



**GALLATIN COUNTY PLANNING COMMISSION**  
PO BOX 144  
WARSAW, KY 41095  
(859) 567 – 5691 Office  
(859) 567 – 4764 FAX

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

The Gallatin County Planning Commission and Board of Adjustment met for their scheduled meetings on December 03, 2019, at 7:00 PM at the M.E. Bogardus Extension Office Building Annex, 395 US 42 West, Warsaw, Kentucky 41095.

In attendance were:

James Hansen, Administrator

Brian Newsome, Legal Counsel

Planning Commission Members Present:

Rick Ackerman

Skip Bannick

Skip Smith

Grace Stamper

Jack Webster

Chuck Welte

Board of Adjustment Members Present:

Erma Jean Alexander

Wilbur Cozine

Brenda Skirvin

Nikki Smithson

David White

With quorums present the meeting was called to order by Planning Commission Chairman Skip Smith who requested members review and approve minutes from the 11/04/2019 meeting.

Motion to Accept: Chuck Welte

Second: Jack Webster

Passed by Unanimous Consent

The meeting began with the following updates provided by Administrator Hansen:

- First Reading of the Code Enforcement Board was presented at Fiscal Court Meeting with the Second Reading scheduled for the 12/12/2019 meeting.
- GIS mapping proposal was presented and well received by the Court, but the issue was tabled until a funding source could be secured.
- Based on a motion and unanimous vote, at the last meeting, the kickoff of our Comprehensive Plan is scheduled for 02/02/2020.
- Administrator Hansen offered a proposed meeting schedule for 2020 following current guidelines for the First Tuesday of every month except for November 2020 where a

conflict with Election Day changed the meeting to the first Monday of November. It was approved by unanimous vote and the facility has been booked for the entire year.

- Administrator provided permits issued for the month of November.

#### New Business

#### Planning Commission

- Duly Advertised Highway 1039 Overlay District – First Reading
  - Administrator Hansen read the proposed overlay district for properties adjacent to or adjoining 1039.
    - Administrator Hansen explained that the intent of this proposal is to “streamline” the process for obtaining approval for “General Business” applications along 1039.
    - The current zoning district will remain in place for all properties in the area and in addition the County will accept applications for a General Business project without zoning change procedures required but compliance with all the requirements of the General Business District remain in place including development plans and public meetings.
    - With multiple projects possible this reduces the time frame associated with a zoning change, making it more desirable for developers, but still provides the same protections for neighboring properties.
      - There were questions and discussion on properties that abut properties adjacent to 1039 but it was made clear that this proposal is only for properties adjacent to or adjoining Highway 1039.
      - There were questions about whether a General Business application was automatically approved or not and it was answered that the same procedures are in place for the approval of a request, but this will allow the proposal to come before the commission quicker.
      - There were questions about all other zoning classifications, and it was explained that all requirements for all other zoning changes remain unchanged.
- Duly Advertised Airport Overlay District – First Reading
  - Administrator Hansen read the proposed overlay district for properties adjacent to or adjoining Airport Property.
    - Administrator Hansen advised that the major intent of this overlay is to protect the safe operation of the airport and some if not all were required under FAA guidelines.
    - Administrator Hansen pointed out that from a land use management standard, properties adjacent to or adjoining airport property will remain

in their original zoning district and be considered under Light Industrial or I-1 guidelines if applied for and all the requirements are met.

- There are several safety guidelines (protection zones, safety zones, turning zones) that deal with airspace in and around the airport area. In some cases, starting at the centerline of the runway and at others from one end of the runway or the other but always increasing 20 feet in height for every foot moved away from the on-field reference.
- There were several questions/concerns over “restrictions” being placed on existing property owners.
- There were also concerns about restrictions being placed on property outside of the airport property, but it was noted that those examples all occur at distance of 400’ or higher when/if the conditions exist.
  - One BOA member brought up that the same is true, in reverse, on many if not all property within Gallatin County and beyond because the FAA has control over airspace in the elevation.
  - The example given was drones, and the fact that a drone cannot exceed 400 feet without permission from the FAA and possibly a license.
  - Another example was the single person aircraft/glider/ultra-light aircraft which, reportedly cannot exceed 400 feet in height either.
- There were comments from one member saying that he felt protections did not appear to him to outweigh the potential good the facility could provide.

Open Forum Issues:

- There was a question regarding the Northern Kentucky Outer Loop by a member of the audience and it was explained, basically, as a State Plan to try and connect all the North South Highway in Northern Kentucky with one East West connector. They were advised of websites where further information would be available.

Date of Next Scheduled Meeting: 07/07/2020.

Motion to Adjourn: Chuck Welte

Second: Jack Webster

Approved by Unanimous Vote.

---

Approved By: Skip Smith Chairman

---

Attested By: Brian Newsome