

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

May 21, 2018

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, May 21, 2018 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	Joan Norris
Danny Basil	David Rutherford
Lewis Bauer	Janis Turner
Rondal Brooks	Candy Wethington
Freddie Button	Forrest Wise

Ricky Houchens was 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 Danny Basil and seconded by Joan Norris to approve the April 16, 2018 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following May, 2018 invoices were presented for payment.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the May 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 April was \$32,021.70. Deposit in the amount of \$3,700.00 consisted of: \$2,650.00 from Barren County fees and \$1,050.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, stated that Lindsay Walker, with Kimley-Horn had to cancel her presentation tonight but will send pricing information to the Commission.

Mr. Myatt told the commission of a Continuing Education Class presented by KACO which will be held June 21, 2018 at the Cave City Convention Center. David Pike will be one of the speakers. This will be an all-day session with breakfast and lunch being served. This session will provide the minimum required hours for two (2) years.

He announced two (2) Special Called Meeting dates: Tuesday, May 29th and June 26th, 2018.

Mr. Myatt also told of an individual and an entity that are requesting a development with regard to solar, solar power and solar farms. There is a statute that required a specified set back line.

Attorney Goodman addressed this issue. He reviewed KRS 278.704 with the Commission and noted that the Planning Commission has the authority to set the requirements for set-back lines. Mr. Goodman recommended that a Text Amendment be created to take care of this issue. The Planning Director will inquire what requirements are in force in other counties that have solar farms.

II. PRESENTATION:

- 1. Lindsay Walker, PE, PTOE, AICP with Kimley-Horn, Planning & Design Consultants – Presentation of Potential Services Offered for the JCCPC Comprehensive Plan Update of 2019.**

Ms. Walker was unable to make her presentation but will send some pricing information to the Commission.

III. PUBLIC HEARING:

- 1. 052118-01-G – Zone Change Application – Peoples-Marion BanCorp, Inc., Applicant/Owner – I-1 (Light Industrial District) to B-3 (Highway Service Business District) - Property located at 1300 West Main Street – 4.32 +/- Total Acres – Glasgow**

Chairman Gumm recused himself due to a contractual relationship that his company has with The Peoples Bank.

Vice Chairman, Lewis Bauer, assumed the Chair.

A public hearing was conducted.

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

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.

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

No one present addressed the Commission.

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

No one present addressed the Commission.

Vice Chairman Bauer closed the hearing.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the Zone Change Application for Peoples-Marion BanCorp, Inc., Applicant/Owner, from I-1 (Light Industrial District to B-3 (Highway Service Business District), located at 1300 West Main Street because changes in the neighborhood have resulted in commercial uses and it would not alter the character of the neighborhood. Motion unanimously carried.

Chairman Gumm assumed Chair.

IV. SUBDIVISION:

- 1. 053218-01-B – Preliminary and Final Plan** – *Nicholas & Neila Thompson, Applicant/Owners – Property located along Rex Bartley Road – 10 Tracts – 141.064 +/- 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. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and Glasgow Water Company. Water and fire hydrant coverage is not currently available to Lots 3-5 & 7-10. Water service is available to Lots 1, 2 & 6 via a 2" water line running along Browders Road. All existing FRECC & SRCTC lines have been noted with all applicable Right-of-Way easements
3. No Tracts are currently serviced by a fire hydrant. An existing hydrant is located near the intersection of U.S. 68 / KY 80 and Rex Bartley Road. Any future subdivision of these lots shall require the installation of fire hydrant(s) and has been noted on the Plat.
4. None of the proposed lots currently have access to the Glasgow Sewer utility. All proposed lots 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 Nicholas and Neila Thompson, Applicant/Owner, 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.

V. DEVELOPMENT PLAN:

1. **052118-02-G –Final Development Plan** – *Grace Heers, Applicant/Owner – Cedar Ridge Apartments – Phase 2 & 3 – Property located at Lot # 49 of Bluff Haven II Subdivision on the corner of Lovers Lane and Lauderdale Drive – 1 Lot – 2.75 +/- Total Acres – Glasgow – Plans prepared by Van Meter & Slavelly, LLC*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within an R-4 (Medium Density Multi-Family Residential) District.
2. The existing tract of land contains 2.75 total acres, of which 1.35 acres will be disturbed during construction. As shown on Sheet C1-0, the majority of the site slopes to the south, away from Lauderdale Drive and the remainder of the site slopes towards the west towards Cumberland Parkway.
3. As shown on Sheet C2-0, the Applicant is proposing four new multi-family residence buildings and one storage building totaling 20,104 square feet.
4. Section 158.400(1) of the Glasgow Zoning Ordinance requires all dwellings to provide two (2) spaces for every family dwelling unit. The applicant is proposing 81 spaces. The applicant is also proposing six (6) ADA handicap accessible spaces included in the proposed total spaces.
5. Sheet C3-0 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 south side of the site towards a proposed retention basin. The remaining section of the proposed development are to flow west towards a proposed ditch line running to the proposed basin.
6. Sheet C2-0(b) is the proposed drainage plan, indicating that the total runoff coefficient increased by 2.70 for the majority of the development site.
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheet C4-0 shows Erosion Control measures implemented during the site's initial and building construction phases. Silt fences are to be located along the south & west property line.
9. Sheet C6-0 shows the proposed utility plan. Water will enter the site from the north via Lauderdale, sewer to connect near the southeastern corner of the property. Electric will enter the property via overhead line at the northeastern corner where Lauderdale joins Lovers Lane.

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 Final Development Plan for Grace Heers, 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 oil erosion controls be implemented and that coordinations with Glasgow Water Company be made on the re-location of the sewer line. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Freddie Button, seconded by Forrest Wise, 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