

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

July 17, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, July 17, 2017 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip	Tommy Gumm
Brad Bailey	Joan Norris
Danny Basil	David Rutherford
Lewis Bauer	Janis Turner
Rondal Brooks	Candy Wethington
	Forrest Wise

Freddie Button and Ricky Houchens 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 Joan Norris to approve the June 19, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following July, 2017 invoice was presented for payment.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the July 2017 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

There were no Committee Reports.

Agenda Item # 4 – Treasurer's Report

No Treasurer's Report was presented but the end-of-year report will be sent to all members by e-mail.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, introduced Brian McKeever as the new Planning Administrator.

II. SUBDIVISION:

- 1. 071717-02-B – Subdivision Regulations Pre-Subdivision Variance Application – J. Terry Jones, Applicant, Eddie Staples, Owner – Property located at 2441 Hiseville Park Road – One Hundred Sixteen (116’) foot Variance to the Five (500’) foot Maximum Depth Access Strip – Article 502.3 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 a One Hundred Sixteen (116’) foot Variance to the Five Hundred (500’) foot Maximum Depth Access Strip length, Article 503.2 Barren County Subdivision Regulations.
2. The applicant has filed a Subdivision Regulations Pre-Subdivision 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 Hiseville Park Road (HWY 740).
4. Attachment C is the Property Photo map.
5. Attachment D is the Aerial Photo map
6. Attachment E is the proposed plat provided by the Applicant from Leftwich Land Surveying, Inc., and the proposed parcel does meet the minimum requirements within Barren County Subdivision Regulations.

A motion was made by Eddie Atnip and seconded by Brad Bailey to approve the Variance Application for J. Terry Jones, Owner, Eddie Staples, Applicant, 2441 Hiseville Park 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.

IV. DEVELOPMENT PLAN:

1. 061917-01-G – Final 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 has been signed with the City of Glasgow Stormwater Coordinator.
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.

D. Gas is to be provided by Atmos Gas from an existing gas line in the northeast corner of the lot along East Main Street (Hwy. 90).

12. This site is to be serviced by one (1) fire hydrant 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.

A motion was made by Rondal Brooks and seconded by David Rutherford to approve the Final 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.

A motion was made by Danny Basil and seconded by Brad Bailey to amend the original motion for Newcomb Oil Company, Owner/Applicant, by omitting from a safety standpoint, the Commission Member did not feel good about this approval. Motion carried by a vote of nine (9) in favor to one (1) in opposition.

2. 071717-02-G – Final Development Plan – Grace Heers, Applicant/Owner – Cedar Ridge Apartments – Phase 1 – 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 & Slavelly, 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 one (1) twelve-plex (12) and two eight-plexes (8) for a total of twenty-eight (28) units. 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 applicant is proposing two (2) phases for the proposed development. Phase One includes the proposed twelve-plex (12) and all drainage and sediment control measures for entire development. Phase Two to include the proposed two (2) eight-plexes (8).
4. The site slopes to the south, away from Lauderdale Drive, see Sheet C-1.
5. Sheet C-2 shows the proposed location of the buildings and the paving area.
6. 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.
7. The proposed development will utilize the existing entrance onto Lauderdale Drive and the Glasgow Department of Public Works has been notified.
8. 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.
9. The applicant must sign a Stormwater Maintenance agreement with the City regarding the retention pond/basin prior to final approval.
10. 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.
11. A BMP Order of Installation is also shown on C-4 and must be followed during construction of the proposed development.
12. 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.

13. A proposed fire hydrant is included in Phase One to be located 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 Final 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 Final Development Plan, Phase 1 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 Janis Turner, seconded by Danny Basil, and unanimously carried, the meeting adjourned at 7:35 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer