

**Joint City-County Planning Commission
of
Barren County, Kentucky**

February 24, 2015

The Joint City-County Planning Commission of Barren County, Kentucky met in postponed session on Monday, February 24, 2015 at 7:00 PM in the chambers of the Glasgow City Hall. The following Commission Members were present:

Eddie Atnip
Brad Bailey
Danny Basil
Lewis Bauer
Rondal Brooks
Freddie Button

Tommy Gumm
Joan Norris
David Rutherford
Sarah Smila
Janis Turner
Joel Wilson
Forrest Wise

Chairman Gumm called the meeting to order at 7:00 PM. Chairman Gumm welcomed Mayor Doty to the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Danny Basil and seconded by Lewis Bauer to approve the December 15, 2014 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following invoices for January, 2015 were presented for payment.

The following invoices for February, 2015 were presented for payment:

A motion was made by Rondal Brooks and seconded by Forrest Wise to approve the January and February, 2015 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Treasurer's Report

Sarah Smila, Treasurer, presented the following report:

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The bank balance at the end of December was \$62,975.12. Deposit in the amount of \$7,365.00 consisted of: \$1,425.00 from Barren County fees, \$490.00 in fees from the City of Glasgow, \$4,671.00 Budget amount from Cave City, and \$779.00 Budget amount from Park City.

I received the following notice from PBI Bank dated January 02, 2015 regarding the JCCPC's bank certificate which matures January 20, 2015:

Current Balance	\$74,530.47
Redemption Value	\$74,924.97
Term:	60
Current Rate	2.10
Maturity Date	1/20/15

“Your certificate automatically renews if not redeemed within 10 days after the maturity date. If renewed, the new maturity date will be 1/20/20.

The Commission must make a decision concerning this Certificate's renewal as the deadline is January 30.

*Commission Members should receive their respective 1099's for the calendar year of 2014 by January 31, 2015, as required by law. They were prepared and given to the JCCPC office for mailing or distribution at the January meeting.

The bank balance at the end of January was \$111,378.79. Deposit in the amount of \$55,835.00 consisted of: City of Glasgow (1/2 of the 2014-15) budget amount of \$22,046.00, the Barren County (1/2 of the 2014-15) budget amount of \$31,939.00, and \$1,850.00 for development fees Barren County. There were no development fees for the City of Glasgow. All budget amount from the different entities have been received, and all amounts timely deposited.

According to the bank statement received for January, BBT's service charge for January, 2015 was \$11.50. Upon speaking with the bank representative, in addition to the regular service of charge of \$4.00, there was an additional \$7.50 charge for what the bank representative said was an error on the deposit slip. However, upon spending considerable time in an effort to reconcile this matter, the \$7.50 will be credited back to the JCCPC account and reflected on the February statement. In the future, an effort will be made by the Treasurer to improve her penmanship on the deposit slip!

The certificate of deposit (CD) in PBI bank automatically renewed on January 20, 2015.

All 1099's for members were timely mailed in January as required by law.

Agenda Item # 4 – Committee’s Report

Chairman Gumm appointed the Budget Committee for the 2015-2016 fiscal year. They are as follows: Lewis Bauer, Chairman, Janis Turner and Forrest Wise. Chairman Gumm will serve as ex-officio member.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported he had distributed the By-Laws to all Commission Members.

Mr. Myatt announced a Training Date for all Commission Members on March 12 from 5:30 – 7:30 PM. The meeting will be catered.

Mr. Myatt also presented the Commission with alternative dates for the KLC insurance provider. The current effective date is March 22 which is in the middle of our fiscal year. KLC has received some comments or complaints from other entities that they would like to have their due date moved to coincide with their fiscal year to effectively be dated from July 1 – June 30th. KLC is asking if we want to do that. We have already budgeted for that amount, the amount for a million dollar policy is \$9,629.67. The prorated amount to get us to July 1 would be \$2,657.35. That leaves us a balance of \$6,972.00. So to get us to July 1 it’s almost \$2,700.00. And then the new rate is \$9,600.00 for the next year. So effectively we would carry a balance over and have a due date of July 1 and total amount would be around \$16,000.00. We would not get out money until after July 1 so they have extended our due date to July 15. Essentially that gives us two (2) weeks to get our money in from the City of Glasgow, Barren County, Cave City, and Park City.

Mr. Myatt also explained that the insurance coverage was for litigation purposes and does not cover property, that insurance is covered under the City of Glasgow policy.

Mr. Myatt was concerned with showing the increased amount in his budget for the coming year would make his budget appear larger than it actually would be. However, he said he might be able to show the \$6,972.00 as a carry-over from the previous year.

Commission Attorney, Charles A. Goodman, III, stated he would like to review the policy and talk to the agent about the policy if time permits.

No action was taken on this matter.

Mr. Myatt presented an estimate for the building of a new website for the Planning Commission from Yellowberri which is located in Bowling Green, KY. The total cost would be \$6,100.00 for the new website. The total hours to build the site would be approximately 82 hours. The monthly service fee would be \$37.50.

A motion was made by Eddie Atnip and seconded by Brad Bailey to go forward and request Yellowberri to make a presentation at the next commission meeting on March 16th with the intent of Yellowberri building a website. Motion unanimously carried.

II. SUBDIVISION:

1. 021715-01-B - Preliminary and Final Plat – Harold Nuckols, Owner – Dripping Springs Road – 10 Lots – 6.489 +/- Total Acres – Barren County – Barren County – Plans prepared by Pride Land Surveying, Inc.

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed development is being divided along existing road frontage and each Lot exceeds the minimum lot size requirements of Article 502.1.2.
2. Section 700.0 of the Barren County Subdivision Regulations states that land that is subdivided into large Tracts of at least ten (10) contiguous acres shall be exempt from the requirements of this Article until it is re-subdivided according to the requirements. Once land is subdivided into any series of Lots totaling four (4) or more from the parent Tract no portion of the property subdivided may be re-subdivided into Tracts of less than ten (10) contiguous acres in size until adequate water supply service and fire hydrant improvements have been constructed. The proposed plat meets all the aforementioned regulations.
3. Lot #1 is an existing lot of record per Deed Book 356, Page 48 and Plat Book 20, Page 247.
4. Lot #11 does not meet the minimum standard requirement and is to be added to the adjoining Tract, recorded in Deed Book 352, Page 923 and is not a standalone building lot.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Plat.

A motion was made by Danny Basil and seconded by Janis Turner to approve the Preliminary and Final Plat for Harold Nuckols, Owner, containing 10 Lots (6.489 +/- Acres) located on Dripping Springs Road with Staff Findings and Recommendations. Motion unanimously carried.

III. DEVELOPMENT PLAN:

1. 021715-01-G – Preliminary and Final Development Plan Amendment (Item 102014-01-G) – Glasgow/Barren County Industrial Development Economic Authority, Applicant/Owner – 1 Lot - 10.72 Total Acres - Carol Knicely Drive – Plans prepared by American Engineers, Inc.

Tommy Gumm, Chairman recused himself due to a financial interest in the subject property. Lewis Bauer, Vice-Chairman assumed the Chair.

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. This amendment complies with Section 152.21(B)(1) of the Glasgow Development Plan Ordinance and is required because the total yard area disturbed is greater than five (5%) percent. The amended total amount of disturbed ground is approximately 1.2 acres or approximately twelve (12%) percent.
2. The 80,000 square foot building is being constructed for marketing purposes for potential large industrial clients with a possibility of a 40,000 square foot expansion. The expansion portion of the building will not be constructed initially but grading to accommodate it will be done, see Sheet C-3.
3. Proposed grading shown on Sheet C-3 shows the lot remaining mostly flat with a small amount of grading being done around the building for drainage. There is a ditch proposed on the south side of the proposed structure and junction boxes on the front of the building to carry storm water from the guttering away from the building. There is now a on-site retention pond and a clean-out basin proposed on the southwest side of the site. The south half of the proposed building, as well as the entire expansion area of the building, is proposed to drain to the aforementioned retention pond and clean-out basin. American Engineers has provided the additional drainage calculations for the proposed retention pond and basin and does meet the minimum requirements with Section 152.20(A)(2), American Engineers are also required to meet the standards, should any drainage basin or structure fail, with Section 152.20(B)(d).
4. Sheet C-4 depicts the proposed erosion control measures for the proposed drainage pond and basin. The applicant is proposing erosion control blankets along the southwest side of the drainage pond and basin as well as along the south and southwest side of the proposed structure. The applicant is also providing KYTC Class II TRM (Turf Mat) and rock check dam's along the proposed ditches.

5. Construction Plans must be approved by the Joint City-County Planning Commission prior to any additional plans for parking, grading, erosion control, utilities, etc.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Development Plan subject to the following conditions:

1. Adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water quality impacts where the natural ground cover has been disturbed.
2. Any future change to the site must adhere to the City of Glasgow Development Ordinance and the Zoning Ordinance and the applicant must come back before the Planning Commission for approval.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Preliminary and Final Development Plan Amendment (Item 102014-01-G) for the Glasgow/Barren County Industrial Development Economic Authority, Applicant/Owner, subject to the following conditions:

1. Adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water quality impacts where the natural ground cover has been disturbed; and
2. Any future change to the site must adhere to the City of Glasgow Development Ordinance and the Zoning Ordinance and the applicant must come back before the Planning Commission for approval.

There being no further business to come before this Commission, upon the motion of Janis Turner and seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 7:39M.

JOINT CITY-COUNTY PLANNING COMMISSION

By: _____
Tommy Gumm, Chairman

ATTEST:

Sarah Smila, Secretary-Treasurer