

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

August 20, 2018

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

The following Commission Members were present:

Eddie Atnip	Freddie Button
Brad Bailey	Ricky Houchens
Danny Basil	David Rutherford
Lewis Bauer	Candy Wethington
Rondal Brooks	Forrest Wise

Tommy Gumm, Joan Norris, and Janis Turner were absent.

In the absence of Chairman Gumm, Vice Chairman Bauer assumed the chair and presided over the meeting.

A roll call was made with ten (10) commission members present.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Danny Basil and seconded by Brad Bailey to approve the minutes of the July 18, 2018 Meeting as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following August, 2018 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Eddie Atnip to pay the August invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Kevin Myatt, Planning Director, told the group the Solar Energy text amendment public meetings resulted in good discussion and that the text will be presented before the Planning Commission in the upcoming months.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of July was \$20,739.05. Deposit in the amount of \$4,430.00 consisted of: \$3,400.00 from Barren County fees and \$1,030.00 in fees from the City of Glasgow.

II. SUBDIVISION:

1. 082018-01-B – Preliminary Plat – Jericho Way Subdivision – Paris Kingrey, Applicant/Owner – 8 Lots – 5.055 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying and Precision Engineering, 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. Arrangements must be made with KY Dept. of Highways for the granting of entrance for the proposed new roadway, Jericho Way, onto the existing road network, New Salem Road (Hwy. 1307).
3. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and Glasgow Water Company. Fire Hydrant coverage to be provided to each lot via proposed hydrant located near the entry of proposed Cul-de-sac.
4. Sewer service is to be provided to each lot. Arrangements have been made with Glasgow Water Company for the connection of service.

Staff Recommendation:

It is the Staff’s recommendation of approval of the Preliminary Subdivision.

A motion was made by Rondal Brooks and seconded by Candy Wethington to approve the Preliminary Plat of Jericho Way Subdivision, Paris Kingrey, 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 preliminary plat. Motion unanimously carried.

III. DEVELOPMENT PLAN:

1. 082018-01-G – Preliminary & Final Development Plan – Dr. Jay Lawless,
Applicant/Owner – Dr. Lawless Orthodontics Development – Property located at 300 Professional Park Drive – 1 Lot – 1.220 +/- Total Acres – Glasgow – Plans Prepared by Kenner Randolph Engineering & Surveying

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. Currently the subject property is located within a B-2 (General Business) District.
2. The existing tract of land contains 1.220 total acres, of which 1.003 acres will be disturbed during construction within three phases. The site slopes primarily to the southeast, towards an existing sink hole and retention area as shown on Sheet C1.0.
3. As shown on Sheet C2.0, the Applicant is proposing a new 4,600 square foot building and a new parking area.
4. Section 158.400(12) of the Glasgow Zoning Ordinance requires a Medical Office/Health Clinic to provide one (1) space for every 200 square feet of gross floor area. The applicant is proposing the construction of 34 spaces where 23 are required. Additionally, two (2) of the spaces being proposed will be ADA accessible where two (2) are required.
5. Sheet C2.2 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 southeast of the site towards an existing sink hole and retention basin via a system of proposed drop box inlets.
6. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
7. Sheet C2.1 shows Erosion Control measures implemented during the site's development.
8. All utilities are available to the site. Electric, water and communications shall be delivered via proposed underground service from the northwest of the property while

sewer shall be from the east of the property. The site shall be covered by an existing fire hydrant located across Hippocrates Way at the corner of Hippocrates and Professional Park Drive.

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 Danny Basil and seconded by Forrest Wise to approve the Preliminary and Final Development Plan for Jay Lawless 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 listed. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Candy Wethington, seconded by Eddie Atnip, and unanimously carried, the meeting adjourned at 7:15 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Lewis Bauer, Vice Chairman

ATTEST:

Janis Turner, Secretary-Treasurer