

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

September 18, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, September 18, 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	Ricky Houchens
Danny Basil	Joan Norris
Lewis Bauer	David Rutherford
Rondal Brooks	Janis Turner
Freddie Button	Candy Wethington
	Forrest Wise

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 Joan Norris to approve the August 21, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following September, 2017 invoice was presented for payment.

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the September 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

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of August was \$40,683.98. Deposit in the amount of \$2,935.00 consisted of: \$2,475.00 from Barren County fees, \$460.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, explained the Glasgow Zoning Review Committee had not met due to the City Council not having appointed their representatives to the Committee. He asked the Planning Commission Committee members to meet immediately after the JCCPC meeting tonight.

II. DEVELOPMENT PLAN:

- 1. 091817-01-G – Preliminary and Final Development Plan – QMS, Applicant/Owner – Property located at 109 Carroll Drive – 1 Lot – 4.65 +/- Total Acres – Glasgow – Plans prepared by Scott & Murphy, Inc.**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the I-2 (Heavy Industrial) District.
2. The existing tract of land contains 4.65 total acres. The site slopes, evenly, to the north and south, away from Carroll Knicely Drive.
3. As shown on Sheet C-1.0, the Applicant is proposing a new 10,000 square foot building for a proposed manufacturing facility.
 - A. The water and sewer utility will come from Carroll Knicely Drive and enter the building on the east side.
 - B. Electricity is to be provided by the GEPB by underground electric on the south side of the proposed building.
 - C. Gas is to be provided by Atmos Gas from an existing gas line that runs parallel with the property.
4. Section 158.400(6) of the Glasgow Zoning Ordinance requires a industrial plant of factory to provide one (1) space for each employee maximum shift, plus one space for each vehicle operated by the use. The applicant is proposing 12 employees and is

providing eighteen (18) spaces with no vehicle being operated by the use. ADA requirements require two (2) handicap spaces; the applicant is providing two (2).

5. Sheet C-2.0 is detailed proposed grading sheet for the development.
 - A. As shown on the plans storm water runoff is to drain to the northwest side of the site, to a proposed retention basin. The southwest section of the proposed development is to tie back into the existing topographic contours.
 - B. Drainage/Runoff is to be piped to the north via one ten (10") pipe located to the west to a headwall at elevation 761.76'. The front of the proposed development will collect the water runoff by a headwall at an elevation of 763.80' piped by a 15" pipe into the basin at a elevation of 763.65'.
6. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
7. Sheet C-3.0 shows Erosion Control measures implemented during the sites initial construction. Silt fences are to be located along the west and north property lines with additional sediment control measures (rip-rap) located at the end of the two proposed headwall(s).
8. Sheet C-4.0 is the stormwater prevention plan, indicating that the total disturbed area is 2.03 acres of the total 4.65 acres and the total runoff coefficient increased by .09.

Staff Recommendation:

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

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Preliminary and Final Development Plan for QMS, Applicant/Owner, because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff findings and recommendations of approval of the proposed development with conditions that adequate soil erosion controls be implemented. Motion unanimously carried.

Page Four
September 18, 2017

There being no further business to come before this meeting, upon the motion of Candy Wethington, seconded by Joan Norris, and unanimously carried, the meeting adjourned at 7:10 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer