

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

May 15, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, May 15, 2017 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip	Ricky Houchens
Brad Bailey	Joan Norris
Danny Basil	David Rutherford
Lewis Bauer	Janis Turner
Rondal Brooks	Candy Wethington
Freddie Button	Forrest Wise

Tommy Gumm was absent.

Vice Chairman Lewis Bauer 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 Freddie Button to approve the April 17, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following May, 2017 invoice was presented for payment.

A motion was made by Candy Wethington and seconded by Freddie Button to approve the May 2017 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Vice Chairman Bauer appointed the following Nominating Committee: Committee Chairperson - Candy Wethington, Freddie Button, and Forrest Wise.

Personnel/Hiring Committee – Eddie Atnip, Personnel Hiring Committee, reported five (5) applications had been received. Of those five (5), one (1) declined and one (1) applicant dropped out.

Interviews were conducted and the Committee recommended that Brian McKeever be employed as Planning Administrator at a salary of \$26,000.00/year effective 7/1/17.

A motion was made by Eddie Atnip and seconded by Brad Bailey to employ Brian McKeever as Planning Administration at a salary of \$26,000.00 beginning July 1, 2017. Motion unanimously carried.

Subdivision Regulation Review Committee – Danny Basil, Subdivision Regulation Review Committee, reported the Committee had met and reviewed the changes that were recommended and those changes are in final form and ready to set the public hearing at the next Planning Commission meeting. The hearing needs to be advertised so that the public can attend the hearing. Kevin Myatt stated the public hearing notice had been sent to the newspaper for a hearing on June 19, 2017 for changes in Article 5 and Article 6. Minor changes were made in the exhibits, as well. Most of the changes referred to inspections of highways and development of private roads in subdivisions and what the requirements were.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, said the report was omitted from the packet that was distributed to Commission members. The balance at the end of April was \$51,891.84. This report will be included in the packet for June, 2017.

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. The Thursday and Friday sessions are still open and if anyone wants to attend, the cost will be \$75.00 for Friday’s session.

The Planning Administrator will be housed in Kevin Myatt’s office. The desk that is currently in Mr. Myatt’s office is extremely large and needs to be replaced. Kevin requested permission to purchase a smaller desk to be placed in the Planning Director’s office to be used by the Planning Administrator.

A motion was made by Eddie Atnip and seconded by Janis Turner to authorize the Planning Director to purchase a desk, chair and shirts for the new Planning Administrator. Motion unanimously carried.

II. SUBDIVISION:

- 1. 051517-01-B – Subdivision Regulations Setback Encroachment Variance Application – Joshua Thomerson, Applicant/Owner – Property located at 1212 Hutcherson Road – Twenty-one (21’) foot Variance to the Thirty-Five (35’) foot Front Yard Setback – Section 503.1 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. As indicated on the Application the applicant is requesting an Twenty-one (21') foot Variance to the Thirty-five (35') foot Front Yard Setback Requirement, Section 503.1 of the Barren County Subdivision Regulations.
2. The applicant has filed a Subdivision Regulations Setback Encroachment Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
3. Attachment B is the general vicinity map. The structures directly across the road from the subject property and in the general neighborhood, are located over the front yard setback line as well, see Attachment E, property photo map.
4. Attachment C is the proposed plat provided by Leftwich Land Surveying. As shown on the plat, the existing structure is currently within the front yard setback. The proposed addition would result in the structure further encroaching into the setback. There is currently a concrete pad located on the front of the structure that the applicant proposes covering with an extending roofline. This will result in the structure being fourteen (14') from the front property line, see attachment D, a detailed map of the proposed setbacks variance.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Variance Application for Josh Thomerson, Owner, 1212 Hutcherson Road 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.

2. 051517-02-B – Preliminary and Final Plat – Lewis W. Williams Estate, Applicant/Owner – Property located at 5527 North Jackson Highway (U.S. 31-E) – 12 Tracts – 263.01 +/- Total Acres – Barren County – Plans prepared by Leftwich Land Surveying

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed subdivision is being divided along existing road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.2 of the Barren County Subdivision Regulations.
2. Lots 1 through 8 meet all necessary requirements to gain entrance permits for North Jackson Highway (U.S. 31-E) according to Nick Alford, EIT I with KYTC District 3 Permits.

3. Lots 1 through 8 will have water supply from the Glasgow Water Company, per Clint Harbison, Engineer. However, lots 9 through 12 have no water utility located on site and any future development of the subdivision will require fire hydrant protection as noted on the proposed plat.
4. All existing SRCTC, FRECC and Gas Transmission lines have been noted with all applicable Right-of-Way easements.

Staff Recommendation:

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

A motion was made by Janis Turner and seconded by Rondal Brooks to approve the Preliminary and Final Plat for Lewis Williams 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 of approval of the proposed Final plat. Motion unanimously carried.

3. 051517-03-B – Preliminary and Final Plat – Silver Spring Subdivision – S & H Properties, LLC, Applicant/Owner – Property located along Carden Road – 23 Lots – 24.193 +/- Total Acres – Barren County – Plans Prepared by Pride Land Surveying and American Engineers, Inc.

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed subdivision is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.2 of the Barren County Subdivision Regulations.
2. Silver Springs Subdivision received preliminary approval on October 15th, 2007 from the Joint City-County Planning Commission. However, a final plat was never submitted and pursuant to Article 405.3 of the Barren County Subdivision Regulations, preliminary approval was voided on October 15th, 2009.
3. All utilities are existing in the subdivision and are satisfactory. There is adequate fire hydrant coverage per Sheet 1 provided by Pride Land Surveying.
4. A geotechnical exploration report of the existing roadway was conducted by American Engineers in Attachment A, which shows the ten (10) boring locations done throughout the existing roadway. The required minimum Dense Grade Aggregate (DGA) is six (6") inches, the average DGA for the ten boring locations submitted is four (4.3") inches, ranging from seven (7") inches at bore site 3 and one and a half (1.5") inches at bore site 4. The contractor, Scotty's Paving, will be required to stabilize the DGA at six (6") inches per specifications, with two (2") inches of

base asphalt and one and a quarter (1.25") inches of top coat. Prior to doing any phases of the roadway construction, the Planning Commission and Barren County Road Supervisor will be notified.

5. An appropriate Letter of Credit has been submitted from Monticello Bank, accompanied by a cost estimate provided by Scotty's Paving, with total amount being \$82,800 dollars, including the fifteen (15%) percent as required by Article 1201.2.4 of the Barren County Subdivision 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 Brad Bailey to approve the Preliminary and Final Plat for Silver Springs 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 of approval of the proposed Final plat. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Candy Wethington, seconded by David Rutherford, and unanimously carried, the meeting adjourned at 7:37 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Lewis Bauer, Vice-Chairman

ATTEST:

Janis Turner, Secretary-Treasurer