

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

December 21, 2015

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, December 21, 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
Freddie Button

Tommy Gumm
Joan Norris
David Rutherford
Janis Turner
Candy Wethington
Forrest Wise

Rondal Brooks and Joel Wilson were absent.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Forrest Wise and seconded by Danny Basil to approve the November 16, 2015 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

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

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the December 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 November, 2015 was \$31,455.09. Deposit in the amount of \$1,775.00 consisted of \$250.00 development fees for the City of Glasgow, and \$1,525.00 development fees for Barren County.

Agenda Item # 4 – Committee’s Report

There was no active Committee.

Agenda Item # 5 – Director’s Report

Thom Kendall, Planning Administrator, told the Commission Members that the next meeting would be on Tuesday, January 19, 2016, because of the Martin Luther King Holiday.

II. SUBDIVISION:

- 1. 122115-01-B – Agricultural Application for Division of Real Estate – Reuben Schwartz, Applicant/Owner – Property located at 7881 Oil Well Road – 1 Tract – 82.554 +/- 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 connects to Oil Well Road, a County maintained roadway.
3. The proposed division is being divided along an existing gravel platted road (See Property Photos, Attachment C), and has access to Oil Well Road.
4. The tract of land consists of 160.556 acres currently owned by Reuben Schwartz. The proposed division of property that is presented for the proposed Agricultural Exemption contains 82.554 acres and is serviced by an existing vehicular way noted on an existing plat (Plat Book 20, Page 245) and recorded on October 27th, 2014; see Attachment D and the Aerial Photo Map, Attachment E. The residual land remaining does meet the minimum requirements of the Barren County Subdivision regulations, see Attachment F, Proposed Plat.
5. 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.

6. 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 Eddie Atnip and seconded by Janis Turner to approve the application for Agriculture Division of Real Estate for Rueben Schwartz, Owner, because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22); and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

III. PUBLIC HEARING:

1. **122115-01-G - Zone Change Application** – *Grace Heers, Applicant/Owner – R-2 (Medium Density Residential) District to R-3 (Small Lot Medium Density Residential) District – Property located at 1576 Cleveland Avenue (Hwy. 1297) – 0.71 +/- Total Acres, Glasgow*

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

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.

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

No one present addressed the Commission.

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

No one present addressed the Commission.

Chairman Gumm closed the hearing and entertained a motion.

A motion was made by Danny Basil and seconded by Brad Bailey to approve the Proposed Zone Change Application for Grace Heers, Owner/Applicant, from R-2 to R-3 for the lot at 1576 Cleveland Avenue because the proposed map amendment is in agreement with the adopted Comprehensive Plan and it is in agreement with the characteristics of the surrounding neighborhood. Motion unanimously carried.

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Commission Member Danny Basil suggested that the Commission send a gift to Commission Member, Joel Wilson, who has been ill.

A motion was made by Danny Basil and seconded by Janis Turner to authorize Thom Kendall to spend up to \$50.00 for a gift for Commission Member Joel Wilson who is extremely ill. Motion unanimously carried.

Chairman Gumm thanked everyone and stated how much he appreciate each one for their willingness to serve and for their great service to the community. He also wished everyone a Merry Christmas and a Happy New Year.

There being no further business to come before this meeting, the meeting adjourned at 7:27 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer