

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

April 16, 2018

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, April 16, 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.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Rondal Brooks and seconded by Joan Norris to approve the March 19, 2018 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following April, 2018 invoices were presented for payment.

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

Agenda Item # 3 – Committee's Report

Budget Committee: Candy Wethington presented the 2018-2019 Proposed Budget.

A motion was made by Candy Wethington and seconded by Danny Basil to approve the proposed 2018-2019 Budget as presented. Motion unanimously carried.

Said budget is on file in the office of the Joint City-County Planning Commission.

Comprehensive Plan: Eddie Atnip reported that the Comprehensive Plan Committee report would be included in the Directors Report.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of March was \$39,266.99. Deposit in the amount of \$4,110.00 consisted of: \$2,670.00 from Barren County fees and \$1,440.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported that a meeting had been held with Kinley Horn regarding the Comprehensive Plan.

The scope of work required will be sent to Branstetter –Carroll for additional proposals.

II. VARIANCE:

- 1. 041618-01-B – Subdivision Regulations Pre-Subdivision Variance Application – Jacob Gingerich, Applicant/Owner – Property located at 136 Shad Oakes Lane – Property Divided Along Private Roadway – Article 501.1.1 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. As indicated on the Application the applicant is requesting property to be divided along a private roadway and to be added to an adjacent, existing non-conforming tract of land, Article 501.1 Barren County Subdivision Regulations. The aforementioned Article states that all lots shall front on either a Public street or road with an all weather surface of one of either rock aggregate, asphalt concrete or portland cement concrete which is capable of safely managing increased traffic volumes from the proposed development and which has been accepted for maintenance by at least one

of the following governments: federal, state, county, city; or dedicated as Private, per Section 605.0.

3. The proposed 6.291 acres to be conveyed to the property at the rear and adjacent, is an existing non-conforming landlocked parcel of ground. However, the remaining parcel is non-conforming and reducing in size.
4. Attachment B is the general vicinity map at a four (400') hundred foot scale. The property is located on Shady Oaks Lane, a private roadway, which give access to Red Cross Road, a County maintained roadway.
5. Attachment C is the Property Photo map.
6. Attachment D is the Aerial Photo map.
7. Attachment E is the proposed plat provided by the Applicant from Davidson Land Surveying, and the proposed parcel does not meet the minimum requirements within Barren County Subdivision Regulations. However, it is being conveyed to an adjacent parcel and is not a standalone parcel of ground.

A motion was made by Danny Basil and seconded by Eddie Atnip to approve the Variance Application for Jacob Gingerich, Applicant/Owner, 136 Shady Oaks 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.

2. 041618-02-B – Subdivision Regulations Pre-Subdivision Variance Application – Ivon & Donna Coleman, Applicants/Owners – Property located at 3303 Millstown Road – One Hundred and Twenty-Five (125.05') foot Variance to the Five Hundred (500') foot Access Strip Length – Article 501.4.1 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 One Hundred Twenty Five (125') foot Variance to the Five Hundred (500') foot Maximum Depth Access Strip length, Article 503.2 Barren County Subdivision Regulations.

2. The applicant has filed a Subdivision Regulations Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
3. Attachment B is the general vicinity map at a six (600') hundred foot scale. The property is located on Millstown Road.
4. Attachment C is the Property Photo map.
5. Attachment D is the Aerial Photo map.
6. Attachment E is the proposed plat provided by the Applicant from Leftwich Land Surveying, Inc., and the proposed parcel does meet the minimum requirements within Barren County Subdivision Regulations.

A motion was made by David Rutherford and seconded by Janis Turner to approve the Variance Application for Ivon and Donna Coleman, Applicant/Owner, 330 Millstown Road because the granting of Variance will not adversely affect the public health, safety or welfare will not alter the essential character of the general vicinity. Motion unanimously carried

III. SUBDIVISION:

1. **041618-01-G – Preliminary and Final Plan** – *Habitat for Humanity, Applicant/Owners – Property located Fifty (50') feet Southeast of the Joy Drive and Ford Drive intersection and One Hundred (100') feet Northeast of the Mitchell Street and Ford Drive intersection – 7 Lots – 4.391 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.*

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. Currently the subject property is located within an R-2 (Medium Density Residential) District.
3. All utilities are available to each lot by Glasgow EPB, SCRTC, and Glasgow Water Company. A 6" water line currently services, and is available to, each lot. All

existing SRCTC, EPB and Transmission lines have been noted with all applicable Right-of-Way easements

4. All tracts shall be serviced by existing fire hydrants and no further hydrants are required. There are two current fire hydrants available to service the subject properties
5. All proposed lots shown must meet all necessary requirements to gain entrance permits for Ford Drive from Glasgow Public Works Superintendent.
6. Lots 1, 2 & 3 currently have access to the Glasgow Sewer utility. Lots 4-7 all meet minimum lot size requirements set by Barren County Health Dept. for septic service.

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 Brad Bailey to approve the Preliminary and Final Plat for Habitat for Humanity Subdivision, Applicant/Owner, Subdivision 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.

IV. DEVELOPMENT PLAN:

1. **041618-02-G – Preliminary and Final Plan – Lynx Labeling Development – Lynx Labeling, Inc. Applicant/Owner(s) – 2.89 +/- Total Acres – 110 Carroll Knicely Drive – Glasgow – Plans prepared by American Engineers, Inc.**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within an I-2 (Heavy Industrial) District.
2. The existing tract of land contains 2.89 total acres, of which 1.60 acres will be disturbed during construction. The site slopes to the east, away from Carroll Knicely Drive and towards a drainage easement as shown on Sheet C-2.0.
3. As shown on Sheet C-3.0, the Applicant is proposing a new 15,000 square foot building for a proposed manufacturing facility.

4. Section 158.400(6) of the Glasgow Zoning Ordinance requires an Industrial plant or factory to provide one (1) space for every family employee at maximum shift capacity plus one for every vehicle operated by the use. The applicant is proposing 25 spaces. ADA requirements require one (1) handicap space; the applicant is providing one (1).
5. Sheet C-4.0 is the detailed proposed grading sheet for the development.
 - A. As shown on the plans, the majority of storm water runoff is to drain to the east side of the site towards the drainage easement. The north and south sections of the proposed development are to tie back into the existing topographic contours and flow towards the drainage easement.
6. Sheet C-4 is the stormwater prevention plan, indicating that the total runoff coefficient increased by 0.26.
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheets C-5.0 and C-5.1 shows Erosion Control measures implemented during the site's initial and building construction phases. Silt fences are to be located along the east property line.
9. Sheet C-6.0 shows the gas, water and sewer utilities will come from Carroll Knicely Drive and enter the building on the west side, also the building will be serviced by a proposed fire hydrant located near entrance to propoerty.
10. Sheet C-6 shows the electricity is to be provided by FRECC and communications lines provided by SCRTC by an underground service on east side of the property and will enter on the east 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 Ricky Houchens and seconded by Joan Norris to approve the Preliminary and Final Plan for Lynx Labeling Development because the proposed development

Page Seven
April 16, 2018

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 with conditions that adequate oil erosion controls be implemented. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Forrest Wise, seconded by Brad Bailey, and unanimously carried, the meeting adjourned at 7:50 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer