

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

**August 17, 2015**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, August 17, 2015 at 7:00 PM in the chambers of the Glasgow City Hall.

Prior to the meeting being called to order, Charles A. Goodman, III administered the oath of office to Candy Wethington as a member of the Joint City-County Planning Commission.

The following Commission Members were present:

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

Joan Norris  
David Rutherford  
Janis Turner  
Candy Wethington  
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 July 20, 2015 minutes. Motion unanimously carried.

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

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

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the August 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 July, 2015 was \$56,808.59. Deposit in the amount of \$2,320.00 consisted of \$1,070.00 development fees for the City of Glasgow, and \$1,250.00 development fees for Barren County.

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

There was no active Committee.

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

Kevin Myatt, Planning Director, stated that the website is up and running.

Mr. Myatt announced that a Continuing Education training session would be held on September 9<sup>th</sup>, 9:00 AM – 3:30 PM in Cave City.

**II. DEVELOPMENT PLAN:**

**1. 081715-01-G – Preliminary and Final Development Plan – Lovers Lane Development – Ken Ford, Applicant/Owner – 1 Lot – 10.9 Total Acres – Loves Lane – Plans prepare by American Engineers.**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the B-3 (Highway Service Business District), however if a residential use is proposed in a B-3 District the R-4 (Medium Density Multi-Family Residential) District regulations apply.
2. The existing tract of land contains 10.9 total acres. The site slopes to the east, away from Lovers Lane, see Sheet C-2.
3. As shown on Sheet C-3 the development is being divided into multiple phases. The initial phase proposed for construction will consist of 2.27 and is in the center of the overall development.
4. Sheet C-2 shows the proposed location of the buildings and the paving area. The applicant is proposing four 8 Plex dwelling units in the initial phase and two 6 Plex dwelling units and two 4 Plex dwelling units in future expansions. The proposed number of dwellings for the entire development would require 3.81 acres; the number of units do agree with the Zoning Ordinance.
5. The drive aisles depicted on sheet C 2-0 exceed the minimum width requirements. Section 158.400 (11) of the Glasgow Zoning Ordinance requires a dwelling to provide two (2) parking

spaces per dwelling unit. The first phase of the development will require sixty four (64) parking spaces; the applicant is proposing seventy two (72) parking spaces. ADA requirements require three (3) handicap spaces, two (2) of which is to be van accessible. The plans meet those minimum requirements.

6. The Glasgow Department of Public Works has been notified of the proposed entrances onto Lovers Lane and the proposed pipe and headwalls agree with what the Superintendent requires. The northern most entrance will not require piping because the access point is the high point of the development and water will drain toward the development instead of into the street network, which is better depicted on Sheet C-4.
7. The proposed grading (Sheet C-4) shows that the proposed drainage is to drain to a proposed basin on the southern portion of the property.
  - a. The applicant has signed a Storm Water Maintenance agreement with the City regarding the retention pond.
8. A yard drain is proposed on the western edge of the proposed parking area which will also lead to the proposed retention pond.
9. The proposed erosion control plan, Sheet C-5 proposes a construction entrance at the northernmost entrance into the site. Silt fence is proposed on the east side of the proposed retention pond and inlet protection is proposed around all of the proposed drainage structures. The steeper slope on the southern end of the parking lot is to have rip-rap installed; rock check dams are proposed along the proposed ditch. Erosion control blanket is proposed on the banks of the proposed pond.
10. Sheet C-6 shows the proposed water and sewer connections for the dwellings. The Electric Plant Board requested that the electrical, phone, broadband design not be initiated until after plan approval from the Planning Commission. A fire hydrant is proposed in the landscape island adjacent to the northernmost entrance.
11. Sheets C-7 shows construction details that comply with the City's minimum development standards.

**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.
2. Any future development of the site will require additional fire hydrant protection.

A motion was made by Danny Basil and seconded by Janis Turner to approve the Preliminary and Final Development plans for the Lovers Lane Development, Ken Ford, Applicant, because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to staff findings and recommendation of approval of the proposed development with conditions of adequate soil erosion controls being implemented.

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