

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

February 21, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 21, 2017 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip
Brad Bailey
Danny Basil
Lewis Bauer
Rondal Brooks
Tommy Gumm

Ricky Houchens
Joan Norris
David Rutherford
Janis Turner
Candy Wethington
Forrest Wise

Freddie Button was absent.

Chairman Gumm called the meeting to order at 7:00 PM.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Danny Basil and seconded by Joan Norris to approve the December 19, 2016 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following January and February, 2017 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Eddie Atnip to approve the January and February 2017 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Chairman Gumm appointed a Budget Review Committee and they are as follows: Ricky Houchens, Forrest Wise and David Rutherford.

Personnel/Hiring Committee – Eddie Atnip, Chairman, reported the committee met and had a couple of applications already submitted. The postings are being resent out via print media and digital.

Subdivision Regulation Review Committee – Danny Basil reported the Committee met with the Barren County Fiscal Court about two (2) weeks ago and reviewed the regulations. He expects to receive a draft in the next week or two.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of December was \$16,433.20. Deposit in the amount of \$4,840.00 consisted of: \$3,570.00 from Barren County fees, \$1,270.00 in fees from the City of Glasgow.

The bank balance at the end of January was \$68,653.45. Deposit in the amount of \$2,275.00 consisted of: \$2,000.00 from Barren County fees, \$275.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported that the KAPA Spring Conference will be held at Lake Cumberland State Park. Mr. Myatt has been asked to make a presentation on “Small Town Planning” with regards to the Comprehensive Land updates. The conference will be held May 17th – 19th and the room rate is \$162.66. Mr. Myatt asked permission to give the presentation and to make reservations for the conference.

A motion was made by Rondal Brooks and seconded by Janis Turner to authorize Kevin Myatt to attend the KAPA Spring Conference on May 17th – May 19th. Motion unanimously carried.

A motion was made by Brad Bailey and seconded by Rondal Brooks to pay the expenses for Kevin Myatt while attending the KAPA Spring Conference on May 17th – 19th. Motion unanimously carried.

II. DEVELOPMENT PLAN:

- 1. 022117-01-G – Final Development Plan – *The Peoples Bank Development – Peoples-Marion Bancorp, Inc., Applicant/Owner – 1 Lot – 4.32 Total Acres – 1300 West Main Street – Plans prepared by ACES, Inc.***

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the I-1 (Light Industrial) District.

2. The existing tract of land contains 4.32 total acres. The majority of the site slopes to the west, away from West Main Street and Industrial Drive.
3. As shown on Sheet C-2 the Applicant is proposing a new 7,246 square foot building for Peoples Bank.
4. The drive aisles depicted on sheet C-2 meet or exceed the minimum width requirements. Section 158.400 (7) of the Glasgow Zoning Ordinance requires a commercial or retail use to provide one (1) space for every three hundred (300) square feet of floor area. The minimum required parking spaces is twenty-four (24); the applicant is providing forty-three (43) spaces. ADA requirements require three (3) handicap space; the applicant is providing three (3).
5. The Glasgow Department of Public Works has been notified of the proposed re-location entrance onto Industrial Drive, a local city street. The proposed re-location entrance onto Hwy. 68/80 (W. Main St.) shall require permit approval from the Kentucky Transportation Cabinet, Department of Highways prior to Final approval, which has been granted by Sarah Payton, KYTC Engineer, subject to the required bond being submitted.
6. Sheet C-3 is a more detailed grading sheet for the proposed development.
 - A. As shown on the plans storm water runoff is to drain to both sides of the building from the center. There is a small section of the parking lot, located south of the proposed building and parking to remain gravel. The purpose of this is so that large commercial/agricultural trucks can have a place to park without disturbing much of the paving/asphalt and it will also help reduce the speed of the water which would leave the site from this area.
 - B. On the east side of the parking lot, a small section of water runoff is to leave the parking area to one (1) existing curb box located on the right-of-way of Industrial Drive.
 - C. The remaining parking area and development is to drain to two (2) curb box inlets (CBI's) at the west and south side of the property.
 - D. A proposed retention pond/basin located off site is designed to handle all retention needs for this entire site, this pond is needed to ensure that water does not leave this particular site at a higher rate than pre-development runoff. It is to be detained in a small detention pond at the rear of the property before leaving the site via a ten (10") inch pipe.
 - E. Sheet C-3 details that the post-drainage is at a bit slower rate than the pre-developed calculations, from the storm water calculations provided by the Engineer.

7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheet C-4 shows Erosion Control measures implemented during the sites initial development. The Engineer recommends silt fence(s) with a J Hook design at the west and south of the proposed slopes and a silt fence located at the southwest corner of the property.
9. Control measures are also shown on Sheet C-4.
 - A. Drainage/Runoff is to be piped to the south via two (2) curb box inlets located to the west to elevation of 768' and at which point it is to be released into a ditch to be lined with Rip-Rap and then flowing into the proposed retention basin at a base elevation of 741'.
 - B. The two (2) curb box inlets are to have inlet protection as indicated on Sheet C-7.
 - C. The proposed slopes on the Sheet C-4 are 3:1 and no further stabilization is required.
10. Sheet C-5 and C-6 is the proposed utility layout.
 - A. Water and sewer plans have been approved by the Glasgow Water Company. The water utility will come from Industrial Drive and enter the building on the east side.
 - B. Sewer is to be provided from the east of the proposed site and be connected to an existing manhole on the opposite side of Industrial Drive. The relocation of the sewer line has been addressed by the Glasgow Water Company. Sewer details are provide on Sheet C-7 and meet the minimum requirements.
 - C. The gas utility will come from the east of the site along Industrial Drive and run parallel to the water and sewer line.
 - D. Electricity is to be provided by the GEPB by a transformer pad at the northern most corner of the proposed parking layout with a new pole to be set on the north of the subject property, adjacent to the proposed entrance on W. Main St. (U.S. 68).
11. This site is to be serviced by two (2) fire hydrants, one proposed and one existing. A proposed fire hydrant will be installed north of the proposed entrance onto Industrial Drive. An existing hydrant is located at the intersection of Industrial Drive and U.S. 68 / Hwy. 80 (West Main Street).
12. Sheets C-7 thru C-8 are construction details for the project as well as detailed plans for KYTC Lane Closures for the proposed relocation entrance.

13. Section 158.028 (B)(2)(c) and (d) of the Zoning Ordinance requires a minimum of two (2) trees for each two hundred and fifty (250) square feet of vehicle usage area. At least one (1) tree is required in each landscape island. Sheet L-1 shows that the site meets these minimum requirements.
14. In accordance with Section 158.028 (B)(2) of the Zoning Ordinance the applicant is providing 4,649 square feet of landscaped areas (greenspace).

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary 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. The bond for the proposed entrance onto U.S. 68 / Hwy. 80 (West Main Street) be submitted.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the Final Development Plan for The Peoples Bank Development, Peoples-Marion Bancorp, Inc., Applicant/Owner, 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 that 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 equality impacts where the natural ground cover has been disturbed. Motion unanimously carried. Motion unanimously carried.

III. PUBLIC HEARING:

1. ***022117-02-G – Zone Change Application – Southside Baptist Church, Applicant/Owner – R-1 (Low Density Residential) District to AG (Agricultural) District – Property located at 175 Bishop Lane – 10.242 +/- Total Acres – Glasgow***

A public hearing was conducted.

Kevin Myatt, Planning Director, reported to the best of his knowledge all appropriate notices had been posted. Mr. Myatt 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.

A motion was made by Eddie Atnip and seconded by Danny Basil to approve the Zone Change Application for Southside Baptist Church, Applicant/Owner, for property located at 175 Bishop Lane because the proposed zoning classification R-1, is not in agreement with the adopted Comprehensive Plans Future Land Use Projections Map, however, the R-1 zone is not appropriate and the requested agricultural zone is more appropriate for the land usage and that this change will minimize potential future traffic increases because the current R-1 zone could result in multiple residences in the property. Motion unanimously carried.

2. **022117-03-G – Zone Change Application** – Terry & Danny Thomas and Tammy Hearn, Applicants/Owner – AG (Agricultural) District to I-1 (Light Industrial) District – Property located approximately two thousand four hundred and fifty (2,450') feet northeast of the Softball Drive and Veterans Outer Loop (Hwy. 68) intersection and approximately one thousand three hundred and eighty (1,380') feet southwest of the Old Munfordville Road and Veterans Outer Loop (Hwy. 68) intersection – 7.485 +/- Total Acres – Glasgow

A public hearing was conducted.

Kevin Myatt, Planning Director, reported to the best of his knowledge all appropriate notices had been posted. Mr. Myatt 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.

A motion was made by Danny Basil and seconded by Lewis Bauer to approve the zone change for Terri and Danny Thomas and Tammy Hearn, Applicants/Owners, property located at the intersection of Beaver Trail and Veterans Outer Loop (Hwy. 68) for from Agricultural (AG) to I-1 (Light Industrial) because the zone change is consistent with the Comprehensive Plan and is consistent with neighborhood characteristics, and does not change any circumstances as they now exist. Motion unanimously.

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 8:00 PM.

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JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer