

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

March 21, 2016

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 21, 2016 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

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

Eddie Atnip and Joel Wilson were absent.

Danny Basil reported that Joel Wilson is doing remarkably better.

I. GENERAL BUSINESS:

Agenda Item # 1 – *Approval of Minutes*

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the February 16, 2016 minutes. Motion unanimously carried.

Agenda Item # 2 – *Approval of Invoices*

The following March, 2016 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the March 2016 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 February was \$71,362.11. Deposit in the amount of \$2,215.00 consisted of: \$1,450.00 from Barren County fees, \$790.00 in fees from the City of Glasgow.

Agenda Item # 4 – Committee’s Report

Candy Wethington, Chairperson of the Budget Committee, reported the committee is finalizing the budget and will make a report in April.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, told the Commission Members about the Spring KAPA Conference which will be held in Bowling Green. Kevin recommended the commission members, if they attend, should attend the class on 5/19/16 for 7 hours. Kevin would like to know as soon as possible or by the April meeting if any of the members will be attending the conference.

III. DEVELOPMENT PLAN:

- 1. 032116-01-G – Final Development Plan – Atmos Energy, Applicant/Owner – Carroll Knicely Drive – 1 Tract – 2.196 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 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 Danny Basil and seconded by Janis Turner to approve the proposed Final Development plans for Atmos Energy, 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 and that the Applicant follow the proper protocol in notifying the FAA and Kentucky State Airport Zoning Commission in regards to the proposed structure heights. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Rondal Brooks, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 7:25 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer