

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

July 18, 2016

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, July 18, 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
Joan Norris
David Rutherford
Janis Turner
Candy Wethington

Brad Bailey and Forrest Wise were absent.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Rondal Brooks and seconded by Joan Norris to approve the June 20, 2016 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following July, 2016 invoices were presented for payment.

A motion was made by Freddie Button and seconded by Rondal Brooks to approve the July 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 June was \$0.00. Deposit in the amount of \$2,235.00 consisted of: \$1,985.00 from Barren County fees, \$250.00 in fees from the City of Glasgow.

Agenda Item # 4 – Committee’s Report

Glasgow Zoning Ordinance Committee: Danny Basil, Committee Chairman, reported that some clarification changes have been made and included in the text. The revised ordinance will be presented at the next meeting.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, told the Commission there would be a training seminar on September 22nd, 2016 with David Pike in Cave City and that this would be a good time to get the Continuing Education hours that are needed.

II. SUBDIVISION:

- 1. 071816-01-B – Pre-Construction Variance Application** – *One Thousand Four Hundred (1,400') feet southeast of Settlers Point Road and Bewleytown Road intersection, and One Thousand Three Hundred (1,300') feet northeast of the Barren County and Allen County line and also known as Lot 2 of Hideaway Bay III – Dave Barnes, Owner, Horton Construction, Applicant – Thirteen (13') foot Variance to the Thirty-five (35') foot Front Yard Setback Line – 1 Lot – Barren County – Plat prepared by Pride Land Surveying.*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. As indicated on the Application the applicant is requesting a thirteen (13') foot Variance to the thirty five (35') foot Front Yard Setback Requirement.
2. Attachment B is a Vicinity Map showing the location of the subject property. The property is located along Bewleytown Road (KY 921).
3. As shown in Attachment C (Property Photos) the structure is currently under construction. The Barren County Building Inspector allowed the builder to begin construction before a Plot Plan was available because it was assumed that the proposed dwelling would have adequate distance from the front property line along Bewleytown Road (KY 921).
4. Once a Plot Plan was made available to the Building Inspector it was discovered that the right-of-way for Bewleytown Road (KY 921) in this particular area was much wider than it was anticipated. Rather than the usual sixty (60') foot right-of-way width the survey revealed a one hundred fifty (150') right-of-way width. It is assumed the additional right-of-way width was a requirement of the State in order to maintain the steep bank leading to Bewleytown Road, as shown in Attachment C.

5. Also shown in the property photos there is an extremely steep bank behind the proposed dwelling which leads to Barren River Lake.
6. Attachment D shows the contours of the subject property. The contours shown are at twenty (20') foot intervals which indicates that the proposed structure is at least twenty (20') higher than the adjacent roadway. Also, as shown on the contour map the property to the east of the proposed dwelling slopes steeply towards the lake.
7. The Plot Plan, Attachment E, indicates the location of the proposed structure. As shown on the Plot Plan the proposed structure will be 23. 24' from the Front Property Line.
8. As shown on the Plot Plan the right-of-way width for Bewleytown Road (KY 921) is much wider along this property than in other properties in order for the State to property maintain the steep bank and other drainage concerns north of the subject property. Near the Settlers Point intersection the right-of-way width resumes a normal sixty foot (60') foot width.

A motion was made Danny Basil and seconded by Janis Turner to approve the Pre-Construction Variance Application for Dave Barnes, Owner, for Lot 2 of Hideaway Bay III because the granting of the Variance will not adversely affect the public health, safety or welfare, and will not alter the essential character of the general vicinity; and will not cause a hazard or a nuisance to the public. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Danny Basil, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 7:15 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer