

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

February 19, 2019

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Tuesday, February 19, 2019 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Prior to the opening of the meeting, Charles A. Goodman, III administered the oath of office to David Jessie as a member of the Joint City-County Planning Commission.

The following commission members were present:

Eddie Atnip	David Jessie
Lewis Bauer	Joan Norris
Freddie Button	David Rutherford
Tommy Gumm	Janis Turner
Ricky Houchens	Candy Wethington
	Forrest Wise

Brad Bailey and Rondal Brooks were absent.

Chairman Gumm called the meeting to order.

A roll call was made with eleven (11) commission members present.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the minutes of the January 22, 2019 meeting as presented. Motion unanimously carried.

Chairman Gumm appointed the following Budget Committee for 2019 – 2010:
Lewis Bauer, Chairman, David Jessie and Joan Norris.

The Comprehensive Plan Committee, consisting of Eddie Atnip, Rondal Brooks and David Rutherford, will continue with their work as a committee.

Agenda Item # 2 – Approval of Invoices

The following February, 2019 invoices were presented for payment:

A motion was made by Eddie Atnip and seconded by Joan Norris to pay the February 2019 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee’s Report

There was no Committee report.

Agenda Item # 4 – Treasurer’s Report

The bank balance at the end of January was \$66,669.19. Deposit in the amount of \$4,875.00 consisted of: \$2,860.00 from Barren County fees and \$2,015.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, told of Continuing Education Classes to be held at Cave City on May 16, 2019 and July 29, 2019 in Bowling Green, KY.

Mr. Myatt will give the Commission Members a report of their current CE hours at the next meeting.

II. VARIANCE:

1. 021919-01-B – Subdivision Regulations Pre-Construction Variance Application – Coral Hill Baptist Church, Applicant/Owner – Property located at 3260 Coral Hill Road – Article 503.1.2 of the Barren County Subdivision Regulations – 1 Lot – Barren County

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Construction 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 a fifteen (15’) foot variance to the thirty-five (35’) foot Principal Front Yard requirement (Article 503.1.2 Barren County Subdivision Regulations). The existing structure is considered a non-conforming structure and is currently sixteen (16’) feet from the Coral Hill Road right-of-way boundary line. The addition to this structure is four (4’) feet further from the Coral Hill Road right-of-way boundary line, see Attachment E.
3. Attachment B is the general vicinity map at a three hundred (300’) foot scale. The property is located on Coral Hill Road, a county maintained roadway.

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 American Engineers, Inc., and shows the proposed structure on the parcel in relation to the right-of-way of Coral Hill Road.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Variance Application for Coral Hill Baptist Church, Applicant/Owner, property located at 3260 Coral Hill Road because the granting of the Variance will not adversely affect the public health, safety or welfare and will not alter the essential character of the general vicinity and will not cause a hazard or a nuisance to the public. Motion unanimously carried.

III. SUBDIVISION:

1. **021919-01-P – Final Plat** – *Mike White, Applicant/Owner – Parkview Estates Subdivision – Phase 1 – Property located along Blakeman Street and Bardstown Road – 10 Lots – 2.266 +/- Total Acres – Park City – Plans prepared by LEI Landmark Engineering*

Staff Findings:

1. The proposed development, Phase 1, is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Article 5, Section 5.6 of the Park City Zoning Ordinance.
2. Currently the subject property is located within an R-2 (Medium Density Residential) District. The R-2 District requires that all single family lots have a minimum of 7,500 square feet. The proposed Lots shown on Phase 1 do meet that regulation.
3. The Park City Board of Adjustments met on December 21st, 2018, and granted variances of five (5') feet to the thirty-five (35') foot Front Yard Setback requirement for Lots 8, 23 & 24, eleven (11') foot to the seventy-five (75') foot Minimum Lot Width requirement for Lots 1-6, and 9-23 and fifteen (15') foot to the twenty-five (25') foot Rear Setback requirement for Lots 16 & 17.
4. All utilities are available to each lot by Warren Rural Electric and Caveland Environmental Authority.
5. All tracts shall be serviced by existing fire hydrants and no further hydrants are required. There are three current fire hydrants available to service the proposed lots.

6. All proposed lots shown must meet all necessary requirements to gain entrance permits for Blakeman Street and Bardstown Road from the Park City City Hall.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final Plat.

A motion was made by Lewis Bauer and seconded by Joan Norris to approve the Final Plat for Parkview Estates Subdivisions, Mike White, Owner, because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and the zoning does allow for the proposed Final plat and subject to Staff Findings and Recommendations of approval of the proposed Final Plat. Motion unanimously carried.

IV: DEVELOPMENT PLAN:

- 1. 021919-01-G – Preliminary and Development Plan – Phase IV Lovers Lane Development – Ken Ford, Applicant/Owner(s) – 0.63 +/- Total Acres – Along Lovers Lane – Glasgow – Plans prepared by American Engineering, Inc.**

Staff Findings:

1. Currently the subject property is located within a B-3 (Highway Service Business) District. As per 158.196(P) of the Glasgow Zoning Ordinance, the subject property will follow all R-4 (Medium Density Multi-Family Residential District) standards.
2. The existing tract of land contains 10.9 total acres, of which 0.63 acres will be disturbed during Phase IV. The site slopes to the east, away from Lovers Lane and towards Red Cross Elementary School and a blue-dotted stream.
3. As shown on Sheet C-3, the Applicant is proposing a new 3,000 square foot building for a proposed multi-family dwelling.
4. Section 158.400(1) of the Glasgow Zoning Ordinance requires a dwelling to provide two (2) spaces for every family dwelling unit. The applicant is proposing 10 spaces. ADA requirements require one (1) handicap space; the applicant is providing one (1).
5. Sheet C-4 is the detailed proposed grading sheet for the development.
 - A. As shown on the plans storm water runoff is to drain to the east side of the site, to an existing retention basin via proposed ditch lines. The west and

southwest sections of the proposed development are to tie back into the existing topographic contours.

6. Sheet C-4 is the Stormwater prevention plan, indicating that the total disturbed area is 0.60 acres of the total 10.9 acres and the total runoff coefficient increased by 0.13.
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheet C-5 shows Erosion Control measures implemented during the sites initial construction. Silt fences are to be located along the east edge of the development site. Rock Check dams are also proposed within the proposed ditch line at the southwestern development site and erosion control blankets within the other proposed ditches.
9. Sheet C-6 shows the water service will come from Lovers Lane and sewer to come from the eastern side of property. Also the building will be serviced by one existing fire hydrant.
10. Sheet C-6 shows the electricity is to be provided by the GEPB and communications lines provided by GEPB and SCRTC by an underground service along 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 Ricky Houchens and seconded by Lewis Bauer to approve the Preliminary and Final Development Plan for Phase IV of Lovers Lane, Ken Ford, 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 soil erosion controls be implemented. Motion unanimously carried.

- 2. 021919-02-G – Preliminary and Final Development Plan – *Brendale Properties, LLC, Applicant/Owner – Property located at 1401 Burkesville Road – 1 Lot - 2.21 +/- Total Acres – Glasgow – Plans prepared by ACES, Inc.***

Staff Findings:

1. Currently the subject property is located within an I-2 (Heavy Industrial) District.
2. The existing tract of land contains 20.21 total acres, of which 2.29 acres will be disturbed during construction. The site gently slopes primarily to the north towards the corner of KY 90 (Burkesville Road).
3. As shown on Sheet C2, the Applicant is proposing to construct a new 24,000ft² building and gravel drive.
4. Section 158.400(19) of the Glasgow Zoning Ordinance requires a Storage or Warehousing use to provide one (1) space for every 1,000 square feet of gross floor area. The applicant has sixty-one (61) existing parking spaces on site. The existing structures require thirty-seven (37) spaces and the new structure requires twenty-four (24) spaces. Additionally, three (3) of the spaces being proposed will be ADA accessible where three (3) are required.
5. Sheet C3 is the detailed proposed grading sheet for the development.
 - B. As shown on the plans, the majority of storm water runoff is to drain towards the north of the site to a proposed retention basin via a system of proposed ditches and 18" CMP. The runoff to the south of the proposed building is to flow to the south and down an existing slope.
6. A storm water maintenance agreement has not been signed with the City of Glasgow Stormwater Coordinator.
7. Sheet C4 shows Erosion Control measures implemented during the site's development. Silt fencing is proposed along the existing gravel drive along the northern edge of the disturbed area in addition to along the existing slope on the sites eastern boundary. Additionally, several rock check dams are proposed within the proposed ditch lines.
8. All utilities are available to the site. Water shall be delivered via proposed underground service from the north of the property while sewer shall be from the northeast of the property. The site shall be covered by a proposed fire hydrant located at the intersection of the proposed and existing gravel drive at the northern boundary of the disturbed area of the parcel.

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 David Rutherford and seconded by Candy Wethingtons to approve the Preliminary and Final Development Plan for Brendale Properties, LLC, 1401 Burkesville Road, Dale Clark, 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 soil erosion controls be implemented; and that the stormwater maintenance agreement must be signed with the City of Glasgow Stormwater Coordinator. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Janis Turner, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 7:30 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer