



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 October 01, 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

Chuck Welte

Board of Adjustment Members Present:

Erma Jean Alexander

Wilbur Cozine

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: Rick Ackerman

Second By: Chuck Welte

Passed by unanimous consent.

Administrator Hansen opened the meeting advising all present that it had been determined and confirmed that the property for the proposed RV Park addressed at the previous meeting was in fact within the City Limits of Warsaw. He also advised that the property was Zoned as a Recreational and Entertainment Zone which was consistent with an RV Park and as such no further zoning approval was required. Administrator Hansen went on to say that he will be continuing to work with Wright Contracting Services on specifications required for the park and will share those results with the public and the commission when complete. He mentioned they might be able to be reviewed, modified if needed and then accepted as specifications for any/all RV parks in the County.

Some discussion was had about whether additional regulations, not quite as complicated, may be required for smaller ventures and the suggestion was to wait and see what the package looked like and proceed from there.

MJ Haddix appeared before the Board of Adjustment for consideration of a duly advertised Conditional Use Permit to allow an existing structure be allowed to be utilized as a storage for hire facility.

Administrator Hansen advised the Board that the request was consistent with the land use in the area and other than not allowing outdoor storage he could find no problem with the request.

Mr. Haddix addressed the Board and advised he thought it would only be used on a seasonal basis for storage but wanted approval for full time use in the event plans changed. No questions were asked by the Board, no party voiced opposition from the public and BOA member David White made a motion to approve the CUP which was seconded by Mr. Cozine and approved with a unanimous vote.

That action ended the Board of Adjustment section of the meeting.

Administrator Hansen provided an update from an earlier Airport Board meeting where John Houlihan from the Ky. Dept. of Trans. Spoke as the State Zoning Administrator for Airports explain his role in the process. He advised that the State works with the FAA and local authorities dealing mainly with airspace restrictions and interference. He explained further that his group could overrule even the FAA on issues but assured everyone that their intent was to oversee and not interfere unless necessary.

Mr. Hansen asked Judge Executive Ryan Morris, who was in attendance, if he had any information on groundbreaking and the Judge advised the ceremony was set for 10/22/2019 at 9:00 Am and extended an invitation to all.

There was a discussion immediately following this announcement asking how can a groundbreaking ceremony be held before the zoning regulations for the airport were completed. Administrator Hansen that the Airport Project in general had been ongoing for several years including the purchase of millions of dollars' worth of property and that process would not have occurred without approval from the County. Questions were asked who gave the approval to which Mr. Hansen responded that he did not know as this occurred several years ago but at a minimum, he felt a commitment had have been made by the then current Judge Executive and then current Fiscal Court. Mr. Ackerman expressed concern saying that former Judge Executive personally assured him that no airport would ever be built in the County.

Several comments were made asking why with all the previous conversations and newspaper articles had no one ever questioned the program before. Legal Counsel Brian Newman advised that he and Administrator Hansen would research the issue further and report back. It was generally agreed to begin searching during the 2015 timeframe. Chairman Smith said that was probably a good time frame and that he can remember discussions but didn't believe Planning and Zoning was involved or consulted. Administrator Hansen stated this was a Federally, Sate and Local project that had already expended several millions in property purchase so it had to be an approved project and that the Planning Commission was now involved and tasked with creating land use regulations in and around the airport.

Administrator Hansen addressed the Commission on the need to begin work on the Comprehensive Plan and the importance of this plan to future development of the County. He went on to say, in his opinion, the importance of involving as many members of the community, school system and businesses as possible to ensure any plan represent a majority of the residents. He felt that by the November meeting we should be able to announce a start date for the plan process and the importance of maintaining a focused direction throughout the process which should start with Goals and Objectives.

Administrator Hansen commented that he felt there was some good ongoing discussion during the last two meetings, and he encouraged that to continue. He went on to say how the success of the Amnesty Program shows what can be accomplished through effective communications.

In closing Mr. O'Connor asked how residents can be assured that the City will address and enforce regulations with the RV Park and whether the City would be holding open meetings for Citizens to

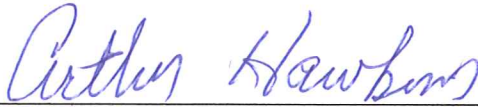
receive updates and ask questions? Mr. Hansen advised that he could not speak for the City but would pass along those concerns and was sure they would be addressed.

No further comments, questions or concerns were expressed, and Mr. Ackerman made a motion to adjourn which was seconded by Mr. Smith and approved unanimously.

Next meeting is November 4, 2019. This was changed twice due to Election Day and facility availability. New date will be posted in the paper.



Attested True Copy
Brian Newman – Legal Counsel



Planning and Zoning Chairman
~~Skip Smith~~ ARTHUR HAWKINS VICE CHAIR