Joint City-County Planning Commission
of
Barren County, Kentucky

January 29, 2018

The Joint City-County Planning Commission of Barren County, Kentucky met in a postponed session on Monday, January 29, 2018 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

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

Brad Bailey and David Rutherford 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 Forrest Wise to approve the November 20, 2017 minutes. Motion unanimously carried.

Agenda Item # 2 – *Approval of Invoices*

The December, 2017 and January, 2018 invoices were presented for payment.

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

Agenda Item # 3 – *Committee's Report*

There were no Committee Reports.

Chairman Gumm appointed the following Committees: 2018 – 2019 Budget Committee – Candy Wethington, Chairperson; Forrest Wise; and Freddie Button.

Comprehensive Plan Committee – Eddie Atnip, Rondal Brooks, and David Rutherford.

Agenda Item # 4 – *Treasurer's Report*

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of November was $14,254.11. Deposit in the amount of $2,710.00 consisted of: $2,560.00 from Barren County fees and $150.00 in fees from the City of Glasgow.

The bank balance at the end of December was $6,456.10. Deposit in the amount of $3,900.00 consisted of: $2,500.00 from Barren County fees and $1,400.00 in fees from the City of Glasgow.

Agenda Item # 5 – *Director's Report*

Kevin Myatt, Planning Director, told the Commission Members that the next Comprehensive Plan will have to be approved in December 2019. Mr. Myatt stated there is a possibility of having some consultants meet with the Committee regarding the roadways. A couple of consultants may be asked to come and give some ideas, see what it will cost and if the cost is beyond what can be put in the budget for next year, then we will do it in house as we've done before. Mr. Myatt said he felt the Comprehensive Plan sometimes lacks in that area in regard to road improvements, road developments and some of the other generic terms we have just for the roads in Barren County.

II. PUBLIC HEARING:

1. 012918-01-G – Text Amendment – *Text Amendment to the Glasgow Zoning Ordinance – Glasgow*

A public hearing was conducted.

Chairman Gumm reminded everyone on the Commission that any approval or denial must be in accordance with KRS 100.211.

Kevin Myatt, Planning Director, was sworn in and 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 present addressed the Commission.

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

No one present addressed the Commission.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the proposed Text Amendment to the Glasgow Zoning Ordinance. Motion unanimously carried.

III. DEVELOPMENT PLAN:

1. **012918-02-G – Preliminary and Final Plan** – *PSP Properties, LLC, Applicant/Owner – Taco Johns – Property located along Grandview Avenue and S L Rogers Wells Blvd. (Hwy. 31-E) – 1 Lot – 2.43 +/- Total Acres – Glasgow – Plans prepared by ACES Engineering Services*

   The following Staff Findings and Recommendations were presented.

   Staff Findings:

   1. Currently the subject property is located within the B-3 (Highway Service Business) District.

   2. The existing tract of land contains 2.43 total acres. The site slopes to the northeast, away from Grandview Avenue and towards S L Rogers Wells Boulevard (US 31-E).

   3. As shown on Sheet C-1.0, the Applicant is proposing a new 1,978 square foot building for a proposed fast food restaurant.

   4. Section 158.400(11) of the Glasgow Zoning Ordinance requires a restaurant to provide one (1) space for every four (4) seats at maximum capacity. The applicant is proposing 28 spaces. ADA requirements require two (2) handicap spaces; the applicant is providing two (2).

   5. Currently, the KYTC (Kentucky Transportation Cabinet) has given the entrance onto S L Rogers Boulevard (US 31-E) for a full use entrance (right turn, left turn and through).

   6. Sheets C-3.0 - C-3.2 are the detailed proposed grading sheets 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 northeast 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 a three (3') foot curb cut in the pavement through a five (5') foot wide by thirty-five (35') foot rip-rap splash pad to the proposed basin. At which point the basin will drain via an eight (8") inch pvc outlet pipe located to the north to a drop box inlet (DBI). The front of the proposed development will collect the water runoff by a CBI which will be piped via a fifteen (15") inch corrugated metal pipe sixty (60') linear feet to an existing DBI. On the east side of the proposed development, there are two, three (3') foot curb cuts to allow for drainage.

7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.

8. Sheet C-4.0 shows Erosion Control measures implemented during the sites initial construction. Silt fences are to be located along the east and north property lines.

9. 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.

10. Sheet C-5.0 shows the water and sewer utility will come from Grandview Avenue and from U.S. Hwy. 31-E and enter the building on the west side, also the site will be serviced by one proposed fire hydrant.

11. Sheet C-5.0 shows the electricity is to be provided by the GEPB by an existing overhead pole on south side of the property and will enter on the west side of the proposed building.

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 Danny Basil and seconded by Joan Norris to approve the Preliminary and Final Development Plan for PSP Properties, 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.

2. 012918-03-G – Preliminary and Final Plan – *HVAC Services, Inc., Applicant/Owner – 1 Lot – 3.12 +/- Total Acres – Property located at 1208 West Main Street – Glasgow – Plans prepared by ACES Engineering Services*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within the I-1 (Light Industrial) District.

2. The existing tract of land contains 3.12 total acres. The majority of the site slopes to the south, away from Industrial Drive and West Main Street (US 68 & KY 80), see Sheet C-1.

3. As shown on Sheet C-2 the Applicant is showing an existing 12,241 square foot building and a proposed 350 square foot addition for HVAC services. Currently, the development is shown in 4 parcels, however, a minor conveyance plat was recorded in the Barren County Clerk's office on 01-11-2018 which combined all lots.

4. 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 twenty-five (25); the applicant is providing twenty-seven (27) spaces. ADA requirements require two (2) handicap spaces; the applicant is providing two (2).

5. Sheet C-3 is a detailed proposed grading sheet for the development.

    A. As shown on the plans storm water runoff is to drain to the southeast side of the site, to a proposed retention basin.

    B. Drainage/Runoff is to be connected to the existing DBI on the northwest section of the property and a proposed extension of said pipe via a twenty-four (24") inch RCP to the south into the basin.

    C. The remaining parking area and development is to sheet drain to south of the property to the proposed basin. The basin is to drain via a ten (10") inch pipe in to a six (6') foot wide riprap splash pad.

    D. Sheet C-3 also shows the pre and post drainage and runoff calculations show a coefficient increase of 0.22 resulting in the need of the proposed basin.

6. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.

7. Sheet C-4 shows Erosion Control measures implemented during the sites initial development by phasing.

8. This site is to be serviced by one (1) fire hydrant existing at the intersection of West Main Street (US 68 & KY 80) and Industrial Drive.

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 Rondal Brooks to approve the Preliminary and Final Development Plan for HVAC Services, Inc., 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.

There being no further business to come before this meeting, upon the motion of Janis Turner, seconded by Joan Norris, and unanimously carried, the meeting adjourned at 8:18 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

_____
Janis Turner, Secretary-Treasurer