

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

April 20, 2015

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, April 20, 2015 at 7:00 PM in the chambers of the Glasgow City Hall. The following Commission Members were present:

Danny Basil
Rondal Brooks
Freddie Button
Joan Norris

David Rutherford
Sarah Smila
Janis Turner
Joel Wilson
Forrest Wise

Eddie Atnip, Brad Bailey, Lewis Bauer, and Tommy Gumm were absent.

Due the absence of the Chairman and Vice Chairman, a motion was made by Rondal Brooks and seconded by Forrest Wise to appoint Danny Basil as Temporary Chairman. Motion unanimously carried.

Temporary Chairman Basil 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 Freddie Button to approve the March 16, 2015 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

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

A motion was made by Forrest Wise and seconded by Rondal Brooks Button to approve the April 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 March, 2015 was \$94,135.56. Deposit in the amount of \$1,105.00 consisted of \$0.00 development fees for the City of Glasgow, and \$1,105.00 development fees for Barren County, and \$3.00 debit memo for BB&T bank for misreading amount of check # 7705 in February (referenced in January's report) and service charge of \$4.00.

Agenda Item # 4 – Committee's Report

Budget Committee: Janis Turner presented the proposed 2015-2016 Budget.

A motion was made by David Rutherford and seconded by Forrest Wise to approve the proposed 07/01/2015 – 06/30/2016 budget as presented. Motion unanimously carried.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, stated that the roll out date for the new web site would be 07/01/15.

Mr. Myatt also said he would be sending a "test" e-mail to all commission members on Tuesday. He asked the members to respond if they received the "test" e-mail.

II. SUBDIVISION:

1. **042015-01-B – Variance Application** – Brian Baysinger, Applicant/Owner – Subdivision Regulations Setback Encroachment Variance Application of Ten (10') feet to the Twenty Five (25') feet Rear Yard Setback Requirement – Property located at 2702 Edmonton Road – 0.532 +/- 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 five (25') foot Rear Yard Setback Requirement, Article V-B-3-h of the Barren County Subdivision Regulations, for the purpose of constructing a dwelling addition.
2. The subject property was subdivided prior to the adoption of the current Barren County Subdivision Regulations and has a twenty five (25') Rear Yard Setback as opposed to the twenty (20') foot Rear Yard Setback which is currently enforced.

3. 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.
4. The subject property is located along Edmonton Road (US Hwy 68 & 80), see Attachments B and C, General Vicinity Maps.
5. Attachment D shows photos of the subject property. As shown in the photos the property is located adjacent to a residential development.
6. Attachment E further explains the requested Variance and gives an approximation of the building addition on the property.
7. The applicant has provided a plot plan, Attachment F, which shows the proposed addition and its relationship to the rear property line.

A motion was made by Janis Turner and seconded by Joel Wilson to approve the Variance Application for 2702 Edmonton Road because it will not cause a hazard or a nuisance to the public. Motion unanimously carried.

- 2. 042015-02-B - Variance Application** – Ronald Zielke, Applicant/Owner – Subdivision Regulations Pre-Construction/Pre-Subdivision Variance Application of 18.18' to the Sixty (60') Road Frontage Requirement – Property located at 340 Poynters Lane – 1.428 +/- Total Acres – Barren County

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The applicant is requesting an 18.18' foot Variance to the Sixty (60') Road Frontage Requirement, Article 501.2 of the Barren County Subdivision Regulations.
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 Poynters Lane, see Attachments B.
4. Attachment D shows photos of the subject property. Photos show the existing driveway as well as the area that a driveway could be located if needed.

5. Both properties shown on the proposed plat, Attachment D, are owned by the applicant. Currently both addresses, 336 and 340 Poynters Lane, share the existing driveway.
6. As shown in the application the applicant would like to add the land containing the existing driveway to Lot #1 on the proposed plat while giving an access strip capable of having a separate driveway for accessing Lot #2 should there be any confusion in the future between any future property owners.
7. With only Sixty (60') feet available for Lot #2, which is the required minimum for road frontage, a Variance to the Road Frontage Requirement would be required. If granted Lot #2 would only touch Poynters Lane for 41.82' (feet).

A motion was made by Freddie Button and seconded by Ronald Brooks to approve the Variance Application for 340 Poynters Lane because the granting of the Variance will not adversely affect the public health, safety or welfare and there can be no further division or development of the 1.428 acres, the back portion of the lot.

A motion was made by Forrest Wise to amend the original motion to "the variance is only for the front portion of the entrance way and it widens back to the standard 60' within approximately 101' of the main highway". Motion seconded by Rondal Brooks.

A vote was taken on the amendment to the motion. Motion unanimously carried.

A vote was then taken on the motion as amended. The motion as amended is that we approve the Variance Application of Ron Zielke, a variance of 18.18 feet to the very front portion of the entrance way to a 1.428 Acre lot located at 340 Poynters Lane. The amendment to this motion only applies to the front of the entrance way and it gradually widens to the standard Sixty (60') feet 101' feet back from the highway. The motion as amended was unanimously approved.

3. 031614-02-B – Agricultural Application for Division of Real Estate – John Daniels, Applicant – Property located at 213 Buck Creek Road – 1 Tract – 6.771 +/- Total acres – Barren County – Plans prepared by Pride Land Surveying, Inc.

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. 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.

2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located along an existing roadway which begins at Buck Creek Road.
3. The proposed division is being divided along an existing vehicular way (See Property Photos, Attachment C), and has access to Buck Creek Road.
4. The proposed division consists of 6.771 acres currently owned by John Daniels. The subject property is serviced by an existing vehicular way noted on an existing plat (Plat Book 008, Page 318) and recorded on March 28th, 1986; see Attachment D.
5. Attachment E is the proposed plat prepared by Pride Land Surveying Inc.
6. 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.
7. 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 Rondal Brooks and seconded by Forrest Wise to approve the Agricultural Application for Division of Real Estate, because the evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

4. 042015-04-B – Road Acceptance – Proposed Road Acceptance for Zoe Drive – Barren County.

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Jeremy Runyon, Barren County Road Supervisor, recommends that Zoe Drive be accepted and approved as a County Road, see Attachment A.
2. Zoe Drive is approximately .372 miles long, see Attachment B, Property Photo's.
3. Hunters Run Subdivision received Final approval on December 20th, 2004 (Agenda Item #122004-04-B). The roadway facilities have been inspected by the Commission Staff and former County Road Supervisor during construction.

4. The existing private road sign must be removed and replaced with the standard road signs required by the Barren County Road Supervisor.

Staff Recommendation:

It is the Staff's recommendation that Zoe Drive be approved and accepted for maintenance as a County Road as requested by Jeremy Runyon, Barren County Road Supervisor. This recommendation will be forwarded to the Barren County Fiscal Court for consideration.

A motion was made by Janis Turner and seconded by Joan Norris to approve the Proposed Road of Zoe Drive because the road does meet the minimum standards set forth in Article 6 of the Barren County Subdivision Regulations Street Design Standards. Motion unanimously carried.

Sarah Smila, Secretary-Treasurer, announced that this meeting would be her last meeting as she is resigning effective April 30, 2015 due to health reasons.

Mr. Basil, on behalf of the Planning Commission, thanked Mrs. Smila for her services and stated that her work with the Planning Commission was much appreciated.

There being no further business to come before this meeting, upon the motion of Freddie Button, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 8:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Danny Basil, Temporary Chairman

ATTEST:

Sarah Smila, Secretary-Treasurer