

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

June 20, 2016

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, June 20, 2016 at 7:00 PM in the chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip
Fanny Basil
Lewis Bauer
Rondal Brooks

Freddie Button
Tommy Gumm
Janis Turner
Candy Wethington

Brad Bailey, Joan Norris, David Rutherford, and Forrest Wise were absent.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Rondal Brooks and seconded by Candy Wethington to approve the May 16, 2016 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following June, 2016 invoices were presented for payment.

A motion was made by Lewis Bauer and seconded by Rondal Brooks to approve the June 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 May was \$51,405.75. Deposit in the amount of \$2,245.00 consisted of: \$2,045.00 from Barren County fees, \$200.00 in fees from the City of Glasgow.

Agenda Item # 4 – Committee's Report

Glasgow Zoning Ordinance Committee: Danny Basil, Committee Chairman, reported that the committee had discussed clarification. There will be no substantial changes. The report will be presented at a later date.

Nominating Committee: Eddie Atnip, Committee Chairman, presented the following recommendations for 2016 – 2017 officers: Chairman, Tommy Gumm; Vice Chairman, Lewis Bauer; Secretary-Treasurer, Janis Turner; Attorney, Charles A. Goodman, III; and Recording Secretary, Wanda Kinslow.

A motion was made by Eddie Atnip and seconded by Danny Basil that nominations cease and to approve the recommendation of the Nominating Committee and elect the officers, as stated above, for the 2016 – 2017 Fiscal Year. Motion carried.

Mr. Atnip thanked the officers for their work.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, told the commission there would be a Training Seminar in September with David Pike in Cave City.

II. SUBDIVISION:

- 1. 062016-01-B – Agricultural Application for Division of Real Estate – Robert and Donna Soper, Applicant/Owner – Property located at 374 J Martin Road – 1 Tract – 40.562 +/- Total Acres – Barren County – Plat prepared by Pride Land Surveying**

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 J Martin Road, a County maintained roadway.
3. The proposed division is being divided along an existing platted roadway, the discontinuance of County road (See Property Photos, Attachment C).

4. Attachment D is an Aerial Map showing the existing roadway. A portion, being approximately One Thousand and Ninety (1,090') feet in length was discontinued by the Barren County Fiscal Court on March 17th, 2015 and recorded in said minutes.
5. The proposed division of property that is presented for the proposed Agricultural Exemption contains 40.562 acres and is serviced by an existing vehicular way noted on an existing plat (Plat Book 19, Page 965) and recorded on May 28th, 2013, see Attachment E. Further division of the Tract requires Planning Commission approval. If approved the proposed Tract will still meet all the requirements of an Agricultural Exemption.
6. 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.
7. 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 Janis Turner and seconded by Rondal Brooks to approve the Agricultural Application for Division of Real Estate for Robert and Donna Soper, Applicant/Owner, for property located at 374 J Martin Road because evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

2. 062016-02-B – Preliminary and Final Plat – Harmon Harlow Estate, Applicant/Owner – Property located at J Brown Road – 8 Tracts – 202.426 +/- Total Acres – Barren County – Plat prepared by Pride Land Surveying

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed development is being divided along existing road frontage and each Lot exceeds the minimum lot size requirements of Article 502.1.2, see Attachment A.
2. Section 700.0 of the Barren County Subdivision Regulations states that land that is subdivided into large Tracts of at least ten (10) contiguous acres shall be exempt from the requirements of this Article until it is re-subdivided according to the requirements. Once land is subdivided into any series of Lots totaling four (4) or more from the parent Tract no portion of the property subdivided may be re-subdivided into Tracts of less than ten (10) contiguous acres in size until adequate water supply service and fire hydrant improvements have been constructed. The proposed plat meets all the aforementioned regulations.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Plat.

A motion was made by Danny Basil and seconded by Freddie Button to approve the Preliminary and Final Plat for the Harmon Harlow Estate Subdivision because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Rondal Brooks, seconded by Janis Turner, and unanimously carried, the meeting adjourned at 7:17 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer