

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

**February 20, 2018**

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Tuesday, February 20, 2018 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

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

Chairman Gumm called the meeting to order at 7:00 PM.

Chairman Gumm recommended that the Monthly Bill Summary be amended to include Campbell, Myers & Rutledge for preparation of the 2017 1099's in the amount of \$200.00.

A motion was made by Rondal Brooks and seconded by Freddie Button to amend the Monthly Bill Summary to include Campbell, Myers & Rutledge for preparation of the 2017 1099's in the amount of \$200.00. Motion carried.

**I. GENERAL BUSINESS:**

**Agenda Item # 1 – Approval of Minutes**

A motion was made by Rondal Brooks and seconded by Forrest Wise to approve the January 29, 2018 minutes. Motion unanimously carried.

**Agenda Item # 2 – Approval of Invoices**

The following February, 2018 invoices were presented for payment:

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the February 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 January was \$21,375.81. Deposit in the amount of \$3,075.00 consisted of: \$1,650.00 from Barren County fees and \$1,425.00 in fees from the City of Glasgow.

**Agenda Item # 5 – Director’s Report**

Kevin Myatt, Planning Director, asked the Budget Committee and the Comprehensive Plan Committee to meet immediately following the meeting tonight.

**II. PUBLIC HEARING:**

- 1. 022018-01-B – Preliminary and Final Plat** – *Wayne Baldock and Brenda Blakeman, Applicants/Owners – Property located along Rock Springs Road and the intersection with Shive Road – 9 Lots – 113.49 +/- Total Acres – Barren County – Plans prepared by Pitman Green, LLC.*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed development is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations.
2. The Barren River District Health Department reviewed and has signed the remaining proposed plat because all remaining lots are to be served by septic systems.
3. All utilities are available to each lot by FRECC and Glasgow Water Company. A 4” water line currently services the property, however, any further division of the property may require an upgrade to a 6” line to adequately service a fire hydrant.
4. Tracts 1A, 2,3,7 & 8 all contain more than 10 acres. Section 700.0 of the Barren County Subdivision Regulations states that land that is subdivided into large Tracts of at least ten

(10) contiguous acres shall be exempt from the requirements of this Article until it is re-subdivided according to the requirements. Once land is subdivided into any series of Lots totaling four (4) or more from the parent Tract no portion of the property subdivided may be re-subdivided into Tracts of less than ten (10) contiguous acres in size until adequate water supply service and fire hydrant improvements have been constructed. The proposed plat meets all the aforementioned regulations.

5. Tract 1 is separated into two tracts, 1A & 1B, by Rock Springs Road rendering Tract 1B a non-conforming tract. As Note #11 indicates on the Plat, Tract 1B must be sold with Tract 1A and is itself a non-buildable tract.
6. A barn located in Tract 3 is located over the current front setback and is deemed an existing non-conforming structure.
7. The house located in Tract 9 is located over the current front setback and is deemed an existing non-conforming structure.

Staff Recommendation:

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

A motion was made by Rondal Brooks and seconded by Danny Basil to approve the Preliminary and Final Plat for Wayne Baldock and Brenda Blakeman, Applicant/Owners, for 9 Lots located along Rock Springs Road and the intersection with Shive Road because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations of approval of the proposed Final Plat. Motion unanimously carried.

**III. VARIANCE:**

1. **022018-02-B – Subdivision Regulations Setback Encroachment Variance Application –** *Josh Cook, Applicant/Owner – Property located at 101 Chevy Lane – Two and One-half (2.5”) foot Variance to the Thirty-Five (35’) foot Principle Front Yard Setback – Article 503.1.1 of the Barren County Subdivision Regulations – 1 Lot – Barren County*

Staff Findings:

1. As indicated on the Application the applicant is requesting a Two and One-half (2.5’) foot Variance to the Thirty-five (35’) foot Principle Front Yard Setback Requirement, Section 503.1.1 of the Barren County Subdivision Regulations.

2. The applicant has filed a Subdivision Regulation Setback Encroachment 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 Encroachment Variance located at 101 Chevy Lane, which connects to U.S. 31-E (North Jackson Highway).
4. Attachment C is a extended general vicinity map.
5. Attachment D is a property photo map.
6. Attachment E is a Property Setback Map showing the existing setback.
7. Attachment F is the plat provided by the Applicant.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Variance Application for Josh Cook, Applicant/Owner, 101 Chevy Lane, because the granting of the Variance will not adversely affect the public health, safety or welfare, and it will not alter the essential character of the general vicinity and it will not cause a hazard or a 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 Danny Basil, and unanimously carried, the meeting adjourned at 8:17 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By: \_\_\_\_\_  
Tommy Gumm, Chairman

ATTEST:

\_\_\_\_\_  
Janis Turner, Secretary-Treasurer