

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

**June 15, 2015**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, June 15, 2015 at 7:00 PM in the chambers of the Glasgow City Hall. The following Commission Members were present:

Eddie Atnip  
Danny Basil  
Lewis Bauer  
Rondal Brooks  
Freddie Button  
Tommy Gumm

Joan Norris  
David Rutherford  
Janis Turner  
Joel Wilson  
Forrest Wise

Brad Bailey was absent.

**I. GENERAL BUSINESS:**

**Agenda Item # 1 – Approval of Minutes**

A motion was made by Danny Basil and seconded by Rondal Brooks to approve the May 18, 2015 minutes. Motion unanimously carried.

**Agenda Item # 2 – Approval of Invoices**

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

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the June 2015 invoices as presented for payment. Motion unanimously carried.

**Agenda Item # 3 – Treasurer's Report**

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of May, 2015 was \$64,643.83. Deposit in the amount of \$2,025.00 consisted of \$315.00 development fees for the City of Glasgow, and \$1,710.00 development fees for Barren County.

**Agenda Item # 4 – Committee's Report**

Nominating Committee: Rondal Brooks presented the report of the Nominating Committee. The Committee recommended the re-election of the present slate of officers including the Recording Secretary and Attorney. Those are as follows: Chairman – Tommy Gumm; Vice Chairman – Lewis Bauer; Secretary-Treasurer – Janis Turner; Recording Secretary – Wanda Kinslow; and Attorney – Charles A. Goodman, III.

A motion was made by Rondal Brooks and seconded by Joel Wilson to re-elect the current slate of officers for the 2015-2016 year. Motion carried.

**Agenda Item # 5 – Director’s Report**

Thom Kendall, Planning Administrator, stated that a “test drive” had been completed on the new website.

**Agenda Item # 6 – Yellowberri Presentation**

Dalton Berry and Shelby Smith with Yellowberri informed the Commission of what had been done on the creation of the new website. The site should be up and running by July 1<sup>st</sup>.

**II. PUBLIC HEARING:**

**1. 061515-01-G – Zone Change Application – Annexed Property to I-2 (Heavy Industrial) District – Dale & Brenda Clark, Applicant/Owner – Property located at 1401 Burkesville Road – 37.65 +/- Total Acres – Glasgow**

Chairman Gumm recused himself from the meeting due to contractual relationship with the Applicant. Vice Chairman Bauer assumed the Chair.

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.

Vice Chair Bauer reminded the Commission Members of the findings necessary for a proposed map amendment found in the Kentucky Revised Statutes 100.213.

A motion was made by Danny Basil and seconded by Joan Norris to re-open the hearing for the purpose of allowing a gentlemen to speak. Motion unanimously carried.

Jackie Carter, 99 Beverly Drive, Glasgow, KY was sworn in. He had a question regarding a grant to run the sewer in this area.

Mr. Kendall told Mr. Carter that this group did not work with that type issue and would refer his question to the Glasgow Water Company Engineer.

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 Zone Change Application for Dale and Brenda Clark, Applicant, because the proposed map amendment is not in agreement with the adopted Comprehensive Plan, however the proposed zoning is more appropriate than the current zoning. Motion unanimously carried.

Danny Basil commended the Clarks for creating a new business and new jobs for the City of Glasgow and stated that this is something the City has been encouraging.

Chairman Gumm reassumed the Chair.

### **III. SUBDIVISION:**

- 1. 061515-01-B-Variance Application** – *Jeremy Glass, Owner, Joe Bertram, Applicant – Pre-Subdivision Variance Application of Nine Hundred Eighty-Seven (987.16') feet to the Five Hundred (500') Access Strip Length Requirement – Property located at 637 Mt. Pleasant Road – 29.39 +/- Total Acres – Barren County – Plans prepared by Leftwich Land Surveying, Inc.*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The applicant is requesting a 487.16' (foot) Variance to the five hundred (500') foot Access Strip Length Restriction, Article 502.3 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 Mt. Pleasant Road, see Attachments B.
4. Attachment C is an aerial view of the property. As shown from the aerial view it is evident that the applicant wishes to join the properties to the adjacent field to make one large crop field, owned by the applicant's son. The tract remaining to the north is less suitable for crop land and the applicant wishes to join it to his remaining existing tract south of the subject property.
5. The proposed Plat shows Tract #1B, being joined to Joe Bertram and Tract #1A being joined to Brad Bertram. The access strip length joining the 29.39 acres to Joe Bertram is in excess of the required minimum access strip length of five hundred feet (500'). The larger portion of the 29.39 acres is not intended for future development and is for agricultural use only. Should the applicant wish to further develop this property it would require approval from the Planning Commission, including roadways meeting the minimum requirements, water line and fire hydrant installation, and an approved Plat.

A motion was made by Rondal Brooks and seconded by Lewis Bauer to approve the Variance Application for 637 Mt. Pleasant Road because the granting of the Variance will not adversely affect the public health, safety, or welfare and it will not alter the essential character of the general vicinity. Motion unanimously carried.

- 2. Preliminary and Final Plat** – *Steven Norris, Nan Norris, Dryden Norris, Jan Norris Clarke, Timothy Norris, Mary Norris Polson and Amy Norris Cassidy, Owners – South Fork Road – 6 Tracts – 65.971 +/- Total Acres – 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 Tract 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. Tracts #2 and #6 are to be added to the existing tracts owned by Steven Norris and Timothy Norris and cannot be standalone tracts and are noted on the plat to be recorded as such.

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 Rondal Brooks to approve the Preliminary and Final Plat for the Norris Farm Division because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff findings and recommendations of approval of the proposed plat. Motion unanimously carried.

**IV. DEVELOPMENT PLAN:**

1. **061515-02-G – Preliminary and Final Development Plan** – *James Alexander, Applicant/Owner – Rib Lickers – 1 Lot – 2.25 +/- Total Acres – Glasgow – Plans prepared by American Engineers, Inc.*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the B-2 (General Business District).
2. The existing tract of land contains 2.25 acres being disturbed. The site slopes to the drainage area located on the south east corner of the property and to the south of the property along Beverly Hills Drive, see Sheet C-3.

3. Sheet C-3 are construction details that comply with the City's minimum development standards.
4. The development has provided Thirty-nine (39) parking spaces and requires Twenty-seven (27).
5. Sheet C-3 also depicts the proposed grading and drainage. The applicant is proposing construction of three (3") inch asphalt curbs to help direct the water flow located on the northwest and northeast of the property. On the south of the property an additional asphalt curb and drop box inlet is proposed to drain to the existing drainage basin. Additional riprap will be required on the northeast side of the existing basin for the inlet/outlet.

Staff Recommendation:

It is the Staff's recommendation of approval of the 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.

Chairman Gumm questioned if the Applicant or Owner was notified in writing, certified mail that they were in non-compliance? Mr. Kendall stated they were. Chairman Gumm stated that if a similar situation should arise in the future, that the Commission is to be notified immediately.

A motion was made by Eddie Atnip and seconded by Lewis Bauer to approve the Preliminary and Final Development plans for James Alexander, subject to adequate soil erosion control measures. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Rondal Brooks, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By: \_\_\_\_\_  
Tommy Gumm, Chairman

ATTEST:

\_\_\_\_\_  
Janis Turner, Secretary-Treasurer