



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

PLANNING COMMISSION MEETING Minutes

Meeting Date 12/02/2025

Planning Commission

- Dickerson, Greg
- Doolin, Brandon
- Flannery, Meg
- Humphries, Mickey
- Johnston, JoLynn

- Lowe, DeRhonda
- Webster, Jack
- Weldon, Alex
- TBD

Board of Adjustment

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

Jim Hansen – Zoning Administrator Brian Newman – Legal Counsel

1. Call to Order - 7:03 PM

2. Roll Call - Taken Manually

3. Review of Previous Month's Minutes

Motion to Accept: GREG Second: MICKE For: UN Against:

Review of Permits Issued Dec 2025

- a. Plats: Boundary Survey – 2
- b. Residential – 5
- c. Commercial – 0

4. Recurring Business

- a. Planning Commission
 - i. None
- b. Board of Adjustment
 - i. None

5. New Business

- a. Planning Commission
 - i. Ruth Baxter requested to speak to the Planning Commission regarding the Public Notice that appeared in the Newspaper several weeks ago. Due to the size of the Agenda Chair Alex Weldon requested that, since there was nothing requiring any action by the Commission that she wait until next month for the presentation and Ms. Baxter agreed.
 - ii. Administrator Hansen advised, once we have a comprehensive plan completed and approved, we will continue the process and review and revise both our Subdivision and Zoning Regulations for the County.
 - iii. As previously discussed, part of our review will include looking at items such as Short-Term Rentals, outdated or irrelevant zoning such as that which was put in place for Kentucky Speedway, and missing zones such as those for above and below ground mining of non-coal materials which is currently allowed, but not specifically defined under Heavy Industrial (I2).

1. We have received a request from the Speedway for zoning to be returned to the original Heavy Industrial (I2) that was the zone assigned when zoning was officially adopted in Gallatin County in 2002 reflecting the track's active use. Racing at the Speedway actually began in 2000.
- iv. Administrator Hansen advised the comprehensive plan must consist of at least, the following five major elements per KRS 100.187:
 1. **Goals and Objectives** - Shall serve as a guide for the physical development and economic and social well-being of the planning unit:
 2. **Land Use Element** – Defines how land within the jurisdiction will be used which helps to establish zoning districts and potential density standards. Land use also provides the framework for compatible development and preservation of resources.
 3. **Housing Element** – Addresses current and future housing needs, including affordability, diversity of housing types, and creating neighborhood stability while ensuring compliance with state and/or federal housing requirements. Creates and guides policies for creating new housing developments and/or rehabilitation of existing inventory.
 4. **Transportation Element** – Plans for roads, transit systems, pedestrian pathways, and possible bicycle infrastructure which when coordinated, effectively, with land use could provide mobility solutions to reduce congestion while improving accessibility. Creative long-term infrastructure investments, such as the new Gallatin County Airport, also prove valuable when making future growth projections.
 5. **Community Facilities Plan** - Should identify and seek proposals for the most desirable, appropriate, and economically feasible locations of and proposals to improve our infrastructure which will be one key to improving our quality of life while promoting controlled development. Development without controls is another way to describe unnecessary chaos and long-term pain and anxiety. Categories in this section include but are not limited to everything from parks and recreation areas to first responder facilities, and from educational and cultural items to libraries and medical facilities.
 6. In addition to the five required elements, important components such as floodplain management, community renewal projects, and basically anything that can be tied to improving life for all the residents of Gallatin County.
- v. Section 100.191 deals with the Research Requirements for the Comprehensive Plan and a majority of that component is provided to us through the Kentucky Association of Counties (KACO) and the Northern Kentucky Area Development District. The information they provide deals mainly with population statistics, economic surveys, and forecasts that are compatible with the same categories as our comprehensive Plan and the overall development of the County and the State.

- vi. Performance Metrics - To track progress in specific areas or projects and include a reporting timeline and protocols or schedules for reporting.
- vii. Next Phase?
 - b. Board of Adjustment
 - i. None

6. Next scheduled meeting is on 01/06/2026

7. Motion to adjourn:

- a. Planning Commission GREG MICKEY
- b. Motion: Mickey Humphries Second: Jack Webster For: Unan Against: _____
- c. Board of Adjustment
- d. Motion: _____ Second: _____ For: _____ Against: _____

Alexandria Wilcox
Brian New

6 Jan 2026

1-6-2026