

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

The Gallatin County Planning Commission and Board of Adjustment met for their regular meetings on June 6, 2017, at 7:00 p.m., at the M. E. Bogardus Building Annex, 395 U.S. 42 W, Warsaw, Kentucky.

In attendance were: Winslow Baker, Adm'r
Stephen P. Huddleston, Attorney

Planning Commission members present were:

L. S. Smith, Jr. Chairman

W. Bannick
C. Welte
J. Webster

A. Hawkins
R. Ackermann
R. Courtney

M. CARLTON

Board of Adjustment members present were:

E. J. Alexander
C. Sullivan

B. Skirvin
N. Smithson

Upon motion of C. Welte, seconded by J. Webster, the minutes of the commission and board meetings held May 2, 2017, were approved unanimously

The Board of Adjustment reported the following new business:

A hearing was conducted to consider revocation of the variance granted to Jon Mains on March 7, 2017 for the property located at 4675 US 42 E, Warsaw, Ky on the grounds that the conditions upon which the variance was granted have not been complied with. Mr. Mains was present. After discussion it was moved by N. Smithson, seconded by B. Skirvin that the matter be tabled until the Board's regular August meeting, in anticipation that the Board and Mr. Mains would reach an understanding and agreement in the meantime. The motion was adopted unanimously.

The Planning commission addressed the following business:

A hearing was conducted on the matter of the application of Jasper Miller for a zoning map amendment reclassifying the lot adjacent to and east of the Glencoe Fire Dept. building, being 100 East Howard Street, Glencoe, KY, from its present R-1 zone to Central Business District (B-1).

Mr. Miller spoke in favor of his application and explained his plans to operate a shop to clean and refurbish aluminum truck wheels at that location, and addressed questions from Commissioners.

No opposition to the application was heard.

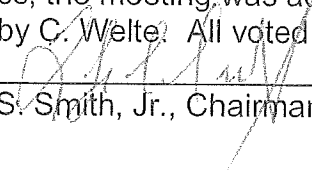
It was the sense of the Commission that the subject site was suitable for commercial/light industrial usage, as it lies in the middle of Glencoe, just a few yards east of U. S. 127, in an area conducive to business usage and where such usage would be a natural and expected consequence of its downtown location.

Following the hearing the Commission, upon motion of C. Welte, seconded by R. Courtney, all concurring, adopted the finding that the existing zoning classification (R-1) is not appropriate and the requested change to Central Business District (B-1) is appropriate, and the recommendation to the Glencoe City Council that the requested reclassification and application of Mr. Miller be approved.

In other business, Mr. Darrell Schell, representing DGS Development, Ltd., requested that its amended plat of its Boone Farms Subdivision be approved. It was determined that no public sewer was impacted by the revised plat and it otherwise complied with the Gallatin County Subdivision Regulations Ordinance. On that basis, the Commission unanimously adopted the motion of R. Ackermann, seconded by C. Welte, directing Adm'r Baker to approve the plat, as amended.


Adm'r Baker advised that he had confirmed that Ky DOT had approved the location of the extension of Hammy's bar and restaurant at Hance Road and US 42 E.

There being no further business, the meeting was adjourned unanimously upon motion by R. Ackermann, seconded by C. Welte. All voted aye.



L. S. Smith, Jr., Chairman

A true copy: Attest



Stephen P. Huddleston, Secretary

GALLATIN COUNTY PLANNING COMMISSION

IN RE: The matter of the Application of Jasper Miller for a Zoning Map Amendment
Reclassifying the lot at 100 East Howard Street, Glencoe, Kentucky from R-1 to Central
Business District (B-1)

FINDINGS OF FACT AND RECOMMENDATION
TO THE GLENCOE CITY COUNCIL

The Commission convened a duly advertised public hearing of the above-
referenced matter at 7:00 p.m., June 6, 2017, at the M.E. Bogardus Building Annex, 395
U.S. 42 W, Warsaw, Kentucky.

The following Commission members were present, to wit:

L. S. Smith, Jr., Chairman
W. Bannick
C. Welte
J. Webster
A. Hawkins
R. Ackermann
R. Courtney

There being a quorum present, the hearing was conducted.

The applicant, Mr. Miller, appeared in person and spoke in favor of his
application, and addressed questions from the Commission. He explained his intention to
establish a shop at the subject location to clean and refurbish aluminum truck wheels.

No opposition to the application was voiced.

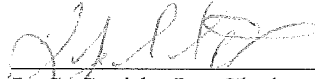
It was the sense of the Commission that the subject site is suitable for
commercial/light industrial usage as it is located in the middle of Glencoe in an area
conducive to such usage and where such land use would be a natural and reasonably
anticipated consequence of its location.

On that basis, the Commission adopted the findings that the existing R-1 Zone classification of the subject tract is inappropriate and that its change to Central Business District is appropriate, and the recommendation that the requested map amendment be granted, upon motion of C. Welte, seconded by R. Courtney (8 voting Aye, 0 voting No).

RECOMMENDATION

Based upon the foregoing it is the recommendation of the Gallatin County Planning Commission to the Glencoe City Council that it grant the aforesaid map amendment application of Jasper Miller.

Approved and adopted this 5th day of September, 2017.



L. S. Smith, Jr., Chairman

CERTIFICATION

This is to attest the foregoing is a true and correct copy of the Findings of Fact and Recommendation approved and adopted by the Gallatin Planning Commission on September 5, 2017, upon motion of M. CARTON, seconded by C. Welte, which was passed upon of vote of 5 ayes, 0 nays, 0 abstentions (_____).



Stephen P. Huddleston, Secretary

COMMONWEALTH OF KENTUCKY)
COUNTY OF GALLATIN)

Signed and acknowledged before me by Stephen P. Huddleston on this the 5 day of September, 2017.

My commission expires: 6-5-2019



Notary Public, State at Large, Ky.