

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

Special Called Meeting Minutes

November 4, 2019

The Joint City-County Planning Commission of Barren County, Kentucky met in a Special Called Meeting on Monday, November 4, 2019 at 6:00 PM in the office of the Joint City-County Planning Director.

The roll was called with the following Commission Members present:

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

Brad Bailey and David Rutherford were absent.

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 Rondal Brooks to accept the October 21, 2019 minutes as presented. Motion unanimously carried.

II. DEVELOPMENT PLAN:

- 1. 110419-01-G – Preliminary Development Plan – Glasgow Land – Glasgow Land, LLC, Applicant/Owner – 1 Lot – 28.51 Total Acres – 1001 Happy Valley Road – 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 parking lot with a total of 518 spaces and a connector drive to the existing dealership on the adjacent property to the north.
3. The existing tract of land contains approximately 28.51 total acres, of which approximately 4.65 acres will be disturbed. The site is generally flat with an extreme slope to the north as shown on Sheet C-4.0.
4. 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 west of the site towards a proposed retention basin via a ditch.
 - B. There is a proposed forty-eight (48") inch HDPE pipe at one hundred and seventy (170') feet in length, on a 0.6% grade, shown on the property to the north under the proposed connector drive.
5. A storm water maintenance agreement has not been signed with the City of Glasgow Stormwater Coordinator.
6. Sheets C-5.0 & C-5.1 shows Erosion Control measures implemented in two phases during the site's development.
7. All utilities are available to the site. The site shall be covered by an existing fire hydrant located on the adjacent property to the north.
8. Any proposed construction of structures or any additional land disturbance, not shown on the proposed plans, will require additional approval from the Planning Commission.

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. Stormwater maintenance agreement must be signed prior to any grade work on the subject property.

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A motion was made by Rondal Brooks and seconded by Forrest Wise to approve the Preliminary Development Plan for Glasgow Land, LLC, 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. Motion unanimously carried.

There being no further business to come before the commission, upon the motion of Rondal Brooks, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 6:09 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer