

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

**June 18, 2018**

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, June 18, 2018 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following commission members were present:

Eddie Atnip	Freddie Button
Danny Basil	Ricky Houchens
Rondal Brooks	Janis Turner
	Candy Wethington

Brad Bailey, Lewis Bauer, Tommy Gumm, Joan Norris, David Rutherford, and Forrest Wise were absent.

In the absence of Chairman Gumm and Vice Chairman Bauer, Danny Basil called the meeting to order at 7:00 PM and presided over the meeting.

A roll call was made with seven (7) commission members present.

**I. GENERAL BUSINESS:**

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

A motion was made by Rondal Brooks and seconded by Eddie Atnip to approve the minutes of the May 29, 2018 Special Called Meeting as presented. Motion unanimously carried.

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

The following June, 2018 invoices were presented for payment.

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

**Agenda Item # 3 – Committee's Report**

Kevin Myatt, Planning Director, told the group that the Fiscal Court did not approve the 2018-2019 Planning Commission Budget as presented that was submitted in April, 2018. The

insurance increase caused the non-approval of the first budget by the Fiscal Court. A revised budget showing a decrease of \$4,000.00 will be presented to the Fiscal Court.

The proposed budget which was presented in April, 2018 was based solely upon increased expenses in the form of insurance and is being denied at this point and we anticipate there will have to be an appropriation request in the future.

Mr. Myatt will have to go to the Fiscal Court in January to request additional funds in order for the Planning Commission to continue to function.

A motion was made by Rondal Brooks and seconded by Ricky Houchens to re-adopt the proposed amended budget for 2018-2019 as presented showing a \$4,000.00 decrease. Motion unanimously carried.

#### **Agenda Item # 4 – Treasurer’s Report**

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of May was \$22,953.10. Deposit in the amount of \$8,808.60 consisted of: \$3,195.00 from Barren County fees and \$5,613.60 in fees from the City of Glasgow.

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

Kevin Myatt, Planning Director, reminded the commission members of the 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.

Mr. Myatt also told the commission the next meeting to get eight (8) hours of continuing education would be held on July 26, 2018.

## **II. PRESENTATION:**

- 1. Patrick Hoagland, ASLA with Branstetter and Carroll , Planning and Design Consultants – Presentation of Potential Services Offered for the JCCPC Comprehensive Plan Update of 2019**

### **III. PUBLIC HEARING:**

- 1. 061818-01-G – Zone Change Application** – *FRCE Properties, LLC, Applicant, Smith Family Trust, Owner – B-2 (General Business District) and B-3 (Highway Service Business District) and I-1 (Light Industrial District) to B-3 (Highway Service Business District) Property located at 315 Smith Road – 4.05+/- Total Acres – Glasgow*

Chairman Danny Basil assumed the Chair.

A public hearing was conducted.

Chairman Basil 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 Map Amendment.

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

No one present addressed the Commission.

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

No one present addressed the Commission.

Chairman Basil closed the hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the proposed Zone Change Application for FRCE Properties, LLC, Applicant, Smith Family Trust, Owner, from B-2 (General Business District) and B-3 (Highway Service Business District) and I-1 (Light Industrial District) to B-3 (Highway Service Business District) for the property located at 315 Smith Road because the proposed map amendment is in agreement with the adopted Comprehensive Plan and to have this forwarded to the Glasgow City Council. Motion unanimously carried.

- 2. 061818-02-G- Zone Change Application** – *Donald and Rondal Wyatt, Applicant/ Owners – R-1 (Low Density Residential District) and B-2 (General Business District) to B-2 (General Business District) – Property located at 316 Green Acres Dr. – 0.43+/- Total Acres – Glasgow*

A public hearing was conducted.

Chairman Basil 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 Map Amendment.

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

Donald Wyatt, 125 Hidden Forrest, Glasgow, KY, Co-owner of the property, spoke in favor of the zone change. He stated that said property had been in continuous use as commercial property since 1977 or 1978. There were no questions for Mr. Wyatt.

Mr. Wyatt agreed to the following Binding Elements as stipulated in 158.176 Permitted Uses and Structures of the Glasgow Zoning Ordinance:

- (C) Automobile service stations and public garages for major or minor repair;
- (F) Offices, studios and financial or lending institutions;
- (I) Personal and business service establishments, including those with processing on the premises, such as laundry and dry cleaning plants, rug cleaning plants and printing establishments for the general public, but not for the trade;
- (K) Clinics and laboratories;
- (M) Single- and multiple-family dwellings; and
- (Q) Any uses or structures which are customarily accessory and clearly incidental to the above permitted uses.

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

No one present addressed the Commission.

Chairman Basil closed the hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Proposed Zone Change for Donald and Ronald Wyatt, Applicant/Owners from R-1 (Low Density Residential District) and B-2 (General Business District) to B-2 General Business because the proposed map amendment is not in agreement with the adopted Comprehensive Plan, however, the property was purchased as being split zoned and has been used for business continually and change will not affect the nature of the area nor be a safety hazard and the proposed change is more appropriate for the property. Also, as an addendum, the Applicant has designated the items that will be permitted under Section 158.176 of the Glasgow Zoning Ordinance as follows and that any change be subject to those Binding Elements of (C) Automobile service stations and public garages for major or minor repair; (F) Offices, studios and financial or lending

institutions; (I) Personal and business service establishments, including those with processing on the premises, such as laundry and dry cleaning plants, rug cleaning plants and printing establishments for the general public, but not for the trade; (K) Clinics and laboratories; (M) Single- and multiple-family dwellings; and (Q) Any uses or structures which are customarily accessory and clearly incidental to the above permitted uses. Motion unanimously carried.

#### **IV. SUBDIVISION:**

- 1. 061818-01-B – Agricultural Application for Division of Real Estate – Ivon and Donna Coleman, Applicant/Owners – 3 Tracts – 119.816 +/- Total Acres to be reviewed, 153.60 +/- Total Acres – 3303 Millstown Road – Barren County – Plans prepared by Leftwich Land Surveying, Inc.**

The following Staff Findings and Recommendations were presented.

##### Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located along Millstown Road, a County maintained roadway.
3. There is a private existing sixty (60') foot perpetual non-exclusive right-of-way per deed book 290, page 195 and plat book 9, page 609 (Attachment C) which connects to Millstown Road, a County maintained roadway.
4. Attachment D, Aerial Photo Map, shows the proposed property in relation to existing vehicular ways.
5. The proposed division takes place along an existing roadway, see Attachment E, Property Photos.
6. Attachment F is a survey showing the existence of the vehicular way and proposed tracts. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 153.60 +/- total acres total acres in four tracts with Tract 2 containing 32.18 acres, Tract 3 containing 42.48 acres and Tract 4 containing 45.156 acres.

7. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS 100.111(2), and not involving a new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations.
8. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the application for Agriculture Division of Real for Ivon and Donna Coleman, Applicant/Owners because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22); and evidence in the Application support division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

**2. 061818-02-B – Agricultural Application for Division of Real Estate – Joe David**  
*Houchens & Trent Riddle, Applicants/Owners – 1 Tract – 72.222 +/- Total Acres – Located at the end of D. Butler Road and Three Hundred (300') feet west of the Nan Bishop Road and D. Butler Road intersection – Barren County – Plans prepared by Pride Land Surveying*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located at the end of D Butler Road, a County maintained roadway.
3. There is a County maintained thirty (30') foot right-of-way (D Butler Road) per plat book 9, page 864 and a private roadway at the end of D Butler Road per deed book 379, page 21 and plat book 20, page 888 (Attachment C) which connects to Nan Bishop Road, a County maintained roadway.
4. Attachment D, Aerial Photo Map, shows the proposed property in relation to existing vehicular ways.
5. The proposed division takes place along an existing roadway, see Attachment E, Property Photos.

6. Attachment F is a survey showing the existence of the vehicular way and proposed tracts. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 153.60 +/- total acres total acres in two tracts with Tract 1 containing 77.222 acres (Under Ag Review) and Tract 2 containing 38.242 acres.
7. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS 100.111(2), and not involving a new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations.
8. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by Freddie Button and seconded by Rondal Brooks to approve the application for Agriculture Division of Real for Joe David Houchens and Trent Riddle, Applicants/Owners, because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22); and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried

#### **IV. DEVELOPMENT PLAN:**

1. **061818-03-G –Federal Mogul Expansion** – *Federal Mogul, Applicant/Owner – 1 Tract – 3.42 +/- Total Acres to be Reviewed, 15.92 +/- Total Acres – 20 Aberdeen Drive – Glasgow – Plans prepared by Scott and Murphy, 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 15.92 total acres, of which 3.42 acres will be disturbed during construction within three phases. The site slopes primarily to the north, towards Aberdeen Drive and an existing ditch line and retention area as shown on Sheet C-1.0.
3. As shown on Sheet C-3.0, the Applicant is proposing a new 23,865 square foot building addition, new facility entrance from Aberdeen Drive and a new employee parking area.

4. Section 158.400(6) of the Glasgow Zoning Ordinance requires an Industrial Plant/Factory to provide one (1) space for every employee at maximum shift plus one for each company vehicle. The applicant is proposing the removal of 128 spaces from the existing 213 and adding 54 spaces in the proposed new parking area bringing the proposed final total to 139 spaces of a required 90.
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 north side of the site towards a proposed revised retention basin via a system of proposed drop box inlets and proposed new ditch lines.
6. Sheets C-12.2-12.5 are the Hydraulic Calculations for the site.
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheets C-6.0 through C-6.2 shows Erosion Control measures implemented during the site's initial, intermediate and final development phases.

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 Rondal Brooks to approve the Preliminary and Final Development Plan for Federal Mogul Expansion 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 of 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 Freddie Button, and unanimously carried, the meeting adjourned at 8:20 PM.



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JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By: \_\_\_\_\_  
Danny Basil, Acting Chairman

ATTEST:

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