

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

October 21, 2019

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, October 21st, 2019 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

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

Chairman Gumm called the meeting to order.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Eddie Atnip and seconded by Joan Norris accept the September 16, 2019 minutes as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following October 2019 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by Candy Wethington to pay the October 2019 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee's Report

Eddie Atnip, Chairman of the Comprehensive Plan Committee, asked to be recognized at the end of the meeting.

Agenda Item # 4 – Treasurer's Report

The bank balance at the end of September was \$31,625.70. Deposit in the amount of \$2,780.55 consisted of: \$2,025.00 from Barren County fees and \$755.55 in fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported that his office will be closed on Friday due to staff being in Lexington for training.

Chairman Gumm announced a Special Called Meeting on November 4th, 2019 at 6:00 PM in the office of the Staff.

II. PUBLIC HEARING:

1. 102119-01-B – Comprehensive Plan Update – *Proposed Adoption of the Goals and Objectives of the 2019 Comprehensive Plan Update.*

A public hearing was conducted.

Chairman Gumm reminded everyone on the Commission that this agenda item was pursuant to KRS 100.193.

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 Goals and Objectives.

Chairman Gumm asked about the wording Item # 3 under Goal # 7, it says “to adequately fund the disaster and emergency services agency”. Mr. Myatt stated the wording is not to fund the agencies but if grants were available for emergency services or disaster services or agencies and only if there are available grants. It was suggested to amend the wording to read “encourage adequate funding”. This wording would apply to both Item # 3 and # 4.

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

Terry Bunnell, City Council member, spoke to the Commission. On behalf of the City Council, Mr. Bunnell thanked and appreciated Kevin Myatt’s help in the reviewing process. He stated the City Council has reviewed the Strategic Plan and made a lot of suggestions for the City of Glasgow. The City of Glasgow hopes that as the project is put together, the results of those suggestions could be incorporated in the Comprehensive Plan.

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

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 Rondal Brooks to adopt the Goals and Objectives of the 2019 Comprehensive Plan update as amended in the presentation. Motion unanimously carried.

III. DEVELOPMENT PLAN:

1. 102119-01-G – Preliminary Development Plan – Southgate Self Storage – Glasgow Safe Storage, Applicant/Owner – 1 Lot – 4.61 Total Acres – Days Inn Boulevard – Plans prepared by American Engineers, Inc.

Staff Findings:

1. Currently the subject property is located within a I-1 (Light Industrial) District.
2. As shown on Sheet C-3.0, the Applicant is proposing a new contained self-storage development consisting of 277 units and an office within fourteen (14) new structures.
3. The existing tract of land contains 4.61 total acres, of which 100% will be disturbed during construction within two phases. The site is generally flat with a slight slope primarily to the south as shown on Sheet C-2.0.
4. Section 158.400 of the Glasgow Zoning Ordinance requires one (1) parking space per 1000 sq. ft. of gross floor area spaces for the development. The applicant is proposing unlimited spaces plus two (2) ADA handicap accessible spaces.
5. Sheet C-4.0 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 south of the site towards two (2) proposed retention basins via drop box inlets and surface sheet flow.
 - B. Proposed grading is shown on the adjacent property to the north. Prior to the development plan approval, an agreement must be submitted to the Planning Commission staff allowing the proposed grading on the adjacent private property.
6. A storm water maintenance agreement has not been signed with the City of Glasgow Stormwater Coordinator.

7. Sheets C-5.0 & C-5.1 shows Erosion Control measures implemented in two phases during the site's development.
8. All utilities are available to the site. The site shall be covered by an existing fire hydrant located on Days Inn Boulevard south of the proposed property entrance.

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.
2. An agreement must be signed between property owners for any grading work done off the subject property.
3. Stormwater maintenance agreement must be signed prior to any grade work on the subject property.

A motion was made by Lewis Bauer and seconded by Candy Wethington to approve the Preliminary Development Plan for Glasgow Safe Storage, 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 of:

- Adequate soil erosion controls be implemented;
- Signed agreement between property owners for any offsite grade work; and
- The stormwater maintenance agreement must be signed prior to any grade work.

Motion unanimously carried.

- 2. 102119-02-G – Preliminary Development Plan – BR Retreading Facility – BR Retreading, Applicant/Owner – 121 Carroll Knicely Drive – 1 Tract – 23.57 Total Acres – Glasgow – Plat prepared by American Engineers, Inc.**

Staff Findings:

1. Currently the subject property is located within an I-2 (Light Industrial) District.

2. As shown on Sheet C-3.0, the Applicant is proposing a new 81,000ft² facility and parking lot.
3. The existing tract of land contains 23.57 total acres, of which approximately 5 acres will be disturbed during construction within two phases. The site slopes primarily towards the center of the property to an existing retention pond as shown on Sheet C-2.0.
4. Sheet C-3.0 shows the applicants are proposing to provide three entrances off of Carroll Knicely Drive. Permission must be granted by the Department of Public Works Road Superintendent prior to this occurring.
5. Section 158.400 of the Glasgow Zoning Ordinance requires one (1) parking space for each employee. The applicant is proposing 86 and 4 ADA accessible spaces.
6. Sheet C-4.0 and C-4.1 are the detailed proposed grading sheets for the development.
 - A. As shown on C-4.0, a portion of storm water from the south side of the proposed building is to drain to the south of the site to a proposed collection basin via systems of drop boxes and buried HDPE piping. All runoff from the west of the proposed building and the water collected in the southern collection basin will be directed to the existing main retention basin. Runoff from the north and east of the proposed building will be directed away from the building via drop boxes and buried pipe.
7. A storm water maintenance agreement has not been signed with the City of Glasgow Stormwater Coordinator.
8. Sheets C-5.0 & C-5.1 show Erosion Control measures implemented in two phases during the site's development.
9. All utilities are available to the site. The building will be protected via sprinkler system and a proposed fire hydrant currently not located on plan.

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.

2. Updated plans showing proposed hydrant are submitted to the Planning Commission.
3. Stormwater maintenance agreement must be signed prior to any grade work on the subject property.

A motion was made by Eddie Atnip and seconded by Brad Bailey to approve the Preliminary Development Plan for BR Retreading 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 of:

- Adequate soil erosion controls be implemented during construction;
- Updated plans detailing the proposed hydrant and vault box; and
- The stormwater maintenance agreement must be signed prior to any grade work.

Motion unanimously carried.

There being no further business to come before the commission, upon the motion of Candy Wethington, seconded by Brad Bailey, and unanimously carried, the meeting was adjourned at 7:45 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer