

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

October 19, 2015

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, October 19, 2015 at 7:00 PM in the chambers of the Glasgow City Hall.

The following Commission Members were present:

Brad Bailey
Danny Basil
Lewis Bauer
Rondal Brooks
Freddie Button

Joan Norris
David Rutherford
Janis Turner
Candy Wethington
Joel Wilson
Forrest Wise

Eddie Atnip and Tommy Gumm were absent.

Vice Chairman Bauer assumed the Chair for the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Brad Bailey and seconded by Danny Basil to approve the September 21, 2015 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

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

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

Agenda Item # 3 – Treasurer's Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of September, 2015 was \$44,454.95. Deposit in the amount of \$3,210.00 consisted of \$575.00 development fees for the City of Glasgow, and \$2,635.00 development fees for Barren County.

Ms. Turner, Treasurer, asked if the Commission Members would like direct deposit of their checks. It was understood that if Direct Deposit is requested, all members or none should participate. This option will be discussed at the next meeting.

Agenda Item # 4 – Committee’s Report

There was no active Committee.

Agenda Item # 5 – Director’s Report

Kevin Myatt reported that four (4) new tires were needed for the company vehicle. He had received two (2) bids in the amount of \$579.00 and \$589.00.

A motion was made and amended by Rondal Brooks and seconded by Forrest Wise to purchase four (4) new tires at the discretion of Mr. Myatt. Motion unanimously carried.

II. PUBLIC HEARING:

- 1. 101915-01-G – Zone Change Application – B-2 (General Business District) to R-4 (Medium Density Multi-Family Residential District) – PRI Properties, Applicant / EP Vann & PW Bale, Owner – Property located eight hundred and ten (810') feet from the Professional Park Drive and Hippocrates Way intersection and at the end of Trista Lane – 3.50 +/- Total Acres – Glasgow**

Danny Basil and Charles A. Goodman, III recused themselves from the proceedings due to their association with the Applicants.

Vice-Chairman Bauer reminded the Commission Members of the Findings necessary for the proposed map amendment from KRS 100.213.

A public hearing was conducted.

Kevin Myatt, Planning Director, reported to the best of his knowledge all appropriate notices had been posted. Mr. Myatt explained the proposed Map Amendment.

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

Mrs. Renee Issacs, 50 Aberdene Drive, Glasgow, KY spoke in favor of the zone change application and stated that they were in the business of building nice multi-family structures and they felt there was a real need for this in the community.

Jim Holston, 165 Lazy Acres, Glasgow, KY also spoke in favor of the zone change request.

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 hearing and entertained a motion.

A motion was made by Rondal Brooks to deny the Proposed Zoning because the proposed map amendment is not in agreement with the adopted Comprehensive Plan and the proposed conceptual development is not in agreement with the characteristics of the surrounding neighborhood. The motion died for the lack of a second.

A motion was made by Brad Bailey and seconded by Joan Norris to approve the Proposed Zone Change Application for PRI Properties, Applicant, because although the proposed map amendment is not in agreement with the adopted Comprehensive Plan, the belief is that the conceptual development is in agreement with the surrounding characteristics of the surrounding neighborhood and the economic changes that have been made in that area, Mr. Bailey also would like to list the Finding and Facts being those of the Planning Staff Observations that the subject property accesses North Race Street, an Urban Minor Arterial Highway to the northwest and the subject property is located in an area where commercial office buildings and two family dwellings are in existence and the appropriate urban services (roadway capacity, electric service, water service, fire hydrant protection, and public sewage system) are accessible to the subject property and the subject property is proposed as Office and Professional by Map 9.16 of the 2014 Comprehensive Plan which is a more restrictive commercial zoning that what currently exists and also the Binding Elements that any and all future development plans of the subject property under review for the Zone Change shall not take into consideration the existing drainage infrastructure for the subject property and shall provide retention for all additional storm water runoff.

Vice Chairman Bauer called Ms. Issacs to the podium. Vice Chair Bauer asked Ms. Issac if her company would abide by the Binding Element of the Storm water runoff issue that storm water retention observed on that property be maintained on that property and not use the existing storm water drainage system. Ms. Issac's answer was "Yes".

There being no further discussion, a roll call vote was taken. The motion passed with 6-3 vote in favor of the proposed zone change application to R-4 (Medium Density Multi-Family Residential). This will be forwarded to the Glasgow City Council for final consideration.

Mr. Basil and Mr. Goodman returned to the meeting.

III. DEVELOPMENT PLAN:

1. 101915-02-G – Preliminary and Final Development Plan – Joe Booth and Brian King, Applicants/Owners – Premier Storage Solutions – 1 Lot – 3.78 +/- Total Acres – Trojan Trail, Glasgow – Plans Prepared by Van Meter & Slavey, LLC.

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the I-1 (Light Industrial District).
2. The existing tract of land contains 3.78 acres being disturbed. The site slopes to the ditch that is along the north side of Trojan Trail, see Sheet C 1-0.
3. The nearest fire hydrant, not shown, is at the intersection of Trojan Trail and South Lewis Street (HWY 249). From the western most property line of the subject property to the fire hydrant is approximately four hundred fifty (450') feet. The fire department is not requiring an additional hydrant.
4. As shown on Sheet C 2-0 they applicant is proposing six (6) five thousand four hundred (5,400) square foot storage units and an additional two thousand four hundred (2,400) square foot storage building which also incorporates a small office.
5. Section 158.400 (F) states that all public parking areas must be paved with a durable dustless bound service. The applicant is proposing paving the two (2) spaces and driveway leading to the office.
6. The Glasgow Electric Plant Board asks that a forty (40') foot utility easement for the overhead electric on the north side of the property be given.
7. Sheet C 3-0 shows the proposed drainage for the site. The majority of the site surrounding the storage units will be flat, slightly sloping toward Trojan Trail. The applicant is proposing a basin on the southernmost property line to retain any storm water runoff before releasing into the existing ditch. The Department of Public Works has been consulted on the minor grading taking place in the right of way as a result of the pond and it has been approved. Public works has asked that the proposed pipe leading into the ditch have a headwall and rip-rap at the out flow. The Storm Water agreement has been signed and the appropriate land disturbance permit has been submitted the City's storm water manager.
8. As shown on sheet C 3-0 some grading is to occur on the adjacent property owner on the east property line. As noted permission is to be obtained by the applicant. If permission is not

obtained the grade is to be somewhat steeper on the subject property. If a steep slope is warranted it must be secured with rip-rap or an equivalent alternative for erosion control.

9. Sheet C 4-0 proposes a construction entrance located off of an existing driveway on the property. Rip-rap is proposed on all steep slopes and silt fence is proposed on the south side of the construction area.
10. The retention basin inlet shown has adequate inlet protection allowing storm water runoff to leave the site.
11. Utilities are available to the site, Sheet C 2-0.

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.

A motion was made by Janis Turner and seconded by Rondal Brooks to approve the Preliminary and Final Development Plan for Premier Storage Solutions, because the proposed development is in agreement with the development plan requirements and subject to Staff Findings and Recommendations of approval of the proposed development with conditions of adequate soil erosion controls be implemented. Motion unanimously carried.

IV. SUBDIVISION:

1. **101915-01-B – Variance Application** – *Joe and Mary Jane Booth, Applicants/Owners – Pre-Subdivision Variance Application of fourteen (14') feet to the One Hundred Twenty Five (125') feet Lot Width Requirement in Article 502.1.2 of the Barren County Subdivision Regulations – Property located at 2810 Peter Creek Road – 0.684 +/- Total Acres – Barren County – Plans Prepared by Pride Land Surveying*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The applicant is requesting a fourteen (13.95') foot Variance to the one hundred and twenty-five (125') foot Minimum Lot Width Requirement, Article 502.1.2 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 Peter Creek Road, see Attachments B.
4. The applicant wishes to subdivide the property into two separate tracts of land. Attachment C, Property Photos, shows an existing fence between the two existing structures where the applicant wishes to have the boundary line. The result of said subdivision would result in one lot not meeting the minimum lot width requirement, however, the lot would have the necessary square footage for division of land.
5. The proposed plat on Attachment D shows Lot #1 with only One Hundred Eleven (111.04') feet of lot width at the Thirty-Five (35') foot setback line. The width at that point is required to be One Hundred Twenty-Five (125') feet wide. The lot does narrow to One Hundred Two (102.38') feet beyond the minimum width line, however, it is greater than the minimum Sixty (60') feet the Subdivision Regulations require. As shown, Lot #1 has Twenty Nine Thousand Seven Hundred Eighty-Five (29,785') square feet of lot area, which exceeds the minimum lot area required in the current Barren County Subdivision Regulations.

A motion was made by Rondal Brooks and seconded by Danny Basil to approve the Variance Application for Joe and Mary Jane Booth, Applicant/Owner and located at 2810 Peter Creek 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.

There being no further business to come before this meeting, upon the motion of Janis Turner, seconded by Danny Basil, and unanimously carried, the meeting adjourned at 8:01 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Lewis Bauer, Vice Chairman

ATTEST:

Janis Turner, Secretary-Treasurer