

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

**August 19, 2019**

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

The following Commission Members were present:

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

Brad Bailey and Rondal Brooks were absent.

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 Joan Norris to approve the minutes of the June 17, 2019 meeting as presented. Motion unanimously carried.

**Agenda Item # 2 – Approval of Invoices**

The following July and August 2019 invoices were presented for payment.

A motion was made by Eddie Atnip and seconded by David Jessie to pay the July and August 2019 invoices as presented for payment. Motion unanimously carried.

**Agenda Item # 3 – Committee's Report**

Nominating Committee: Forrest Wise assumed the Chair and presented the Nominating Report for the 2019 -2020 year as prepared by Forrest Wise, Chairman, Joan Norris and David Jessie.

The slate of Officers for 2019-2020 are as follows: Chairman – Tommy Gumm, Vice Chairman – Lewis Bauer, Secretary/Treasurer – Janis Turner and Recording Secretary – Wanda Kinslow.

There were no nominations from the floor.

A motion was made by Eddie Atnip and seconded by Candy Wethington to accept the slate of officers as presented. Motion unanimously carried.

Chairman Gumm reassumed the Chair.

**Agenda Item # 4 – Treasurer’s Report**

The bank balance at the end of June was \$100.00. 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.

The bank balance at the end of July was \$48,061.30. Deposit in the amount of \$1,975.00 consisted of: \$1,975.00 from Barren County fees and \$0.00 in fees from the City of Glasgow.

**Agenda Item # 5 – Director’s Report**

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Kevin Myatt, Planning Director, reported that there will be a public meeting for the Comprehensive Plan’s Land Section for October 22<sup>nd</sup>, 2019 at 4:00 P.M.

**Agenda Item # 6 – CMR Audit Report**

Brent Billingsley with Campbell, Myers & Rutledge, PLLC, presented an eight (8) page report which included an Independent Auditors’ Report and a Schedule of Findings and Responses for the Planning Commission. Each Commission Member was provided a copy of the report and the report is available on DLG’s (Department of Local Government) website for public review.

**II. PUBLIC HEARING:**

- 1. 081919-01-G – Zone Change Application – EPV, LLC, Owner/Applicant – I-1 (Light Industrial District) & R-1 (Low Density Residential District) to B-2 (General Business District) – Property located at 855 N L Rogers Wells Boulevard – 2.689 +/- 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.

Pat Vann, 210 Wilderness Road, Glasgow, KY, was sworn in by Chairman Gumm. Mr. Vann stated there would be no commercial access traffic from the subject property at 855 N L Rogers Wells Boulevard to St. Charles Court.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Proposed Map Amendment because the proposed map amendment is located in an area where commercial, industrial and residential uses are in existence and the dual zoning of the property is not appropriate and also the following Binding Element shall be in effect: There shall be no access traffic from said commercial property located at 855 N L Rogers Wells Boulevard to St. Charles Court. Motion unanimously carried and will be forwarded to the Glasgow City Council.

### **III. VARIANCE:**

- 1. 081919-01-B – Subdivision Regulations Pre-Subdivision Variance Application – Paris Kingrey, Owner/Applicant – Properties located at 952 & 978 New Salem Road – Article 501.2 of the Barren County Subdivision Regulations – 3 Lots – 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 ten (10') foot variance to the sixty (60') foot minimum road frontage for Lots 1-3, Article 501.2 Barren County Subdivision Regulations. The aforementioned Article states that all lots shall have frontage for a minimum distance of at least sixty (60') feet except those lots which front on cul-de-sacs or tee turn-arounds, shall front on such turn-arounds for a minimum distance of at least forty (40') feet.
3. Attachment B is the general vicinity map at a three (300') hundred foot scale.
4. Attachment C is the Aerial Photo map.
5. The Right-of-Way of New Salem Road, adjacent to the subject property, is approximately fifty-five (55') feet.
  - A. As indicated in Article 6 of the Barren County Subdivision Regulations, Street Design Standards §602.2, the minimum right-of-way widths for a residential (non-through) street is Fifty (50') feet.
6. Attachment D is the proposed property survey completed by Pride Land Surveying.

A motion was made by Lewis Bauer and seconded by Joan Norris to approve the Variance Application for Paris Kingrey, Applicant/Owner, for the Properties at 952 and 978 New Salem Road and a vacant lot on New Salem Road 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 it will not cause a hazard or a nuisance to the public. Motion unanimously carried.

#### **IV. SUBDIVISION:**

1. **081919-02-B – Preliminary and Final Plat – Loretta Cassady, Applicant/Owner – Property located along Bardstown Road and Herbert Turner Road – 7 Tracts – 88.061 +/- Total Acres – Barren County – Plans Prepared by Pride Land Surveying**

David Rutherford recused himself from this agenda item.

Staff Findings:

1. The proposed development is being divided along existing maintained road frontage and exceed the minimum lot size requirements, per Article 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations.
2. Electric, cable and telephone are available to each lot by Warren Rural Electric and SCRTC; Water service is available by Caveland Environmental Authority.

3. All tracts proposed under 10 acres are not 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.
5. A portion of Lots 2 & 7 are located within the Park City limits and is noted on the plat.
6. A portion of Lot 6 is located within the FEMA Floodplain and is noted on the plat.

Staff Recommendation:

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

A motion was made by Candy Wethington and seconded by David Jessie to approve the Preliminary and Final Plat for Loretta Cassady, Applicant/Owner, 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.

**V. DEVELOPMENT PLAN:**

1. ***081919-02-G – Final 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. As shown on Sheet C2.0, the Applicant is proposing a new contained development consisting of residential, medical, adult daycare and office uses within the proposed seven (7) new structures.
3. The existing tract of land contains 6.56 total acres, of which 5.22 acres 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 & C2.
4. Also on Sheet C2, 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 current

Private roadway which has been approved by the City of Glasgow Infrastructure Committee to become a city maintained roadway.

5. Section 158.400(1, 10, 12 & 17) of the Glasgow Zoning Ordinance requires a total of 102 parking spaces for the development. The applicant is proposing 104, plus 13 Handicap accessible spaces.
6. 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 (Contech CMP Detention System).
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheets C4 & C4.1 shows Erosion Control measures implemented in two phases during the site's development.
9. All utilities are available to the site. Final approval of development plans have been approved by Glasgow Water Company and Glasgow EPB. The site shall be covered by four proposed fire hydrant located in the development.

**Staff Recommendation:**

It is the Staff's recommendation of approval of the Final 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 Lewis Bauer to approve the Final Development Plan for Maddox Manor of Glasgow, LLLP, provided Montessori Way, currently a private roadway, is to be approved by the City of Glasgow to be a City maintained roadway, and subject Staff Findings and Recommendations that 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. Motion unanimously carried.

**2. 081919-03-G – Preliminary and Final Development Plan – Shanti Niketan Hospice Home Development – T J Samson Community Hospital, Applicant/Owner – Property located at 1080 Glenview Drive – 1 Lot – 2.20 +/- Disturbed Acres – 41.65 +/- Total Acres – Glasgow – Plans prepared by American Engineers, Inc.**

Staff Findings:

1. Currently the subject property is located within an O-P (Office & Professional) District.
2. As shown on Sheet C-3.0, the Applicant is proposing a new 16,000ft<sup>2</sup> facility and parking lot.
3. The existing tract of land contains 41.65 total acres, of which 2.2 acres will be disturbed during construction within two phases. The site slopes primarily towards the center of the property to a natural ditch line that runs towards the east as shown on Sheet C-2.0.
4. Also on Sheet C-3.0 the applicants are proposing to widen the existing entrance off of Glenview Drive. Permission must be granted by the City Road Superintendent prior to this occurring.
5. Section 158.400 of the Glasgow Zoning Ordinance requires a total of 17 parking spaces for the development. The applicant is proposing 29 and 2 ADA accessible spaces.
6. Sheet C-4.0 and C-4.1 are the detailed proposed grading sheet for the development.
  - A. As shown on C-4.0, a portion from the north-east section of the storm water runoff is to drain to the east of the site via systems of yard drains and buried 8 inch perforated and 12 inch HDPE piping to proposed concrete headwall. The portion of the runoff from the north-west shall drain via a system of proposed yard drains and buried 12 inch HDPE piping to a concrete headwall to the south of the proposed structure.
  - B. Sheet C-4.1 show the applicant is also proposing two new retainage ponds near the south boundary of the property.
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheets C-5.04 & C-5.1 shows Erosion Control measures implemented in two phases during the site's development.

9. All utilities are available to the site. The site shall be covered by a proposed fire hydrant located at the north-west corner of the site and the proposed building shall be sprinkled. The proposed sewer shall enter the property from the south of the property and all other utilities shall enter from the west.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final 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 Ricky Houchens and seconded by Joan Norris to approve the Preliminary and Final Development Plan for Shanti Hospice Home, T J Samson Community Hospital, 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 Janis Turner, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 8:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By: \_\_\_\_\_  
Tommy Gumm, Chairman

ATTEST:

\_\_\_\_\_  
Janis Turner, Secretary-Treasurer