



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

## PLANNING COMMISSION MEETING MINUTES

Meeting Date 10/07/2025

### Planning Commission

- Dickerson, Greg
- Doolin, Brandon
- Flannery, Meg
- Humphries, Mickey
- Johnston, JoLynn
- Jim Hansen – Zoning Administrator
- Lowe, DeRhonda
- Webster, Jack
- Weldon, Alex
- TBD
- Brian Newman – Legal Counsel

### Board of Adjustment

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

- 1) Meeting called to order by Chair Alex Weldon at 6:58 PM.
- 2) Motion to approve Previous Meeting Minutes
  - a. Accept: Mickey Humphries
  - b. Second: Jack Webster
  - c. Approved: Unanimous
- 3) Administrator's Report
  - a. Review of Plats Issued
    - i. Plats: Boundary Survey - 1
    - ii. Residential Permits – 3
    - iii. Commercial Permits – 0
- 4) Recurring Business
  - a. Planning Commission
    - i. Jacob Sturgeon is continuing through the Court System and will follow up when more information is available.
  - b. Board of Adjustment
    - i. None
- 5) New Business
  - a. Planning Commission
    - i. Administrator Hansen spoke on the discussion of the Kentucky Speedway reverting back to Heavy Industrial (I2) since there have been no events that require the new Motor Equine Entertainment District and the I2 zone would allow the Speedway to operate its racing schedule should they elect to do so. He also reminded everyone that this was not something that will be resolved by the Comprehensive Plan but will be addressed as we complete a review of our Zoning Regulations to ensure their compliance with the new Comprehensive Plan.
    - ii. Alex Weldon commented on the importance of reviewing the I2 zone before any change was made at the Speedway.
    - iii. There was some discussion about the "Sand Box" and what could be done about that situation. Administrator Hansen advised that this facility was within the City Limits of the City of Sparta so there was not really anything the Planning

Commission could do but we need to include this in our review of County Regulations to try and prevent it from occurring within the County.

- iv. Administrator Hansen addressed Short Term Rentals and suggested we handle them as Conditional Use in the Residential District and that Deed Restrictions and, potentially, HOA organizations would have to handle this issue as a civil matter in the court system.
- v. Mining regulations were discussed and Administrator Hansen advised this too would need to be addressed after the plan is complete and that he has been reviewing documentation from other counties that may prove beneficial to us but that Nugent as a Nonconforming Use could still remain without expansion.
- vi. Alex brought up about possible improvements for the school system as part of our Comprehensive Plan and Administrator Hansen said that could be considered, possibly, under the Community Facility portion.

6) Next Meeting: 11/04/2025

7) Motion to Adjourn

Planning Commission

Motion to Adjourn: Greg Dickerson

Seconded By: Jack Webster

Vote: Unanimous

*Brian Newman/AT*  
Brian Newman – Legal Counsel

*Alexandra Weldon*  
Alexandra Weldon – Chair