

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

June 17, 2019

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Tuesday, June 17, 2019 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip
Brad Bailey
Lewis Bauer
Rondal Brooks

Tommy Gumm
Ricky Houchens
David Rutherford
Janis Turner
Candy Wethington

David Jessie, Joan Norris and Forrest Wise were absent.

A moment of silence was observed in memory of a friend and a fellow Commission Member, Freddie Button. Services for Mr. Button was scheduled as follows: Visitation – Tuesday, 6/18/19 – 5:00 PM and funeral service – Wednesday, 6/19/19 at 2:00 PM at Hatcher Saddler Funeral Home.

Sympathy was also expressed to Candy Wethington in the passing of her mother.

A roll call was made with nine (9) commission members present.

Chairman Gumm called the meeting to order.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Ricky Houchens and seconded by David Rutherford to approve the minutes of the May 20, 2019 meeting as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following June 2019 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Eddie Atnip to pay the June 2019 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee’s Report

Chairman Gumm appointed the following Nominating Committee: Forrest Wise, David Jessie and Joan Norris.

Agenda Item # 4 – Treasurer’s Report

The bank balance at the end of May was \$32,553.67. Deposit in the amount of \$3,755.00 consisted of: \$2,975.00 from Barren County fees and \$780.00 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported that the audit was almost completed and would be available before the next meeting in July. Mr. Myatt also stated that there is another Continuing Education class in Lexington, KY, in July for those that would like to attend.

II. SUBDIVISION:

- 1. 061719-01-B – Preliminary and Final Plat – Jeff and Johnny Hatcher, Applicants/Owners – 11 Tracts 251.2 2+/- Total Acres – Intersection of Mammoth Cave Road (Hwy. 70) and Dennison Road – Barren County – Plans prepared by Leftwich Land Surveying, Inc.**

Staff Findings:

1. The proposed development is being divided along existing maintained road frontage and lots 1-6 exceed the minimum lot size requirements, per Section 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations.
2. Electric, cable and telephone are available to each lot by Farmers Rural Electric and SCRTC; Water service is currently available to lots 1, 2 and 11 by Caveland Environmental Authority. Water service is not currently available to all other lots.
3. All tracts proposed under 10 acres are currently serviced by existing fire hydrants.
4. All of the proposed lots meet minimum lot size requirements set by Barren County Health Department for septic service.

Staff Recommendation:

It is the Staff’s recommendation of approval of the Preliminary and Final Plat.

A motion was made by Lewis Bauer and seconded by Brad Bailey to approve the Preliminary and Final Plat for Jeff and Johnny Hatcher, Applicants/Owners, 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 Final Plat. Motion unanimously carried.

III. DEVELOPMENT PLAN:

1. 061719-01-G – Preliminary Development Plan – Maddox Manor Development – Maddox Manor of Glasgow, LLLP, Applicant Owner – Property located across from the intersection of Noah Drive and Parkview Drive and Montessori Way and Parkview Drive – 1 Lot – 6.56 +/- Total Acres – Glasgow – Plans Prepared by Dyer & Associates, Inc.

Staff Findings:

1. Currently the subject property is located within a B-3 (Highway Business) District.
2. The existing tract of land contains 6.56 total acres, of which nearly 100% will be disturbed during construction within two phases. The site slopes primarily to the west towards an existing blue line stream as shown on Sheet C1.
2. As shown on Sheet C2.0, the Applicant is proposing a new contained development containing residential, medical, adult daycare and office uses within the proposed seven (7) new structures.
3. Also on Sheet C2.0 the applicants are proposing two new entrances. One entrance is located on Parkview Drive (a City street) and the other is on Montessori Way (a Private roadway). Attachment A is the letter from Mr. Alan Alexander, owner of the roadway, stating that an ingress/egress easement will be issued to Maddox Manor of Glasgow, LLLP for the right to use the entrance. Mr. Alexander is in the process of submitting the private roadway over to the City for maintenance through the Infrastructure Committee.
4. Section 158.400(1, 10, 12 & 17) of the Glasgow Zoning Ordinance requires a total of 106 parking spaces for the development. The applicant is proposing 117.
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 to the west of the site towards an existing blue line stream via a system of proposed drop box inlets and underground collection chamber.

6. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
7. Sheets C4 & C4.1 shows Erosion Control measures implemented in two phases during the site's development.
8. All utilities are available to the site. Final approval of development plans are subject to design approval by Glasgow Water Company and Glasgow EPB. The site shall be covered by four proposed fire hydrant located in the development.
9. Prior to Final approval, addresses must be shown for the proposed structures.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary Plans 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 Eddie Atnip and seconded by Janis Turner to approve the Preliminary Development Plan for Maddox Manor of Glasgow, LLLP, 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.

There being no further business to come before the commission, upon the motion of Rondal Brooks, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 7:20 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer