



GALLATIN COUNTY PLANNING COMMISSION
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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 February 04, 2020, 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

Arthur Hawkins

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: Rick Ackerman

Passed by Unanimous Consent

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

- Based on a motion and unanimous vote, at the last meeting, the kickoff of our Comprehensive Plan is scheduled for 02/02/2020 but has been delayed until Overlay Readings are complete.
- Annual Training is scheduled for 04/02/2020 meeting and Administrator Hansen suggested we change the start time of the meeting to 6:00 PM to accommodate training. This was passed with unanimous consent of members present.
- Administrator Hansen said he will coordinate Special Meeting status which will allow for the time change and limit the Agenda to ensure compatibility with training.

- Administrator Hansen advised that Officers for both Boards is due next month and suggested to the BOA they consider adding a Vice Chair to their officers.
 - Brenda Skirvin made the motion and it was approved by unanimous consent.
- Brenda Skirvin made a motion that a written vote be used for the election process and it was approved by unanimous consent.

New Business

Planning Commission

- Duly Advertised Highway 1039 Overlay District – Second Reading (Continued from January Meeting due to lack of Quorum)
 - 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.
 - After the second reading and discussion a motion to approve the 1039 Overlay was made by Rick Ackerman to approve and recommend the 1039 Overlay to Gallatin County Fiscal Court for Approval. Second was made by Chuck Welte and the motion was approved with Unanimous consent of members present.
 - Administrator Hansen advised he would report to Fiscal Court of Commission approval and recommendation for County Approval.

- Duly Advertised Airport Overlay District – Second Reading (Continued from January Meeting due to lack of Quorum)
- 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.
 - After completion of the Second Reading a motion to reject the Airport Overlay was made by Rick Ackerman but died due to lack of a second.
 - No other motion was made on the Airport Overlay so it was considered dead.
 - Administrator Hansen advised he would report to Fiscal Court of the no action vote by the Commission with his recommendation to override and approve the Overlay to provide similar protections and competitive sale possibilities for landowners that were approved under the 1039 Overlay.

Open Forum Issues:

- None

Date of Next Scheduled Meeting: 03/03/2020.

Motion to Adjourn: Chuck Welte
 Second: Jack Webster
 Approved by Unanimous Vote.

Approved By: Skip Smith Chairman

Attested By: Brian Newsome