

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

August 21, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, August 21, 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
Lewis Bauer	David Rutherford
Rondal Brooks	Janis Turner
Freddie Button	Candy Wethington
	Forrest Wise

Danny Basil 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 Forrest Wise and seconded by Rondal Brooks to approve the July 17, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following August, 2017 invoice was presented for payment.

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the August 2017 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Chairman Gumm appointed a Glasgow Zoning Ordinance Review Committee that will work in conjunction with the City Council. The Committee is as follows: Ricky Houchens, Forrest Wise and Joan Norris.

Agenda Item # 4 – Treasurer's Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of July was \$47,298.59. Deposit in the amount of \$2,535.00 consisted of: \$2,385.00 from Barren County fees, \$150.00 in fees from the City of Glasgow.

The End of the Year report is available on DLG (Department of Local Government) website (<https://kydlgweb.ky.gov>) or in the office of the Planning Commission.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, explained the purpose of this committee. They will review the Zoning Classifications and look at establishing a “Mixed Use Overlay”. This could potentially spur some growth.

He reported some of the Commission Members still need a few continuing education hours for this year. A training session will be held on Wednesday, September 13th at the BRADD Center, 5:30 – 8:30 PM. Supper will be provided with the cost of \$15.00.

II. PRESENTATION:

Lindsay Walker, PE, PTOE, AICP with Kimley-Horn, Planning and Design Consultants made a presentation of potential services offered for the Joint City County Planning Commission’s Comprehensive Plan Update for 2019.

III. SUBDIVISION:

- 1. 082117-01-B – Agricultural Application for Division of Real Estate – Central Kentucky Real Estate (Cindy Smith), Applicant/Owner – 3 Tracts – 157.505 +/- Total Acres, 87.107 +/- Acres Under Review – End of Maintenance of A M Harmon Road – 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 roadbed which connects to A.M. Harmon Road, a County

maintained roadway. A.M. Harmon Road connects with Colesbend Road, also a County maintained roadway.

3. Attachment C, Aerial Photo Map, shows the proposed property in relation to existing vehicular ways.
4. The proposed division does not take place along an existing County maintained roadway, see Attachment D, Property Photos.
5. Attachment E is a plat recorded in Plat Book 17, page 586 showing the existence of the vehicular way.
6. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat, Attachment F) contains 86.107 acres for review. Further division of the Tracts 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 Eddie Atnip and seconded by Brad Bailey to approve the Agricultural Application for Division of Real Estate for Central Kentucky Real Estate (Cindy Smith), Applicant/Owner, for three (3) tracts, 157.505 +/- acres because evidence supports the division for agricultural use only and is not intended for residential development and meets KRS 100.111(2). Motion unanimously carried.

2. 082117-02-B – Subdivision Regulations Pre-Construction Variance Application – Phillip & Karen Holmes, Applicants/Owners – Property located at 111 Baileys Bend Road – Thirteen (13') foot Variance to the Twenty (20') foot Rear Yard Setback – Article 503.1.3 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 Thirteen (13') foot Variance to the Twenty (20') foot Rear Yard Setback Requirement, Section 503.1 of the Barren County Subdivision Regulations.
2. The applicant has filed a Subdivision Regulation Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
3. Attachment B shows the general vicinity of the proposed Pre-Construction Variance located along Baileys Bend Road located in Fox Trot Subdivision which connects to Oil Well Road.
4. Attachment C is a property photo map.
5. Attachment D is a Property Setback Map showing the existing setback and the proposed variance.
6. Attachment E is the proposed plat provided by Pride Land Surveying. The applicant is proposing this variance because the Twenty (20') foot setback would decrease the usable building area.

A motion was made by Lewis Bauer and seconded by Janis Turner to approve the Subdivision Regulations Pre-Construction Variance Application for Philip and Karen Holmes, Applicant/Owners, located at 111 Baileys Bend Road, because the granting of the variance will not adversely affect the public health, safety or welfare and will not cause a hazard or nuisance to the public. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Rondal Brooks, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 8:05 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer