



GALLATIN COUNTY PLANNING COMMISSION
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PLANNING COMMISSION MEETING MINUTES

Meeting: March 1, 2022

Planning Commission

- Craig, Patrick
- Webster, Jack
- Dickerson, Greg
- Weldon, Alex
- Humphries, Mickey
- Welte, Chuck
- Jones, Keith
- TBD
- Lionberger, Boyd

Board of Adjustment

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

In attendance were:

James Hansen – Zoning Administrator: Brian Newman – Legal Counsel

The Gallatin County Planning Commission and Board of Adjustment met for a regularly scheduled meeting on **Tuesday, March 1, 2022**, at 7:00 PM at the M.E. Bogardus Extension Office Building Annex, 395 US 42 West, Warsaw, Kentucky 41095.

Chairman Welte called the meeting to order at 7:00 PM.

The minutes from the February 1, 2022, meeting was reviewed.

Motion to Accept: Greg Dickerson

Second By: Keith Jones

Approved: 7 Ayes 1 Abstain

Administrator's Report

Plats: Boundary Surveys – 2

Residential Permits – 7

Commercial Permits – 3

Administrator Hansen opened the meeting with an update of our Comprehensive Plan Project which included:

1. Review of existing land use and development patterns around the County.
 - a. This process will, ultimately, result in an update of the Official Zoning Map for Gallatin County, including the cities of Glencoe and Warsaw and be uploaded on our GIS map system.
 - b. Second phase will include recovering historical data such as Conditional Uses, Nonconforming Uses, etc. and this, too, will be included in GIS.
2. Review of recent and expected development projects to better understand the demands and trends in the County.
3. Review utility and service networks to understand location and capacity of existing services.
 - a. This will also be uploaded on GIS when finalized.
4. Review and evaluate future land use categories to ensure relevance, accuracy, and completeness.
5. Review and update future land use map, categories, and descriptions.
 - a. Based on findings this may lead to areas in the County requiring additional attention and planning.
6. Produce a summary report to correct noted deficiencies and define proposal for next phase activity.

Administrator Hansen advised the projected cost of the Comprehensive Plan Project was significantly higher than expected at \$50,000.00 and was the reason why we are approaching the project in phases with Not to Exceed limits on each phase and spreading the expense over two fiscal years.

Alex Weldon asked about the response received on the project and Administrator Hansen advised we actively pursued three suppliers with two expressing interest but only one providing a bid and that party was McBride Dale Clarion based in Cincinnati.

Wilbur Cozine (Board of Adjustment) expressed concern on how the Zone Change was handled and felt the change should have, by process, been approved and that the debate on the merits of a truck stop should have taken place separately. Alex Weldon agreed with Wilbur's comments.

Wilbur also stated, in his opinion, that with the over capacity issues seen regularly at Love's it was obvious another such facility was needed.

The next business conducted was the annual election of officers:

Planning Commission

Alex Weldon Nominated Chuck Welte for Chairman

Greg Dickerson Seconded

No other nominations being heard Mr. Welte was elected by unanimous consent.

Mickey Humphries Nominated Alex Weldon for Vice Chairman

Greg Dickerson Seconded

No other nominations being heard Ms. Weldon was elected by unanimous consent.

Board of Adjustment

Nikki Smithson Nominated Wilbur Cozine for Chairman

Erma Jean Alexander Seconded

No other nominations being heard Mr. Cozine was approved by unanimous consent.

Nikki Smithson Nominated Erma Jean Alexander for Vice Chairman

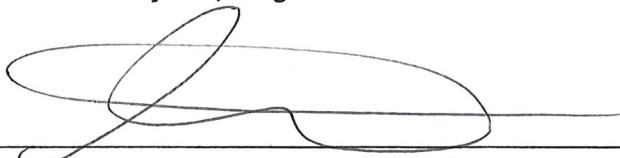
Wilbur Cozine Seconded

No other nominations being heard Ms. Alexander was approved by unanimous consent.

With no further business Mickey Humphries made a motion to adjourn, Greg Dickerson seconded the motion, and it passed by unanimous consent.



Brian Newman – Legal Counsel



Chuck Welte - Chairman