

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

May 20, 2019

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, May 20, 2019 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

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

Rondal Brooks and Forrest Wise were absent. A roll call was made with eleven (11) Commission Members present.

Chairman Gumm called the meeting to order.

A motion was made by Lewis Bauer and seconded by Eddie Atnip to remove Agenda item 052019-02-G – Preliminary and Final Development Plan – Maddox Manor Development – Maddox Manor of Glasgow, LLLP, Applicant/Owner per the applicant’s request. Motion unanimously carried.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the minutes of the April 15, 2019 meeting as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following May 2019 invoices were presented for payment.

A motion was made by Freddie Button and seconded by Lewis Bauer to pay the May 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 April was \$41,751.57. Deposit in the amount of \$3,695.00 consisted of: \$2,910.00 from Barren County fees and \$785.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported on the KAPA Spring Conference at Lake Cumberland. Mr. Myatt also reported that the Commission Members should be up to date on their continuing education hours.

Mr. Myatt also explained that the Planning Commission will need to submit an audit per SPGE requirements.

A motion was made by Rickey Houchens and seconded by David Rutherford to accept Campbell, Myers & Rutledge for audit of the 2017-18 fiscal year of the Joint City-County Planning Commission. Motion unanimously carried.

II. PUBLIC HEARING:

- 1. 052019-01-G – Zone Change Application** – *South Gate Plaza, Inc., Owner – William Andrew Howell, 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 Cavalry Drive intersection and three hundred (300’) feet north of the Cavalry Drive and S L Rogers Wells Boulevard intersection – 4.766 +/- Total Acres – Glasgow*

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 Janis Turner to approve the Proposed Map Amendment because the proposed map amendment is more appropriate than the current zoning and also subject to the traffic study conducted by American Engineers, Inc. that shows little to no impact onto the existing street network with the proposed use submitted. Motion carried unanimously.

III. SUBDIVISION:

1. 052019-01-B – Agricultural Application for Division of Real Estate – Amye Toms, Applicant/Owner – 1 Tract – 5.107 +/- Total Acres to be Reviewed, 12.996 +/- Total Acres – 3598 Finney Road (Hwy. 252) – Barren County – Plans prepared by Pride Land Surveying

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 Finney Road (Hwy. 252), a State maintained roadway.
3. Attachment C 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 12.996 +/- total acres total acres in two tracts with Tract 1 containing 5.107 acres and applying for the Agricultural Use. Tract 2 consists of 7.889 and will include the entire road frontage of 75.05' and meets all rules of the Barren County Subdivision Regulations.
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. 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.

7. Future land use of Tract 1, shown in Attachment C, 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 Brad Bailey and seconded by Joan Norris to approve the Agriculture Division of Real for Amye Toms, Applicant/Owner 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.

There being no further business to come before this meeting, upon the motion of Candy Wethington, seconded by David Rutherford, and unanimously carried, the meeting adjourned at 7:33 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer