

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

**May 29, 2018**

The Joint City-County Planning Commission of Barren County, Kentucky met in a Special Called Meeting on Tuesday, May 29, 2018 at 6:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip  
Brad Bailey  
Lewis Bauer  
Rondal Brooks

Tommy Gumm  
Joan Norris  
David Rutherford  
Candy Wethington  
Forrest Wise

Danny Basil, Freddie Button, Ricky Houchens, and Janis Turner were absent.

Chairman Gumm called the meeting to order at 6:00 PM.

**I. GENERAL BUSINESS:**

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

A motion was made by Rondal Brooks and seconded by David Rutherford to approve the May 21, 2018 minutes as presented. Motion unanimously carried.

**II. DEVELOPMENT PLAN:**

Chairman Gumm recused himself due to contractual relationships that his company has with Edmonton State Bank and Amneal Pharmaceuticals.

Vice Chairman, Lewis Bauer, assumed the Chair.

- 1. 052918-01-G – Preliminary and Final Development Plan – Edmonton State Bank, Applicant/Owner – Property located at 913 West Main Street – 1 Lot – 3.25 +/- Total acres – 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-1 (Light Industrial) District.
2. The existing tract of land contains 3.25 total acres, of which 1.16 acres will be disturbed during construction. The site slopes to the southwest, away from Rogers Road and towards the existing development on West Main Street as shown on Sheet C-2.0.
3. As shown on Sheet C-3.0, the Applicant is proposing a new 8,768 square foot office building.
4. Section 158.400(15) of the Glasgow Zoning Ordinance requires an Office building to provide one (1) space for every 300 square feet gross floor area. The applicant is proposing 48 spaces. ADA requirements require two (2) handicap spaces; the applicant is providing two (2).
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 southwest side of the site towards a proposed retention basin via a system of proposed drop box inlets.
6. Sheet C-4.0 indicates that the total runoff coefficient increased by 0.49, thus requiring the proposed retention basin.
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 south side of the proposed basin.
9. Sheet C-6.0 shows the electric and water utilities will come from Rogers Road to the northeast and enter the building on the north side, while the sewer and gas utilities will connect to existing service on site to the south of the property. Also the building will be serviced by an existing fire hydrant located across from the main entrance to the property on West Main Street.

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 Edmonton State Bank because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to the Kentucky Department of Transportation approval of the proposed retention located on state right of way 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.

Chairman Gumm reassumed the Chair.

2. **052918-02-G – Preliminary and Final Development Plan** – *Amneal Pharmaceuticals, Applicant/Owner – Property located at 115 Carroll Knicely Drive – 1 Lot – 10.72 +/- Total Acres – 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 10.72 total acres, of which 1.20 acres will be disturbed during construction. The site slopes primarily to the north and northwest, away from Carroll Knicely Drive and towards a drainage ditch as shown on Sheet C-2.0. The south portion of the property drains westward towards an existing retention basin located at the southwest section of the property
3. As shown on Sheet C-3.0, the Applicant is proposing the addition of a new 13,190 square foot parking area for an existing 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 26 spaces. ADA requirements require two (2) handicap spaces; the applicant is providing two (2).
5. Sheet C-4.0 is the detailed proposed grading sheet for the development.

- A. As shown on the plans, the storm water runoff is to drain to the north side of the site towards a proposed drainage ditch. The west and south sections of the proposed development are to tie back into the existing topographic contours and flow towards the drainage easement.
  - B. A proposed 24" C.M.P. to be installed under new proposed vehicle entry and direct flow to proposed drainage ditch.
6. Sheet C-4.0 indicates that the total runoff coefficient increased by 0.06.
  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 northern property line.

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 Rondal Brooks and seconded by Joan Norris to approve the Preliminary and Final Development Plan for Amneal Pharmaceuticals 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 Brad Bailey, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 6:15 PM.

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JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

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

ATTEST:

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