

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

April 15, 2019

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, April 15, 2019 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

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

A roll call was made with thirteen (13) Commission Members present.

Chairman Gumm called the meeting to order.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Freddie Button and seconded by Rondal Brooks to approve the minutes of the March 18, 2019 meeting as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following April 2019 invoices were presented for payment adding Keystops, LLC (fuel charges) in the amount of \$36.55.

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

Agenda Item # 3 – Committee's Report

Budget Committee: Lewis Bauer, Chairman of the Budget Committee, presented the proposed 2019 – 2020 budget. He stated the committee anticipate new subdivisions coming before the Commission during the year and that a few things had changed from last year's budget.

A motion was made by Lewis Bauer and seconded by David Jessie to approve the Proposed 2019 – 2020 Budget. Motion unanimously carried. The proposed 2019-20 Budget is available in the Planning Commission office for review.

Agenda Item # 4 – Treasurer’s Report

The bank balance at the end of March was \$49,244.18. Deposit in the amount of \$2,480.00 consisted of: \$1,655.00 from Barren County fees and \$825.00 in fees from the City of Glasgow.

A motion was made by Rondal Brooks and seconded by Freddie Button to move the current \$71,560.45 CD to an eleven (11) month CD at 2.27 percent. Motion unanimously carried.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, distributed the Continuing Educational Hours to the Commission Members. He also told of the KAPA Spring Conference will be held May 9– 10, 2019 at Lake Cumberland. Mr. Myatt also reported that the KACo Training will be held May 16, 2019 at Cave City, KY with David Pike as the presenter.

II. PUBLIC HEARING:

- 1. 041519-01-P – Zone Change Application – Billy and Kimberly Nunn, Applicant/Owner – AG (Agricultural District) to R-1 (Single Family Residential District) – Property located at 840 Old Dixie Highway – 39.17 +/- Total Acres – Park City**

A public hearing was conducted.

Chairman Gumm 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 Gumm asked if anyone present would like to speak in favor of the proposed amendment.

No one present spoke in favor of the proposed Map Amendment.

Chairman Gumm asked if anyone present would like to speak in opposition to the proposed amendment.

No one present spoke in opposition to the proposed Map Amendment.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Brad Bailey to approve the Proposed Map Amendment because the proposed map amendment is in agreement with the adopted Comprehensive Plan's Future Land Use Projections Map. Motion carried unanimously.

III. VARIANCAE:

1. 041519-01-B – Subdivision Regulations Pre-Construction Variance Application –
Nathan Dutch, Owner – Property located at 1014 Comanche Circle – Twenty-Four (24') foot variance to the Thirty-Five (35') foot Front Yard Setback – Article 503.1.1 of the Barren County Subdivision Regulations – 1 Lot – Barren County

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Subdivision 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 twenty-four (24') foot variance to the Front Yard Setback requirement of thirty-five (35') foot (Article 503.1.1 Barren County Subdivision Regulations). The subject property is the result of a 1993 combination of original lots 14, 15 and 16 of the original Subdivision and conforms to all other Barren County Subdivision Regulations.
3. Attachment B is the general vicinity map at a three hundred (300') foot scale. The property is located on Comanche Circle, a county maintained roadway. Attachment C is the general vicinity map at 150' scale.
4. Attachment D is the Aerial map.
5. Attachment E is the Property Photo map.
6. Attachment F is the proposed plat provided by the Applicant from Pride Land Surveying.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Variance Application for Nathan Dutch, Applicant/Owner, for the property at 1014 Comanche Circle, because the granting of the Variance will not adversely affect the public health, safety or welfare and it will not alter the essential character of the general vicinity, and will not cause a hazard or a nuisance to the public due to the unique location of the property. Motion unanimously carried.

Note: Charles A. Goodman, II, Attorney, stated that this Subdivision is one of the reasons for Barren County Subdivision Regulations.

2. 041519-02-B – Subdivision Regulations Pre-Subdivision Variance Agreement – Barry Horton, Owner – Property located at 3826 New Bowling Green Road – Variance to the Lot Frontage Regulation – Article 501.02 of the Barren County Subdivision Regulations – 1 Lot – Barren County

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Subdivision 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 portion of the property be landlocked for a Variance to the Minimum Road Frontage requirement of sixty (60') foot (Article 501.2 Barren County Subdivision Regulations). According to the Application, the subject property has a mandate from the EPA to be left undisturbed and sealed and may not be used for anything in the future. The applicant is trying to sever the property so that this portion shown, and for future reference, must be its own parcel so that if the applicant applied for any agricultural based grants, the remainder of the farm would not be attached to this mandate.
3. Attachment B is the general vicinity map at a six hundred (600') foot scale. The property is located on New Bowling Green Road (U.S 68, Hwy. 80), a state highway.
4. Attachment C is the Aerial map.
5. Attachment D is the proposed plat provided by the Applicant from Pride Land Surveying, and the remaining parcel does not meet the minimum requirements within Barren County Subdivision Regulations.

A motion was made by Brad Bailey and seconded by Eddie Atnip to approve the Variance Application for Barry Horton, Applicant/Owner, for the property at 3826 New Bowling Green 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 and that the appropriate prohibition language be placed on the plat concerning the EPA mandate. Motion unanimously carried.

3. 041519-03-B – Subdivision Regulations Pre-Subdivision Variance Application – Beth Wagner, Applicant – Susan Elmore, Owner – Property located at 5286 Edmonton Road – Thirty (30') foot Variance to the Sixty (60') foot Lot Frontage Regulation – Article 501.2 of the Barren County Subdivision Regulations – 1 Lot – Barren County

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Subdivision 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 thirty (30') foot variance to the Minimum Road Frontage requirement of sixty (60') foot (Article 501.2 Barren County Subdivision Regulations). The subject property is being divided along a public state highway (Edmonton Road) and the resulting parcel conforms to all other Barren County Subdivision Regulations. The subject property is currently an existing non-conforming tract of land, however, when the property was proposed for division, that result is now two new parcels and it must adhere to the current rules and regulations of the Joint City-County Planning Commission Subdivision Regulations.
3. Attachment B is the general vicinity map at a six hundred (600') foot scale. The property is located on Edmonton Road, a state maintained roadway.
4. Attachment C is the Aerial map.
5. Attachment D is the Photo of the existing property road frontage.
6. Attachment E is the proposed plat provided by the Applicant from Pride Land Surveying, and the remaining parcel does not meet the minimum requirements within Barren County Subdivision Regulations.

A motion was made by Lewis Bauer and seconded by Rondal Brooks to approve the Variance Application for Beth Wagner, Applicant, Susan Elmore, Owner, the property at 5286 Edmonton 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 carried with David Jessie recusing himself from voting.

There being no further business to come before this meeting, upon the motion of Rondal Brooks, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 7:57 PM.

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JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer