



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

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

The Gallatin County Planning Commission and Board of Adjustment met for a regularly scheduled meeting on January 5, 2021, at 7:00 PM at the M.E. Bogardus Extension Office Building Annex, 395 US 42 West, Warsaw, Kentucky 41095.

**With the ongoing conditions in Gallatin County, the Health Department continues with enhanced protection protocols to include the addition of Face Covering together with Social Distancing. Wearing of Face Covering will be mandatory at all Planning Commission meetings, except when speaking, eating, or drinking until further advised.**

MEMBERSHIP ROLLCALL

Planning Commission

- Finfrock, Aggie
- Humphries Mickey
- Smith, Skip
- Stewart, Casey
- Webster, Jack
- Weldon, Alexandra
- Welte, Chuck
- Craig, Patrick
- TBD

Board of Adjustment

- Alexander, Erma Jean
- Cozine, Wilbur
- Skirvin, Brenda
- Smithson, Nikki
- White, David

County Support Staff

- James Hansen, Administrator
- Brian Newman, Legal Counsel

1. Chairman Smith called the meeting to order.
2. Jack Webster made a motion to accept the minutes from the January 2, 2021, Alexandra Weldon seconded the motion and it passed with unanimous consent.
3. Administrator Hanse provided the Activity Report for January 2021 which included:
  - a. Property Plats – 0
  - b. Residential Permits – 6
  - c. Commercial Permits – 1
4. Chuck Welte had involving the 2015 request by Nugent Sand Company to expand. Administrator Hansen advised that it was rejected by a unanimous vote. Mr. Hansen also advised that Nugent continues to operate as a nonconforming use on land permitted by the Division of Mining.
5. Administrator Hansen advised that he was still unable to locate documentation on the Zoning Map and Text Amendment. He advised he will continue to search archives but if he is unable to locate anything the property should revert back to its original zoning, wither Highway Business or Heavy Industrial, and the Speedway would have to reapply for the change. He also reminded everyone that this in no way would jeopardize the Speedway's right to operate and the worse case scenario would their approval as a nonconforming use but he was going to do additional research on that process.
6. Ms. Finfrock had some additional questions on process and background of the Nugent Case.
7. There was another discussion about Board of Adjustment meeting whether or not there was business for them to discuss and/or act on. There was some concern that if they didn't attend it

could be counted against them on attendance possibly resulting disciplinary action. Administrator Hansen offered that if the meeting were cancelled it did not exist so attendance, one way or the other, couldn't be recorded. Erma Jean Alexander made a motion to continue the program in its' current configuration, but the motion died for lack of a second. Administrator Hansen advised it could be brought up again in the future but expressed an interest in resolving this issue as soon as possible.

8. The next scheduled meeting is set for 2/2/2021.
9. Motion to adjourn made by Jack Webster, seconded by Chuck Welte and passed with unanimous approval.

Brian Newman

Attested By: Brian Newman – Legal Counsel

Skip Smith

Approved By: Skip Smith - Chairman

Steve Welte  
vice-chair