

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

June 19, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, June 19, 2017 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip	Freddie Button
Danny Basil	Tommy Gumm
Lewis Bauer	Ricky Houchens
Rondal Brooks	Janis Turner
	Candy Wethington

Brad Bailey, Joan Norris, David Rutherford, and Forrest Wise 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 Freddie Button to approve the May 15, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following June, 2017 invoice was presented for payment.

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

Agenda Item # 3 – Committee's Report

Chairman Gumm turned the Chair over to Candy Wethington, Chairperson of the Nominating Committee. Mrs. Wethington presented the recommendation of the Committee as follows: Chairman – Tommy Gumm; Vice-Chairman – Lewis Bauer, Secretary/Treasurer – Janis Turner, Commission Attorney – Charles A. Goodman, III, and Recording Secretary – Wanda Kinslow.

A motion was made by Candy Wethington and seconded by Danny Basil to approve the 2017-2018 officer nominations as presented. Motion carried.

Mrs. Wethington turned the Chair back to Tommy Gumm.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of May was \$48,737.05. Deposit in the amount of \$4,435.00 consisted of: \$4,260.00 from Barren County fees, \$175.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported on the KAPA Spring Conference that was held at Lake Cumberland State Park May 17th – 19th. He also told of a training that would be held in Cave City, KY on June 27th.

II. SUBDIVISION:

1. 061917-01-B – Text Amendment Application – Joint City-County Planning Commission, Applicant/Owner – Text Amendment to Articles 5 & 6 and Exhibits 2 & 5 – Barren County

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 Text Amendment.

Chairman Gumm asked if anyone present would like to speak in favor of the proposed request.

No one addressed the Commission.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed request.

No one addressed the Commission.

Chairman Gumm stated that any approval or denial must be in accordance with KRS 100.211 and Chairman Gumm closed the hearing.

A motion was made by Danny Basil and seconded by Forrest Wish to approve the proposed Text Amendment for the Joint City-County Planning Commission, Applicant for Articles 5 & 6 and Exhibits 2 & 5 as presented. Motion carried unanimously.

II. SUBDIVISION:

1. 061917-02-B – Subdivision Regulations Pre-Construction Variance Application – Richard Tutt, Applicant/Owner – Property located at 163 Gossett Road – Six (6') foot Variance to the Eight (8') foot Side Yard Setback – Article IV, Section 4.3(6) of the 1978 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 a Six (6') foot Variance to the Eight (8') foot Side Yard Setback Requirement, Article IV, Section 4.3(6) of the 1978 Barren County Subdivision Regulations.
2. The applicant has filed a Subdivision Regulations Pre-Construction Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
3. Attachment B is the general vicinity map at a two (200') hundred foot scale. The property is located on a dead-end road. Attachment C is a general vicinity map at a one (100') hundred foot scale and details the unique shape of the property.
4. Attachment D is the existing plat provided by the Applicant from American Engineers, Inc., and recorded on March 27th, 1995. However, this property was originally recorded in Plat Book 7, Page 36 dated February 20th, 1980 and is subject to the regulations set forth by the 1978 Barren County Subdivision Regulations in Article IV, Section 4.3(6) of a eight (8') side yard setback requirement.
5. Attachment E is a detailed drawing submitted by the Applicant thorough description of the proposed addition and distance details from the property line, the existing side yard setback line, and the proposed side yard setback line should the Applicant receive it.
6. Attachment F is the Property Photo map.
7. Attachment G is a notarized statement from the adjacent property owner.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Variance Application for Richard Tutt, Owner/Applicant, 163 Gossett 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. 061917-01-G – Preliminary and Final Plat – Ken Ford, Applicant/Owner – Property along Homewood Boulevard – 19 Lots – 6.932 +/- Total Acres – Glasgow – Plans Prepared by Pride 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 §158.123 of the Glasgow Zoning Regulations.
2. All proposed lots shown must meet all necessary requirements to gain entrance permits for Homewood Boulevard from Kurt Frey, Glasgow Public Works Superintendent.
3. All lots shown will have water supply from the Glasgow Water Company, per Clint Harbison, Engineer. However, arrangements have been made with the Glasgow Water Company for sewer availability.
4. All existing SRCTC, EPB and Transmission lines have been noted with all applicable Right-of-Way easements.
5. There are two current fire hydrants available to service the subject properties.

Staff Recommendation:

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

A motion was made by Rondal Brooks and seconded by Janis Turner to approve the Preliminary and Final Plat for Ken Ford Subdivision, Owner/Applicant, because the Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and the Glasgow Zoning Ordinance and subject to Staff Findings and Recommendations. Motion unanimously carried.

IV. DEVELOPMENT PLAN:

- 1. 061917-02-G – Preliminary Development Plan** – Newcomb Oil Company, LLC., Applicant/Owner – Fivestar Project – Property located at 802 East Main Street (Hwy. 90) – 1 Lot – 2.09 +/- Total Acres – Glasgow – Plans Prepared by KWM Land Surveying & Engineering

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the B-2 (General Business) District.
2. The existing tract of land contains 2.09 total acres. The majority of the site slopes to the north, parallel with East Main Street and away from Lenna Drive.
3. As shown on Sheet C-1.01 the Applicant is proposing a new 4,422 square foot building for a FiveStar gas station with one pump island and a separate diesel pump island.
4. Sheet C-1.02 is a detail of the proposed gas station and pump islands as well as the detail of the proposed sign, which is in accordance with the Glasgow Zoning Ordinance pertaining signs.
5. 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 fifteen (15); the applicant is providing twenty-one (21) spaces. ADA requirements require two (2) handicap spaces; the applicant is providing two (2).
6. Currently, the KYTC (Kentucky Transportation Cabinet) has deemed the entrance onto East Main Street (Hwy. 90) as only a right-in/right-out entrance. Approval from KYTC will be required if this entrance is to change.
7. The Glasgow Department of Public Works has been notified of the proposed re-location/re-sizing entrance onto Lenna Drive, a local city street. The proposed re-location/re-sizing entrance onto Hwy. 90 (W. Main St.) shall require permit approval from the Kentucky Transportation Cabinet, Department of Highways prior to Final approval.
8. Sheet C-2.01 is detailed proposed grading sheet for the development.

- A. As shown on the plans storm water runoff is to drain to the northeast side of the site, to a proposed retention basin located along E. Main St. (Hwy. 90). A closer detail is located on sheet C-2.02 detailing the retention basin and energy dissipaters as well as the Riser, Wall and Level Spreader located within and adjacent to the basin.
 - B. Drainage/Runoff is to be piped to the south via two (2) curb box inlets located to the west and east with the west curb box at a elevation of 650.82' and at which point it is to be piped via a 15" pipe to a junction box at elevation 643.50' and further piped by a 18" pipe to a junction box at elevation 637.50' and then released into the proposed basin with a 24" pipe at a elevation of 637.40'. The Riser detail shows it an elevation at 636.40' with the energy dissipater at a elevation at 637.06'. The east curb box inlet is at an elevation of 644.15' piped by a 15" pipe into the basin.
 - C. On the northwest side of the parking lot, a 1.9:1 slope is proposed, as well as a note of rip-rap to cover all slopes steeper than 4:1.
 - D. The remaining parking area and development is to drain to two (2) curb box inlets at the west and east side of the property.
 - E. On sheet C-2.01 the pre and post drainage and runoff calculations are exactly at the same rate, from the storm water calculations provided by the Engineer stating that the post construction runoff is not more than the pre-developed storm runoff. The coefficient calculation has the 10, 25, 50 and 100 storm events at a lesser pace that what was currently on the site.
9. A storm water maintenance agreement must be signed with the City of Glasgow Stormwater Coordinator prior to final approval.
10. Sheet C-3.01 shows Erosion Control measures implemented during the sites initial development by phasing.
11. Sheet C-4.01 is the proposed utility layout and landscape plan.
- A. Water and sewer plans have been approved by the Glasgow Water Company. The water utility will come from East Main Street (Hwy. 90) 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 East Main Street (Hwy. 90).

C. Electricity is to be provided by the GEPB by a transformer pole at the intersection of East Main Street (Hwy. 90) and Lenna Drive.

12. This site is to be serviced by one (1) fire hydrant, an one existing at the intersection of East Main Street (Hwy.90) and Lenna Drive.

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 Stormwater maintenance agreement be signed prior to final plan approval.
3. Approval from the Kentucky Transportation Cabinet in regards to the location of the resized entrance.

A motion was made by Eddie Atnip and seconded by Freddie Button to approve the Preliminary Development Plan for Newcomb Oil Company, Owner/Applicant, because the Development Plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff Findings and Recommendations. Motion unanimously carried.

2. 061917-03-G – Preliminary Development Plan – Grace Heers, Applicant/Owner – Cedar Ridge Apartments – Property located at Lot #49 of Bluff Haven II Subdivision on Corner of Lovers Lane and Lauderdale Drive – 1 Lot – 1.51 +/- Total Acres – Glasgow – Plans Prepared by Van Meter & Slavely, LLC

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the R-4 (Medium Density Multi-Family Residential) District.
2. Section §158.143 of the Glasgow Zoning Ordinance states that for every structure greater than four (4) units, each structure must have 21,500 square feet of lot space. The applicant is proposing two (2) twelve (12) plexes and a four (4) plex for a total units of

The applicant must have 61,500 square feet of lot coverage to accommodate the proposed units; the applicant has 65,765 square feet.

3. The site slopes to the south, away from Lauderdale Drive, see Sheet C-1.
4. Sheet C-2 shows the proposed location of the buildings and the paving area.
5. Section 158.400 (11) of the Glasgow Zoning Ordinance requires a dwelling to provide two (2) parking spaces per dwelling unit. The development will require fifty-six (56) parking spaces; the applicant is proposing fifty-six (56) parking spaces. ADA requirements require two (2) handicap spaces, the applicant is proposing four (4). The plans meet the minimum requirements.
6. The proposed development will utilize the existing entrance onto Lauderdale Drive and the Glasgow Department of Public Works has been notified.
7. The proposed grading (Sheet C-3) shows that the proposed drainage is to drain to a proposed pond/basin on the southern portion of the property with a rock storm outlet detail.
8. The applicant must sign a Storm Water Maintenance agreement with the City regarding the retention pond/basin prior to final approval.
9. The proposed erosion control plan, Sheet C-4 proposes a construction entrance at the northwestern most entrance into the site. Silt fence is proposed along the east and west side of the proposed structures. The site is proposed to have a rock ditch line for the entire length of the eastern part of the property due to the topographical nature of the lot. This proposed rock ditch will lead into the proposed retention pond/basin.
10. An BMP Order of Installation is also shown on C-4 and must be followed during construction of the proposed development.
11. Sheet C-6 shows the proposed water and sewer connections for the dwellings. The proposed sewer line will be relocated per Clint Harbison, Glasgow Water Company Engineer and must be shown on the plans prior to final approval.
12. A fire hydrant is proposed along the drive aisle into the development to give adequate coverage for all proposed structures.

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 Stormwater maintenance agreement must be signed prior to final approval.

A motion was made by Danny Basil and seconded by Rondal Brooks to approve the Preliminary Development Plan for Grace Heers, Owner/Applicant, Cedar Ridge Apartments because the Development Plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff Findings and Recommendations. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Ricky Houchens, seconded by Eddie Atnip, and unanimously carried, the meeting adjourned at 7:49 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer