

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

October 16, 2017

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, October 16, 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 Brad Bailey and seconded by Danny Basil to approve the September 18, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following October, 2017 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Joan Norris to approve the October 2017 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Kevin Myatt, Planning Director, reported that the Mayor had appointed two (2) persons to the Zoning Classification Review Committee. This committee should meet within the next two (2) weeks.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of September was \$32,488.41. Deposit in the amount of \$2,475.00 consisted of: \$1,760.00 from Barren County fees and \$715.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, gave his report in the aforementioned Committee's Report.

II. DEVELOPMENT PLAN:

- 1. 101617-01-B – Agricultural Application for Division of Real Estate – Freddie and Katie Wells, Applicant/Owner(s) – 5 Tracts – 65.266 +/- Total Acres – 8815 Finney Road – Barren County – Plans prepared by Pride Land Engineering**

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 private existing roadway (Hawks Drive) which connects to Finney Road (Hwy. 252), a State maintained roadway. Hawks Drive is to remain a private roadway and not be turned over to the Barren County Fiscal Court for maintenance unless roadway brought to meet the current Barren County Subdivision regulations roadway design standards.
3. Attachment C, Aerial Photo Map, shows the proposed property in relation to existing vehicular ways.
4. The proposed division takes place along an existing roadway, see Attachment D, Property Photos.
5. Attachment E is a survey showing the existence of the vehicular way and proposed tracts.

6. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 65.266 acres.
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 Lewis Bauer and seconded by Joan Norris to approve the application for Agricultural Division of Real Estate for Freddie & Katie Wells, Applicant/Owners, because the proposed division meets the minimum standards set forth in KRS 100.111(2)(20)(22); and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

III. PUBLIC HEARING:

1. **101617-01-G – Zone Change Application – Frankie and Melissa McCoy, Applicant/Owner – B-2 (General Business District)/R-2 (Medium Density Residential District) to B-2 (General Business) District – Property located at 900 Columbia Avenue – 0.76 +/- Total Acres – Glasgow**

A public hearing was conducted.

Chairman Gumm reminded everyone on the Commission that any approval or denial must be in accordance with KRS 100.213.

Kevin Myatt, Planning Director, reported to the best of his knowledge all appropriate notices had been posted. Mr. Myatt explained the proposed Map Amendment.

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

Frankie McCoy, 900 Columbia Ave., Glasgow, KY spoke in favor of the Zone Change.

Commission Member Eddie Atnip asked Mr. McCoy how much of the property would be fenced.

Mr. McCoy: Only the undeveloped area.

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

No one present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Danny Basil and seconded by Eddie Atnip to approve the proposed zone change application for Frankie & Melissa McCoy, Applicants/Owners, because the proposed map amendment is in agreement with the adopted Comprehensive Plan and must also include the following Binding Elements: any future development (expansion of use) of the subject property must conform to all zoning regulations pursuant to the B-2 zoning classification and any future use of the subject property as auto/vehicle storage requires an Eight (8') foot fencing with a minimum of Eighty (80%) percent opacity and must encompass entire lot being commercially used as to shield from all neighboring properties. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Janis Turner, seconded by Rondal Brooks, and unanimously carried, the meeting adjourned at 7:32 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer