

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

March 16, 2015

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 16, 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

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

Tommy Gumm was absent.

Vice Chairman, Lewis Bauer, called the meeting to order at 7:00 PM.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Rondal Brooks and seconded by Forrest Wise to approve the February 24, 2015 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

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

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

Agenda Item # 3 – Treasurer's Report

Sarah Smila, Treasurer, presented the following report:

The bank balance at the end of February, 2015 was \$105,271.61. Deposit in the amount of \$2,337.50 consisted of the City of Glasgow development fees of \$705.00, Barren County development fees of \$1,625.00, and a \$7.50 service charge refund from BBT for misreading deposit slip in January (referenced on January's report).

Agenda Item # 4 – Committee’s Report

There were no committee reports.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, requested that his report be moved to the end of the meeting.

It was reported that financial reports from all commission members, as required by the City Ethics Committee, are due. Vice Chairman Bauer asked all commission members to meet with Mr. Myatt after the meeting has been adjourned to sign some forms.

Agenda Item # 6 – Presentation by Yellowberri Web Designers

Andrew Sturgill and Dalton Rowe, Web Designer, of Yellowberri Web Designs, Bowling Green, KY met with the Commission and explained their company. The company originally began in Glasgow and then moved their business to Bowling Green.

Mr. Sturgel and Mr. Rowe presented some of their previous work in web design. Their proposal is called a Responsive Web Design built in with a full contact management system. This system would allow view of the content from mobile to tablet to desk top computers. It allows users to be able to update the system without coming into the office.

A motion was made by Eddie Atnip and seconded by Brad Bailey to employ Yellowberri Web Designers to build a website for the Joint City County Planning Commission and to authorize Kevin Myatt, Planning Director, to negotiate a contract for the work and that payment of this project be made from the Certificate of Deposit funds on hand. Motion unanimously carried.

The following committee volunteered to serve on the Oversight Committee for the Web Design: Brad Bailey, Chairman, Eddie Atnip, Rondal Brooks, and Janis Turner.

Vice Chairman Bauer thanked Yellowberri Web for their presentation.

II. PUBLIC HEARING:

- 1. 031615-01-C – Zone Change Application – Annexed Property to B-2 (General Business) District – Clifton & Joyce Parsley, Applicant/Owner – Property located at 128 Estes Road - 1.273 +/- Total Acres – Cave City**

A public hearing was conducted.

Thom Kendall, Planning Administrator, reported to the best of his knowledge all appropriate notices had been posted. Mr. Kendall explained the proposed Map Amendment.

Vice-Chairman Bauer asked if anyone present would like to speak in favor of the proposed request.

No one present addressed the Commission.

Vice-Chairman Bauer asked if anyone present would like to speak in opposition of the proposed request.

No one present addressed the Commission.

Vice-Chairman Bauer closed the public hearing and entertained a motion.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Proposed Zoning because the proposed map amendment is not in agreement with the adopted Comprehensive Plan, however, due to changes in the area, specifically annexation into Cave City and the current use of that property, the B-2 proposed classification is more appropriate. Motion unanimously carried.

III. SUBDIVISION:

- 1. 031615-01-B – Variance Application** – *Greg & Lynn Brieschke, Applicant/Owner – Pre-Construction Variance Application of Ten (10') feet to the Twenty (20;) feet Rear Yard Setback Requirement – Property located at 2797 Happy Valley Road – 1.19 +/- Total Acres Barren County*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The applicant is requesting a ten (10') foot Variance to the twenty (20') foot Rear Yard Setback Requirement, Article 503.1.3 of the Barren County Subdivision Regulations, for the purpose of constructing a building.
2. The applicant has filed a Subdivision Regulation Pre-Construction / Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.

3. The subject property is located along Happy Valley Road (Highway 90), see Attachment B, General Vicinity Map.
4. The contour map, Attachment C, illustrates the steep slope along the rear of the property and explains the current and proposed Rear Yard Setback.
5. Attachment D shows photos of the subject property. As shown in the photos the property is surrounded by woodland and has a steep slope on the rear and sides of the property.
6. The applicant has provided a plot plan, Attachment E, which shows the proposed structures behind the existing Setback lines. As explained in the Application the applicant would be hard pressed to provide adequate parking for the buildings if they are required to be located so close to Happy Valley Road (Highway 90). As shown on the plot plan the Right-of-Way of Highway 90 becomes much wider at the center of the subject property.

A motion was made by Rondal Brooks and seconded by Forrest Wise to approve the Variance Application for Greg and Lynn Brieschke, Applicant/Owners, located at 2797 Happy Valley Road because the granting of the Variance will not adversely affect the public health, safety or welfare and will not alter the essential character of the general vicinity. Motion unanimously carried.

2. 031614-02-B – Agricultural Application for Division of Real Estate and Variance Application – *Daryl Wheeler, Applicant/Owner – Pre-Subdivision Variance Application to the Road Frontage Requirement for Proposed Land Division Requirement – Property located at 431 Roseville Road – 2 Tracts – 58.221 +/- Total Acres – Barren County – Plans Prepared by Pride Surveying, Inc.*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The applicant is requesting a ten (10') foot Variance to the sixty (60') foot Lot Frontage Requirement, Article 501.2 of the Barren County Subdivision Regulations, for the purpose of subdividing the proposed tract for agricultural purposes.
2. The applicant has filed a Subdivision Regulation Pre-Construction / Pre-Subdivision Variance Application and an Agricultural Application in the appropriate time and has explained the proposed request, see Attachment A.

3. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
4. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located along an existing roadway which connects to Roseville Road (Hwy. 249), a State maintained roadway and Oil Well Road, a County maintained roadway.
5. The proposed division is being divided along a private platted road (See Property Photos, Attachment C), and has access Roseville Road (Hwy. 249) and Oil Well Road.
6. The proposed division consists of 58.221 acres currently owned by Daryl Wheeler. The subject property is serviced by an existing vehicular way noted on an existing deed (Deed Book 224, Page 898) and recorded on December 22nd, 1990; see Attachment D.
7. Attachment E is the proposed plat prepared by Pride Land Surveying Inc.
8. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS 100.111(2), and not involving a new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations, see Aerial Photo Map, Attachment F.
9. The proposed tract for agricultural division received approval from the Joint City-County Planning Commission on November 17th, 2003. The Applicant is requesting to further divide the aforementioned tract under the same regulations as previously required.
10. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by Janis Turner and seconded by Brad Bailey to approve the Agricultural Application for Division of Real Estate and Variance Application because the evidence in the Application supports division for Agriculture use only and is not intended for residential development and granting the variance will not adversely affect the neighborhood characteristics. Motion unanimously carried.

Agenda Item # 5 – Director’s Report Continued

Kevin Myatt, Planning Administrator, asked Charles A. Goodman, III to report on the KLC Insurance update.

Mr. Goodman reported the current amount of coverage for the Commission is \$1 million per coverage year. This amount is total coverage for all Commission Members, not \$1 million per Member. There are very few carriers that provide this type coverage.

The increase from \$1 million to \$5 million would be \$2,647.00 per year.

Mr. Goodman recommended that the Commission obtain as much coverage as possible - \$5 million.

Danny Basil recommended that if an increase is made, that it be made now.

Eddie Atnip recommended that the increase in premium for the occurrence policy from \$1 million to \$5 million be paid from funds of the CD, then future funding be budgeted from the different entities.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to obtain insurance coverage in the amount of \$5 million effective March 22, 2015. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Eddie Atnip, seconded by Rondal Brooks, and unanimously carried, the meeting was adjourned at 8:30 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Lewis Bauer, Vice-Chairman

ATTEST:

Sarah Smila, Secretary-Treasurer