

PLANNING AND ZONING
MARY ELLEN BOGARDUS BUILDING
FEBRUARY 2nd, 2010

Approved
4-6-2010

Present: Chairman, Skip Smith, Jack Webster, Molly Carlton, Arthur "Sonny" Hawkins, Dr. Richard Ackermann, Manly "Sonny" Rider, Spike Wright, John Roberts, Lem Bledsoe, Walter "Skip" Bannick and Denny French. Board of Adjustments: Nikki Smithson, Erma Jean Alexander, Cindy Sullivan and Wilbur Cozine.

Membership reviewed minutes of November 9, 2009 and December 1, 2009.

Corrections to November 9, 2009 minutes include adding Rick Ackermann to Board attendance and correction to spelling of Mike Skidmore's name spelling.

Motion made by Dr. Ackermann to approve both minutes. Seconded by Sonny Hawkins. Approved.

BOA-No business.

Planning & Zoning:

Reviewed several surrounding counties fee schedules for all things relating to planning and zoning, building permits & etc. Included Boone County P&Z; Campbell County P&Z.

New Business:

Motion made by Rick Ackermann to reconfirm and/or re elect new officers. Seconded by Manly Rider to reconfirm the current officers for another term. Motion carried.

BOA needs to elect Chairman.

Wilbur Cozine elected chairman. Erma Jean Alexander is secretary.

Discussed the Bob Weldon zoning change request. The public hearing scheduled for tonight was continued at the request of Bob Weldon, indefinitely. Nothing will happen without further public hearing.

-Discussed -How long should we wait until the question lapses? Does the applicant have to pay additional fee as for a whole new application or only additional cost of advertising?

Chairman Smith suggested that if we have a month delay then there should be additional fee, like 1/2 of fee. Looking at Campbell County rules there is a 1/2 fee cost for "change of agenda".

Need to be resolved in an overview of all fees.

We also need to require all general contractors to submit names & addresses of all subcontractors before issuance of zoning permit (review to assure the zone is appropriate and that all set backs are met etc...). This has to work hand in hand between zoning & business licensing. License requirement enforcement to improve. Sonny Rider suggested there needs to be a time limit, but it must be reasonable as it may take time to obtain more information.

Lem Bledsoe suggests we compare what other counties are doing.

Lem Bledsoe made the motion that a delay of decision at landowners request beyond 60 days will result in a 50% orig. fee change, a change of agenda fee; understanding that the landowner may reasonably request additional time to obtain information not to exceed 6 months. Seconded by Dr. Ackermann. Passed unanimously.

This recommendation will be reported to the Gallatin Fiscal Court.

Training-next month's meeting with Mike Duncan. March 2, 2010 at 6:30 p.m.
Suggested topics-fee schedules; adult entertainment.

Adjourned-8:00 pm.

Agenda
Gallatin County Planning Commission
April 6, 2010
MEB Building- 7:00 pm

1. Open Regular Meeting – 7:00 pm
2. Approval or change of previous minutes
3. Board of Adjustments
 - i. Old Business
 - ii. New Business
4. Planning Commission
 - i Old Business
 - ii New Business
5. Audience Questions or Comments
6. Adjournment of Meeting

Revised –April 5, 2010

*Approved
8-3-2010*

PLANNING AND ZONING
MARY ELLEN BOGARDUS BUILDING
JUNE 1st, 2010

Present: Denny French, Walter Skip Bannick, John Roberts, John Spike Wright, Lafe Skip Smith, Arthur Sonny Hawkins, Molly Carlton, Richard Ackermann and Jack Webster. Board of Adjustments: Erma Jean Alexander, Cindy Sullivan, Wilbur Cozine and Nikki Smithson.

Motion made by Sonny Hawkins to approve April 6, 2010 minutes with one addition- add Skip Bannick's name to those attending. Seconded by Skip Bannick. Approved. Motion made to approve May 4, 2010 minutes by Jack Webster. Seconded by Skip Bannick. Approved.

Board of Adjustments

Review Bud Webster's variance application allowing for construction of a proposed garage (6' to 7' from said property line)
Discussed and then Board approved request.

We discussed the trailer at Jim Isaacs. It is in repossession and litigation. Denny French has had conversation with purported owner. Spike Wright to discuss with Rhonda Huddleston as Master Commissioner.

Adjourned.

No meeting in July 2010

PLANNING AND ZONING

JULY, 2010

NO MEETING

Agenda
Gallatin County Planning Commission
August 3, 2010
MEB Building- 7:00 pm

1. Open Regular Meeting – 7:00 pm
2. Approval or change of previous minutes
3. Board of Adjustments
 - i. Old Business
4. Planning Commission
 - i. Old Business
 - ii. New Business
 - a. Billboard Ordinance
 - b. Farm Exemption
5. Audience Questions or Comments
6. Adjournment of Meeting

Revised – July 30, 2010

PLANNING AND ZONING
MARY ELLEN BOGARDUS BUILDING
AUGUST 03, 2010

11/1
Oct 5, 2010
Jm

Present: Denny French, Walter Skip Bannick, John Spike Wright, Lafe Skip Smith, Sonny Rider, Molly Carlton, Jack Webster and Arthur Sonny Hawkins.
Board of Adjustments: Wilber Cozine, Clarence Shupie Sullivan, Erma Jean Alexander, Cindy Sullivan and Nikki Smithson

Motion made by Sonny Hawkins to approve June 1, 2010 minutes with one addition-add Skip Bannick's name to those attending. Seconded by Sonny Rider. Approved.

No old business.

New business

-Review (Billboard) Outdoor Advertising Displaying Gallatin Co-71007-01.

There have been many calls regarding billboards since there might be a NASCAR race.

Some changes discussed: charge fee per "face" rather than per location and the \$50.00 annual renewal seems low.

Rules do not apply to a business advertising itself on its own location.

-FARM EXEMPTION-

153.1 (H) Agricultural exemption

Denny French interpretation-unless you derive income from farming, this does not apply.

Discussed the rooster case and the difference between nuisance and zoning laws. There is a natural conflict between agricultural and residential but common sense should prevail.

There was discussion about what constitutes a farm. PVA says 10 acres. USDA may say something different. Article 5 in definitions says 5 acres or more used for agricultural purposes.

Adjourned 8:00 p.m.

Minutes from September 7, 2010 regular monthly meeting.

Approved 9/7/10
JW

Those in attendance are Sonny Hawkins, Skip Smith, Jack Webster, Erma Jean Alexander, Wilbur Cozine, Sonny Rider, Skip Bannack, John Roberts, Lem Bledsoe, and Denny French.

Chairman Skip Smith opened the meeting @ 7:06 pm

Chairman Smith ask to postpone the reading of the minutes. Sonny Hawkins so moved. John Roberts second. Passed

Denny French addressed the commission about Dorman Products.

A special meeting on Sept 28 @ 6:30 pm @ the courthouse to have the public hearing and then to consider the zone change from ag to I-1. Gave them permission to begin dirt work on the week of the 13th.

Motion to adjourn by Lem Bledsoe. Second by Erma Jean Alexander.

Motion passed

Adjourn @ 7:26pm

PLANNING AND ZONING
GALLATIN COUNTY COURTHOUSE
NORTH COURTROOM
SEPTEMBER 28, 2010

Approved
10-5-10
JW

Present: Jack Webster, Lem Bledsoe, John Roberts, Arthur Sonny Hawkins, John Wright, Lafe Smith, Jr., Denny French, Walter Skip Bannick and Molly Bledsoe Carlton.

Board of Adjustments: Wilber Cozine, Clarence Shupie Sullivan, Cindy Sullivan, Erma Jean Alexander, and Nikki Smithson

PUBLIC HEARING-opened 6:30 p.m.

Cliff Ashburner-Attorney with Wyatt Tarrant and Combs, speaking in support of Dorman's request to change the zoning of the property to comply with current Dorman property zone. He gave a binder as a handout, outlining the whole proposal:

Phase I includes 178,000 feet of building construction and should take about 6 months to complete. They are looking to add about 80 new jobs, jobs similar to existing jobs. They anticipate no additional traffic.

Tab 4-shows aerial view of the project proposal as relates to existing Dorman property - about 1/3 more building, with room for even more future expansion

Tab 5-is the proposed Warsaw City ordinances annexing the property.

Bob Wassler of Oswald Company was present. They will be in charge of construction.

Schedule to be complete by April 2011.

No public input. Public Hearing declared closed at 6:47 p.m.

P & Z meeting opened at 7:00 p.m.

Motion made by John Roberts to approve the requested zone change from Residential/Agricultural to Light Industry. Seconded by Lem Bledsoe. Motion passed unanimously.

Motion to Adjourn made by Arthur Sonny Hawkins. Seconded by Walter Skip Bannick. Approved.

**PLANNING AND ZONING
MARY ELLEN BOGARDUS BUILDING
OCTOBER 5, 2010**

Present: Arthur Sonny Hawkins, Manley Sonny Rider, John Spike Wright, Lafe Skip Smith, Jr., John Roberts, Lem Bledsoe, Walter Skip Bannick, Clarence Sullivan, Erma Alexander, Jack Webster and Denny French.

-Several guests from the High School

Reviewed the minutes from the previous meeting.

Motion was made by Lem Bledsoe to approve the August 3, 2010 meeting, September 7, 2010 meeting and September 28, 2010 special meeting.

Seconded by Jack Webster.

Approved unanimously.

Discussed what's a farm? Our definition includes 5 acres used for agricultural purposes.

Discussed the "Rooster" case.

Discussed rates on billboards as mentioned in August 3, 2010 meeting.

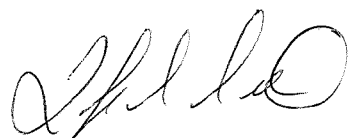
Motion made by John Roberts to recommend sign fee for first sign and \$75 for each additional face sign (ie-2 faces on front and back or 4 if 2 signs stacked front and back). Seconded by Lem Bledsoe. Approved unanimously.

Campground- The Health Department has handled the issue for the most part.

Skip suggested they set up a temporary camp ground. The Health Department takes care of sanitation problems. Denny would have to send those wanting a temporary permit to the adjustment board. Skip suggested Denny contact other racetracks to see what they have done about large races regarding camper control.

Next meeting not on election day.

Adjourned.

Approved 1/4/11


**PLANNING AND ZONING
MARY ELLEN BOGARDUS BUILDING
DECEMBER 7, 2010**

Present: Manley Sonny rider, Richard Ackerman, John Spike Wright, Sonny Hawkins, John Roberts, Lem Bledsoe, Walter Skip Bannick, Jack Webster and Denny French.

Present: BOA-Erma Jean Alexander, Cindy Sullivan, and Wilbur Cozine.
BOA-Conditional use permit request by Mr. Griffin for Bed and Breakfast in the old Marie Roberts home.

Motion was made by Cindy Sullivan to approve request made by Mr. Griffin.
Seconded by Erma Jean Alexander. Approved for Bed and Breakfast only.

PLANNING AND ZONING MEETINGS FOR 2011

First Tuesday of each month.

Jan 4 th	May 3 rd	Sept. 6 th
Feb 1 st	June 7 th	Oct 4 th
March 1 st	July 5 th	Nov 1 st
April 5 th	August 2 nd	Dec. 6 th

Motion made by Rick Ackerman to approve these dates for regular P & Z meetings.

Seconded by Jack Webster. Approved.

Discussed zoning with several guests from Mr. Stigal's High School Civics class.

In January, we must inform Gallatin Fiscal Court of the changes regarding Billboards and the number of slots.

Motion to adjourn made by Rick Ackerman. Seconded by Jack Webster.

Motion carried.

Adjourned at 7:35 p.m.

*Approved 1/4/11
Rick Ackerman*