

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

March 18, 2019

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, March 18, 2019 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Lewis Bauer	Joan Norris
Rondal Brooks	David Rutherford
Freddie Button	Janis Turner
Ricky Houchens	Candy Wethington
David Jessie	Forrest Wise

Eddie Atnip, Brad Bailey and Tommy Gumm were absent.

Due to the absence of Chairman Gumm, Vice Chairman Lewis Bauer assumed moderator and called the meeting to order.

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 Ricky Houchens and seconded by Joan Norris to approve the minutes of the February 19, 2019 meeting as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following March 2019 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by Rondal Brooks to pay the March 2019 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Budget Committee: Lewis Bauer, Chairman of the Budget Committee reported the group met earlier on March 18th, 2019. The Committee will strive to have the Budget Report by the April Meeting, however, there may be a problem securing the insurance information.

Agenda Item # 4 – Treasurer’s Report

The bank balance at the end of February was \$58,735.15. Deposit in the amount of \$3,340.00 consisted of: \$1,775.00 from Barren County fees and \$1,565.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, told of the KAPA Spring Conference which will be held May 8 – 10, 2019 at Lake Cumberland. Mr. Myatt also reported that KACo Training will be held the following Thursday at Cave City, KY.

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

II. VARIANCE:

- 1. 031819-01-G – Zone Change Application – South Gate Plaza, Inc., Owner – David and Jennifer Gerow, Applicant – I-1 (Light Industrial District) & B-2 (General Business District) to I-1 (Light Industrial District) – Property located approximately three hundred (300’ feet north of the Days Inn Boulevard and Calvary Drive intersection and (300’) feet north of the Calvary Drive and S L Rogers Wells Boulevard intersection – 4.766 +/- Total Acres – Glasgow**

A motion was made by Freddie Button and seconded by Rondal Brooks to remove from the Agenda, Item # 031819-01-G – Zone Change Application for South Gate Plaza, Inc., David & Jennifer Gerow, Owners per the Applicants request. Motion unanimously carried.

III. DEVELOPMENT PLAN:

- 1. 031819-02 – Preliminary and Final Development Final Plan – Popeyes Development – JPL Management LLC, Applicant/Owner(s) – 1.22 +/- Total Acres – Property located approximately three hundred (300’) feet southeast of the Wall Street and West Cherry Street intersection and approximately two hundred eighty (280’) feet northwest of the Myrtle Street and West Cherry Street intersections – Glasgow – Plans prepared by Arnold Consulting & Engineering Services, Inc.**

Staff Findings:

1. Currently the subject property is located within a B-2 (General Business) District.

2. The existing tract of land contains 1.22 total acres, of which 1.11 acres will be disturbed during construction. The site gently slopes primarily to the southeast corner of the property with the remaining sloped towards the north.
3. As shown on Sheet C2, the Applicant is proposing to construct a new 3,138ft² building and a parking lot.
4. Section 158.400(13) of the Glasgow Zoning Ordinance requires a Restaurant use to provide one (1) space for every four (4) seats at maximum capacity. The applicant is proposing a total of 29 spaces, of which two (2) are proposed ADA compliant. Additionally, the Applicant is proposing eight (8) stacking spaces for the drive-through.
5. Sheet C3 is the detailed proposed grading sheet for the development.
 - A. As shown on the plans, the majority of storm water runoff is to drain towards the south of the site to the existing sanitary storm sewer via a system of pervious block pavers and grading. The runoff to the north of the proposed building is to flow to the northeast toward a proposed retention basin.
6. A storm water maintenance agreement has 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 property's entire exterior boundary.
8. All utilities are available to the site. As shown on Sheet C5, water and sewer shall be delivered via proposed underground service from the south of the property along West Cherry Street. The site shall be covered by existing fire hydrants located at the intersections of Wall Street and West Cherry Street and Myrtle Street and West Cherry 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 Rondal Brooks and seconded by Janis Turner to approve the Preliminary and Final Development Plan for JPL Management, LLC, because the proposed

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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 Janis Turner, seconded by Rondal Brooks, 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