

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

February 16, 2016

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 16, 2016 at 7:00 PM in the chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip
Danny Basil
Lewis Bauer
Freddie Button
Tommy Gumm

Joan Norris
David Rutherford
Janis Turner
Candy Wethington
Forrest Wise

Brad Bailey, 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 Joan Norris to approve the January 19, 2016 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following February, 2016 invoices were presented for payment.

A motion was made by Freddie Button and seconded by Janis Turner to approve the February 2016 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 January was \$77,830.06. Deposit in the amount of \$4,105.00 consisted of: \$3,320.00 from Barren County fees, \$785.00 in fees from the City of Glasgow.

Agenda Item # 4 – Committee's Report

Candy Wethington, chairperson of the Budget Committee, reported the committee had met and would be presenting the proposed budget at the next meeting.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, asked the Commission Members to complete the Financial Information Sheet and return to him tonight.

III. DEVELOPMENT PLAN:

- 1. 021616-01-G – Preliminary and Final Development Plan – PRI Properties, Applicant/Owners – Professional Park and Trista Lane Residential Development – 1 Lot – 3.54 +/- Total Acres – Professional Park Drive and Trista Lane, Glasgow – Plans prepared by Van Meter and Slavery, LLC.**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the R-4 (Medium Density Multi-Family Residential) District.
2. A Zone Change was granted from the Joint City-County Planning Commission on October 19th, 2015 for the aforementioned property, from B-2 (General Business) District to R-4 (Medium Density Multi-Family Residential) District.
3. The existing tract of land contains 3.54 total acres. Currently the majority of the site slopes to the west, towards Professional Park Drive, however the eastern section of the subject property slopes northeast along Trista Lane, see Sheet C-1.
4. As shown on Sheet C-2 the Applicant proposes seven (7) eight-plex's for a total of 56 units (including one and two bedroom units). Each eight-plex structure will require Twenty-One Thousand and Five Hundred (21,500') square feet of lot area for a total of One Hundred Fifty Thousand and Five Hundred (150,500') square feet of usable area required. The proposed Tract has One Hundred Fifty-Four Thousand and Two Hundred Fifty-Five (154,255') square feet of area which meets the minimum requirement
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 development will require One Hundred and Twelve (112) parking

spaces; the applicant is proposing One Hundred and Fourteen (114) parking spaces. ADA requirements require Seven (7) handicap spaces, Three (3) of which is to be van accessible, the development is proposing eight (8) total handicap spaces, all of which are van accessible.

6. The Glasgow Department of Public Works has been notified of the proposed entrances onto Professional Park Drive and Trista Lane and the proposed pipe and headwalls agree with what the Superintendent requires. The centralized entrances on Professional Park Drive will not require piping because the access point is the high point of that part of development and water will drain toward the proposed basin west instead of into the street network, which is better depicted on Sheet C-3.
7. The proposed grading (Sheet C-3) shows that the proposed drainage is to drain to the proposed basins on the southwest and northeast portions of the property.
 - a. The applicant has signed a Storm Water Maintenance agreement with the City regarding the retention ponds.
8. A rock storm outlet berm is to be installed on the northeastern drainage basin with the appropriate cross-section detailing the construction of the proposed outlet.
9. Sheet C-4 depicts the approximate utility location for the Glasgow Electric Plant Board and the Glasgow Water Company. The Glasgow Water Company engineer is currently reviewing the plans for the possible relocation of the proposed six (6") inch waterline on the northeast section of the development.
10. The development is being serviced by two (2) existing fire hydrants and one (1) proposed hydrant located in-between two units addressed 309 and 311 as shown on Sheet C-4. The location of the proposed fire hydrant has been approved by the Glasgow Water Company and by the Glasgow Fire Chief.
11. The proposed erosion control plan, Sheet C-5 proposes a construction entrance at the northwestern entrance into the site, along Professional Park Drive and on the eastern section of the development along Trista Lane. A silt fence is proposed on the east side of the proposed retention pond and on the south side of the proposed retention pond along Professional Park Drive, inlet protection is proposed around all of the proposed drainage structures. The 2:1, steeper slope on the northern end of the development is to have rip-rap installed; rock check dams are proposed along the proposed ditch. An erosion control order of installation has been provided to insure when the aforementioned erosion controls are to be implemented during and after site development.

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. Quality control of the construction entrances should be implemented as to reduce sediment onto the existing street network.
3. Arrangements made with the Glasgow Water Company as to the possible relocation of the proposed six (6") inch water line.

A motion was made by Lewis Bauer and seconded by Danny Basil to approve the proposed Preliminary and Final Development plans for PRI Properties, 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 recommendations of: adequate soil erosion controls be implemented, arrangements made with the Glasgow Water Company as to the possible relocation of the proposed six (6") inch water line and the retention basin/ponds to be constructed and in place prior to the development of the residential development. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Forrest Wise and seconded by Freddie Button, the meeting adjourned at 7:23 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer