



GALLATIN COUNTY PLANNING COMMISSION

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**MINUTES OF REGULAR MEETING
OF
GALLATIN COUNTY PLANNING
AND
BOARD OF ADJUSTMENT**

The Gallatin County Planning Commission and Board of Adjustment met for their scheduled meetings on September 10, 2019, at 7:00 PM at the M.E, Bogardus Extension Building Annex, 395 US 42 West, Warsaw KY 4195.

In attendance were:

James Hansen, Administrator
Brian Newman, Legal Counsel

Planning Commission Members Present:

Rick Ackerman	Water Bannick
Arthur Hawkins	Skip Smith
Grace Stamper	Jack Webster
Chuck Welte	

Board of Adjustment Members Present:

Erma Jean Alexander	Wilbur Cozine
Brenda Skirvin	Nikki Smithson
David White	

The meeting was called to order at 7:00 PM by Chairman Skip Smith who requested members review and approve minutes from both the 6/4/2019 and the 8/6/2019 (The 6/4/2019 were left out at last month's meeting).

Motion to Accept Minutes: Jack Webster

Second By: Rick Ackerman

Passed by unanimous consent.

Planning and Zoning Chairman Smith acknowledged the community members present and elected to proceed with the duly advertised public meeting before the Board of Adjustment regarding a Conditional Use Permit for Wright Contracting Services to construct a RV Park at 355 Highway 42 East and following is a list of questions asked after a brief presentation.

- How will storm water drain?
 - Answered by Project Engineer Marc Gloyeske that no change in pitch will occur and water will continue draining in its current configuration.
- Will one entrance into the park be enough and does there need to be turn off lanes?
 - The Project Engineer advised that they had not yet spoke with the State about entrances and exits onto the State Highway, but they would welcome a second entrance/exit if possible.
 - Administrator Hansen added that an Encroachment Permit would need to be filed with the State and the State would determine the appropriate entrance /exit configuration based on line of sight, current traffic, etc.
- Planning and Zoning Chairman Smith questioned whether another RV Park was needed since there were at least two others in the area not currently at full capacity.

- Developer Randy Reno offered that he wasn't familiar with the parks Chairman Smith had mentioned but that he had visited "Follow the River" in Vevay and they were full or nearly full on all his visits. He went on to explain that this was closer to their model so he felt an RV specific higher-class park would succeed.
 - Mr. Reno went on to say that he felt this project would help the city of Warsaw as well as Gallatin County.
 - Chairman Smith took exception to Mr. Reno's comment and said that Gallatin County was doing fine and didn't need Boone County's help.
- Administrator Hansen advised that the City of Warsaw had been contacted about the possibility of annexing this property to allow for City Sewer to be extended. He also advised research was ongoing because it appears that some of the property may already be in the City limits.
- There was a concern expressed about the need for another "trailer park" in our area and the adverse effect it may have on property values.
 - It was made clear that this was not a trailer park and that no one would be allowed to "move into" these units they were meant for vacation or weekend use only with a lease and a defined time period of six (6) months.
 - Mr. Reno went on to say that he would not allow any undesirable conditions to exist on these premises and offered that people research some of company's other properties to see examples of their work.
- Mr. Reno spoke briefly about longer term projects and how he thought it would be nice to eventually find a way to provide access, via golf cart, to Sugar Bay Golf Course and possibly downtown Warsaw so the visitors could enjoy what Warsaw had to offer. He also stated they plan to create a Riverwalk with primitive type gazebos and fire pits that would be available to everyone not just the park customers. At some point they may bring in a restaurant or specialty shop that might go in on property they own on the South side of 42.
- There were several questions about golf cart use and confusion over which side of the 42 was being considered.
 - Mr. Reno was quick to explain that these were ideas he had during this whole planning process but other than the river walk none of that was on the table at this time.
 - Administrator Hansen added that golf carts seemed to be fairly common at some of the RV Parks he had researched and so long as they remained within the park they would be allowed but any expansion would require additional meetings and possibly approval of State agencies.
- Mrs. Kautzman, daughter of Dennis Griffin, spoke in favor of this project and explained the process her family went through with Mr. Reno before agreeing to sell him the property. She said her mother was not an easy sell because Warsaw had a special place in their family's heart but after speaking in depth with Mr. Reno they were convinced his heart was in the right place and this project would be beneficial to the County.
- Based on the discussion Board of Adjustment Chairman Wilbur Cozine made a motion to suspend action on this project until the next meeting and requested that the applicant's research and address some of the concerns expressed during the discussion specifically regarding: entrance and exit to the park, roads within the park, sewers and privacy concerns expressed by citizens which the applicant's agreed to provide.
- Nikki Smithson seconded the motion which passed by a unanimous vote from the Board of Adjustment members.

Recreational Vehicle Park Specifications

Motor Home Classifications

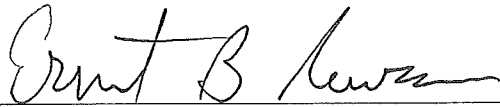
- Bump Outs – Sections that can be extended when unit is in parked position. Generally, range in size from 1' to 3'.
- Class "A" Motor Home – Preferred Drive Through Parking Berth – 40' Wide x 75' Long (3,000 S.F.)
 - Average Width
 - Transport - 8'6"
 - Extended - 12'6"
 - Average Length
 - Transport – 33'
 - Maximum Width
 - Transport – 10'
 - Extended – 16'
 - Maximum Length
 - Length – 45'
 - Maximum Weight
 - 33,000 lbs.
- Class "B" Motorhome – Preferred Drive Through Parking Berth – 30' Wide x 40' Long (1,200 S.F.)
 - Average Width - 8'6"
 - Average Length – 20'
 - Average Weight – 20,000 lbs.
- Class "C" Motor Home – Preferred Drive Through Parking Berth – 30' Wide x 50' Long (1,500 S.F.)
 - Average Width – 8'6"
 - Average Length – 28'
 - Average Weight – 20,000 lbs.
- Electrical Hook Ups
 - Preferred 50 Amp
- Sewer Hook Ups
 - Preferred Sanitary Sewer
- Roadways
 - Preferred 30' wide *DEEPE GRADE*
 - Preferred 12" Compacted Base with 6" Concrete
 - Preferred 6" Curbs
- Sidewalks
 - Preferred 4" Compacted Base with 4" Concrete
 - Preferred 12" Grass Buffer between Curb and Sidewalk
- Security
 - Preferred Controlled Entrance Points
 - Preferred Closed Circuit Monitoring
 - Preferred 24 Hour Staff
 - Preferred Street Lights
- General
 - Preferred 30% Green Space
 - Preferred Separate Trash and Recycling Availability
 - Preferred Entrance Gate Recessed 70'

- With that discussion on the RV Park was suspended and Administrator Hansen reminded Board of Adjustment members that they could not discuss this issue amongst themselves as it was part of an ongoing Agenda item.

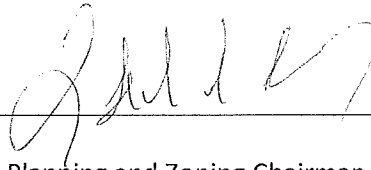
Planning and Zoning Chairman Smith advised all members that our annual training was coming due and requested Administrator Hansen communicate with Mike Duncan to set a date and time for that training.

That concluded this meeting and a motion to adjourn was made by Jack Webster with a second by Rick Ackerman and a unanimous vote of approval from the commissions.

Next meeting is October 1, 2019.



Attested True Copy
Brian Newman – Legal Counsel



Planning and Zoning Chairman
Skip Smith