

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

March 20, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 20, 2017 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Freddie Button
Danny Basil
Lewis Bauer
Rondal Brooks
Tommy Gumm

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

Eddie Atnip and Brad Bailey were 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 Rondal Brooks and seconded by Forrest Wise to approve the February 21, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following March, 2017 invoice was presented for payment.

A motion was made by Forrest Wise and seconded by Rondal Brooks to approve the March 2017 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Budget Committee – Forrest Wise, Chairman, reported the committee had met and should have a proposed budget at the next meeting.

Personnel/Hiring Committee – David Rutherford, Personnel Hiring Committee, reported five (5) applications had been received.

Subdivision Regulation Review Committee – Kevin Myatt, Subdivision Regulation Review Committee, reported the Committee meet March 30, 2018 to finalize items and will bring to the next commission meeting. The committee has already met with the Fiscal Court.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of February was \$63,125.15. Deposit in the amount of \$1,835.00 consisted of: \$1,260.00 from Barren County fees, \$575.00 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 May 17th – 19th. Mr. Myatt stated that Commission Members can attend one or all days of the conference.

II. SUBDIVISION:

- 1. 03207-01-B – Agricultural Application for Division of Real Estate** – Gary Gillon, Applicant/Owner – 2 Tracts – 64.255 Total Acres – Along Young Road, PVA Parcel #21-43B-1 – Barren County – Plans 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 Young Road and Edmonds Road, a County maintained roadways.
3. Attachment C, Aerial Photo Map, shows the proposed property in relation to existing vehicular ways.
4. The proposed division takes place along an existing roadway, see Attachment D, Property Photos.

5. Attachment E is a survey showing the existence of the vehicular way and proposed tracts.
6. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains a 28 acre Tract and a 36.255 acre Tract. Further division of either Tract will require Planning Commission approval.
7. 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.
8. 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 Danny Basil and seconded by Janis Turner to approve the Application for Agriculture Division of Real Estate for Gary Gillon, Applicant/Owner, because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22), and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

III. PUBLIC HEARING:

1. **032017-01-G – Zone Change Application – R-1 (Low Density Residential District) to B-2 (General Business District) – Harry Eugene Houchens Estate, Applicant/Owner – Property located at 1532 Oil City Road – 0.65 +/- 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.

Chairman Gumm closed the hearing.

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A motion was made by Danny Basil and seconded by Lewis Bauer to approve the proposed Zone Change Application for the Harry Eugene Houchens Estate, Applicant/Owner, because the proposed map amendment is in agreement with the adopted Comprehensive Plan. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Joan Norris, seconded by Ricky Houchens, and unanimously carried, the meeting adjourned at 7:28 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer