



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

PLANNING COMMISSION MEETING MINUTES

Meeting Date 04/01/2025

Planning Commission

- | | |
|---|--|
| <input type="checkbox"/> Dickerson, Greg | <input checked="" type="checkbox"/> Lowe, DeRhonda |
| <input checked="" type="checkbox"/> Doolin, Brandon | <input checked="" type="checkbox"/> Webster, Jack |
| <input type="checkbox"/> Humphries, Mickey | <input checked="" type="checkbox"/> Weldon, Alex |
| <input checked="" type="checkbox"/> Johnston, JoLynn | <input type="checkbox"/> TBD |
| <input type="checkbox"/> Lionberger, Boyd | |
| <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 checked="" type="checkbox"/> Jerry Easton |
| <input checked="" type="checkbox"/> Trevor Jones |
| <input checked="" type="checkbox"/> Brenda Skirvin |

- 1) Meeting called to order by Chair Alex Weldon at 7:00PM.
- 2) Motion to approve Previous Meeting Minutes
 - a. Motion to accept Minutes for 03/05/2025
 - b. Accept: DeRhonda Lowe
 - c. Second: Jack Webster
 - d. Approved: Unanimous
- 3) Administrator's Report
 - a. Review of Plats Issued
 - i. Plats: Boundary Survey - 2
 - ii. Residential Permits – 6
 - iii. Commercial Permits – 0
- 4) Recurring Business
 - a. Planning Commission
 - i. None
 - b. Board of Adjustment
 - i. None
- 5) New Business
 - a. Planning Commission
 1. Scott Quigley representing Pensive Distilleries introduced to Commission by Administrator Hansen who advised that Pensive had purchased approximately 39 acres on 1039 and was planning to construct several RIC houses in the future.
 2. His immediate plans are to divide the property into two parcels and then begin construction in the future. Administrator Hansen advised everyone that this property was covered under the General Business Overlay District we created several years ago so when he is ready, he will simply need to submit his zoning application.
 3. Mr. Quigley spoke briefly saying they currently are located in Newport with a small distillery, store, and restaurant but have outgrown their capacity and

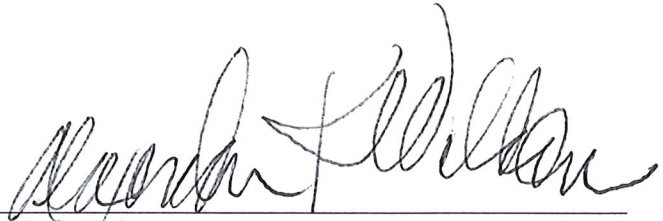
were looking to expand in the future. He advised they mainly distill Bourbon, but they do have a couple "Moonshine" products as well.

4. Administer Hansen advised he had reviewed the Trimble County Comprehensive Plan and felt that it may be more in line, for modeling purposes, than some of the larger counties previously reviewed.
 5. He also talked reviewing Henderson and Warren Counties for Planning, Zoning and Subdivision Regulations for modeling due to similarities such as:
 - a. Short Term Rentals
 - b. Cell Towers
 - c. Mining Operations
 - d. River/Floodplain
 6. GIS will take a little longer to define and set up to maintain a dynamic operating environment, but the possibilities continue to grow so more will be discussed when available.
 7. Our goal should be October to begin producing documents.
 8. Brian Newman Suggested maybe begin holding mini-meetings at our monthly sessions.
- 6) Next Meeting: 05/06/2025
- 7) Motion to Adjourn

Motion to Adjourn: Jack Webster
Seconded By: Derhonda Lowe
Vote: Unanimous



Brian Newman – Legal Counsel



Jack Webster – Vice Chair

ALEXANDER WELDOD – CHAIR