



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

The Gallatin County Planning Commission and Board of Adjustment met for their scheduled meetings on November 04, 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:

Arthur Hawkins                      Water Bannick

Grace Stamper                      Jack Webster

Chuck Welte

Board of Adjustment Members Present:

Erma Jean Alexander              Brenda Skirvin

David White                      Nikki Smithson

The meeting was called to order at 7:00 PM by Vice Chairman Hawkins who requested members review and approve minutes from the 10/01/2019 meeting.

Motion to Accept Minutes: Walter Bannick

Second By: Chuck Welte

Passed by unanimous consent.

The meeting began with Administrator Hansen advising there were no further updates on the annual training, and it was suggested that the possibility of an alternative to Mr. Duncan be sought, if available, and Mr. Newman and Mr. Hansen advised they would explore the possibilities.

Administrator Hansen provided an update on residential permits issued to date this fiscal year with a total of 31 permits being issued between July 01 and October 31, 2019.

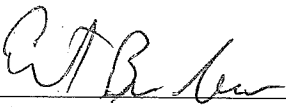
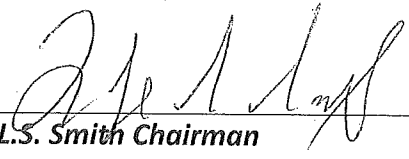
- No comments or questions received.

1. Administrator Hansen began talking about Airport Zoning and his recommendation to change zoning to Light Industry (I-1) from all County owned airport property. He went on to further suggest creation of an Airport Overlay District for surrounding property touching the actual airport property. He explained that all aspects of the zoning regulation would still need to be met but this type of

zoning provides options for both property owners and potential developers by reducing the time frame associated with the normal change process.

- a. In discussion Commission Member Jack Webster questioned whether Heavy Industry (I-2) might be a better fit for the property.
  - b. Administrator Hansen reminded members that Heavy Industry would introduce the possibility of manufacturing which would be a complete change to the environment and possibly not be compatible. He also went on to explain that I-2 would still be an option but he felt I-1 would be a more desirable fit.
  - c. After more discussion a motion was made by Jack Webster to change airport property and create an overlay zone of Light Industry (I-1). A second was made by Chuck Welte and the motion passed with unanimous consent.
  - d. Administrator Hansen advised a Public Notice will be posted in the local newspaper and will run for two consecutive weeks announcing the proposed changes.
2. Next Administrator Hansen addressed the Commission about creating an Overlay District for any/all property adjacent to Highway 1039. The Overlay Zone would be for General Business which allows everything except manufacturing and would, generally, be compatible with the Agricultural designation. As with the Airport Overlay Administrator Hansen advised members that all regulations must be met before approval of every application, but it will streamline, from an approval process, the time associated with the process. Mr. Hansen went on to say that there has already been interest expressed by developers about property along 1039 with one group seeking to build panelized type warehouse space. In further discussion Mr. Hansen and Judge Morris advised the developer they felt the county may be better served by a Hospital, grocery store or housing developments. The developer seemed interested in our request and was pleased that we were looking ahead with a possible overlay zone. There is no guarantee that this or any other development may come to fruition but at this point any conversation is a good conversation.
- a. After further discussion about what would be allowed under the General Business zone a motion to approve the overlay zone was made by Grace Stamper with a second by Chuck Welte and the motion passed with unanimous consent.
3. Administrator Hansen advised he had been working with the County to draft a proposal for a Code Enforcement Board that would form a citizen board with the ability to hear complaints, issue citations and impose civil fines in the event no other resolution could be put in place. He advised that it appears several area governments, including the City of Warsaw, had started these boards with success. The goal of this board would not be to create a fine issuing monster but to assume more direct control of the enforcement process for property maintenance and zoning infractions without involving, except for severe or repeat violators, the court system. He would be presenting at the Fiscal Court Meeting, 11/14/2019, and will provide updates as they become available.
- a. No further comments or discussion.
4. Administrator Hansen asked for any input about setting the date for the kick-off meeting (Public) for our Comprehensive Plan.
- a. After some discussion a motion was made by Jack Webster with a second by Walter Bannick to set the meeting date for February 4, 2019.
  - b. Administrator Hansen advised he would begin trying to assemble an outline of the process for members to use and expand on as the process gets started.
5. Members of the audience were asked if they had any questions or comments:

- a. Mike Murphy asked whether other cities in the county would be able to join the Code Enforcement Board?
    - i. Administrator Hansen stated that the City of Warsaw did have their own Enforcement Board but that he could see no reason why other cities would not be able to join since the effort is to maintain the appearance of all of Gallatin County. He further advised he will check on this as the process proceeds and it may require an official motion from the requesting legislative body.
  - b. No further questions were asked.
6. The next scheduled meeting for the Commission is Tuesday, December 3, 2019 at 7:00 PM.
7. With No further business a motion to adjourn was made by Chuck Welte with a second by Walter Bannick. The vote was unanimous.

	<u>12-3-19</u>		<u>12-2-19</u>
<b>A True Copy: Attest</b>	<b>Date</b>	<b>L.S. Smith Chairman</b>	<b>Date</b>
<b>Brain Newman Counsel</b>			