Survey – 1
    - ii. Residential Permits – 3
    - iii. Commercial Permits – 0
- 3) Recurring Business
  - a. Planning Commission
  - b. Administrator Hansen read the Land Use Goals and opened the floor for comments.
    - i. Unidentified member of the audience asked if the new laws/regulations would be enforced any better than existing ones and used the current conditions at the Big Rig truck repair off of 1039 as an example.
      1. Administrator said in his opinion enforcement is a two-prong process with the first piece being clearly written regulations and the second is an effective enforcement process.
      2. Administrator Hansen advised that current regulations do not set expectations making the enforcement of consequences harder, but he feels with the commitment being shown now we should make big strides moving forward.
    - ii. JoLynn Johnston expressed concern over the current entry in the City of Warsaw and how it should be newer in appearance and more welcoming that RV Parks and potential commercial projects.
      1. Discussion was held about how that could be accomplished without turning away potential businesses and revenue.

2. It was also pointed out that the City of Warsaw currently has their own regulations and changes to County Regulations may or may not apply.
      - iii. An audience member asked if stronger regulations could be placed on existing businesses, and it was discussed that strength and enforceability are not always the same and that our goal should be plainly written common sense type regulations.
      - iv. Jack Webster expressed that he wasn't sure how much, if any, growth we "needed" but agreed we need to tighten up what we do have.
    - c. Administrator Hansen then read the proposed Goals and Objectives for Housing and opened the floor for discussion.
      - i. Administrator Hansen opened the discussion with our ranking in the State at or near the bottom for the availability of affordable housing.
      - ii. He mentioned two new developments coming into the County actually within the boundaries of the City of Warsaw which feature government assisted housing which is not necessarily the same as government subsidized housing people are familiar with.
      - iii. A question was asked about requiring better separation between housing types.
      - iv. Brain Newman reminded everyone that Zoning should not be used as a weapon to try and separate "rich folks" from "poor folks" and that our mission is to try and find appropriate areas for all housing.
    - d. Administrator Hansen then read the Goals and Objectives for Historical and Cultural Resources and opened the floor for discussion.
      - i. There was interest in this type of program, but it was unsure if we had a clear vision of what was needed.
      - ii. Administrator Hansen advised that with this specific goal or any of the other goals they can always be amended at anytime and we may want to consider reviewing all our choices a year or so from now to see if they can be updated or improved.
    - e. With no further discussion Administrator Hansen closed discussions on the Goals and Objectives and advised at next month's meeting we would be discussing the Community Facilities Goal, the Nature and Environment Goal, and the Economic Development Goal. He thanked everyone for their participation and invited everyone back to next month's meeting.
    - f. Board of Adjustment
      - i. None
- 4) New Business
  - a. Planning Commission
    - i. No New Business
    - ii. No Old Business
  - b. Board of Adjustment
    - i. No new business
    - ii. No old business
- 5) Next Meeting: 03/05/2024
- 6) Motion to Adjourn
  - a. Made by Greg Dickerson
  - b. Second by Alex Weldon

c. Approved with unanimous consent.

  
Brian Newman – Legal Counsel

  
Chuck Welte - Chairman