

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

**February 18, 2020**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 18, 2020 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm called the meeting to order.

The roll was called with the following Commission Members present:

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

Lewis Bauer, Rondal Brooks and David Rutherford were absent.

**I. GENERAL BUSINESS:**

**Agenda Item # 1 – Approval of Minutes**

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the minutes of the January 21, 2020 meeting as presented. Motion unanimously carried.

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

The following January 2020 invoices were presented for payment.

A motion was made by Eddie Atnip and seconded by David Jessie to pay the February 2020 invoices as presented for payment. Motion unanimously carried.

**Agenda Item # 3 – Committee Reports**

Kevin Myatt reported that the Cave City Commission had talked to the Planning Commission Staff about some regulation reviews. These concerns will be discussed at a public meeting.

Chairman Gumm appointed the following Committees:

**Budget:** Candy Wethington, Chairperson, Joe Austin and Ricky Houchens; and

**Cave City Zoning Ordinance Review Committee:** Forrest Wise, Chairman, and David Rutherford.

**Agenda Item # 4 - Treasurer's Report**

The bank balance as of January 31<sup>st</sup>, 2020 was \$62,957.47. Deposits in the amount of \$3,425.00 consisted of: \$3,075.00 from Barren County fees and \$350.00 for fees from the City of Glasgow.

Chairman Gumm asked the Commission members to cash or deposit their checks as soon as possible. The possibility of using Direct Deposit was discussed. Mr. Myatt stated that if Direct Deposit was used, all the legislative bodies would have to give their approval.

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

Kevin Myatt, Planning Director, asked the Joint City County Planning Commission members to cash or deposit their checks in a timely manner. If the check is lost or held for a long period of time, costs are incurred for stopping payment.

**II. PUBLIC HEARING:**

**1. 021820-01-B – Comprehensive Plan Update – *Proposed Final Adoption of the 2019 Comprehensive Plan Update.***

Chairman Gumm reminded everyone on the Commission that any approval or denial must be in accordance with KRS 100.197.

Chairman Gumm opened the hearing.

Kevin Myatt, Planning Director, presented the Final 2019 Comprehensive Plan.

Chairman Gumm asked if there were anyone present that would want to speak in favor of the proposed update.

No one present addressed the Commission.

Chairman Gumm asked if there were anyone present that would want to speak in opposition of the proposed update.

No one present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the 2019 Comprehensive Plan Update as presented and forward to the appropriate legislative bodies. Motion unanimously carried.

**2. 021820-01-C – Zone Change Application – Kelly Walker, Owner/Applicant – R-2 (Two-Family Residential District) to B-2 (General Business District) – Property located at 314 Quigley Street – 0.436 +/- Total Acres – Cave City**

A public hearing was conducted.

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 there were anyone present that would want to speak in favor of the proposed update.

No one present addressed the Commission.

Chairman Gumm asked if there were anyone present that would want to speak in opposition of the proposed update.

No one present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Forrest Wise and seconded by Janis Turner to approve the proposed Zone Change for Kelly Walker from R-2 (Two Family Residential District) to B-2 (General Business District) for property located at 314 Quigley Street, Cave City, because the proposed map amendment is in agreement with the adopted Comprehensive Plan and that any curb cuts or connection to the City street network must be approved by the Cave City Public Works Department. Motion unanimously carried.

**III. SUBDIVISION:**

**1. 021820-02-B – Final Plat – Phillip Harp, Applicant/Owner – Property located along the Carden Road in the 2100 Block – 7 Tracts – 138.11 +/- Total Acres – Barren County – Plans prepared by Leftwich Land Surveying**

Staff Findings:

1. The proposed development is being divided along existing maintained road frontage and meet or 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 Farmers Rural Electric and SCRTC; Water service is available from Glasgow Water Company.
3. All of the proposed lots meet minimum lot size requirements set by Barren County Health Department for septic service.
4. Fire protection is currently not available to the site and none are being proposed. No further division of the property may occur without the addition of fire hydrant coverage as noted on the plat.
5. All overhead utility easements are noted on the plat.

Staff Recommendation:

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

A motion was made by Ricky Houchens and seconded by Brad Bailey to approve the Final Plat for Phillip Harp, Applicant/Owner for property located along the 2183 Carden Road consisting of 7 Tracts – 138.11 +/- Total Acres 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.

**2. 02182003-B – Agriculture Application for Division of Real Estate – Spring Company, Applicant/Owner – 1 Tract – 5.007 +/- Total Acres – 313 R Whitlow Road – Barren County – Plans prepared by Pride Engineering**

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 approximately one thousand eight hundred (1,800') feet off Whitlow Road, a County maintained roadway.

3. There is a private existing ten (10') foot non-exclusive easement per plat book 18, page 736 and deed book 392, page 569 (Attachment D) which connects to Whitlow Road, a County maintained roadway.
4. The proposed division takes place along an existing roadway, see Attachment C, Property Photos.
5. Attachment E is a survey showing the existence of the vehicular way and proposed tract. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 5.007 +/- total acres in one tract.
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 the property 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 Eddie Atnip and seconded by Brad Bailey to approve the application for Agriculture Division of Real Estate because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22) and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

**3. 021820-04-B – Agricultural Application for Division of Real Estate – Julie Strader, Applicant/Owner – 1 Tract – 5. 018 +/- Total Acres – Property located approximately three thousand five hundred (3,500') feet southeast of the intersection of Coral Hill Road and New Cut Road – Barren County – Plans prepared by Price 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 approximately seven hundred (700') feet off of New Cut Road, a County maintained roadway.

3. There is an existing farm road off of New Cut Road per plat book 21, page 275 (Attachment D) which the proposed property will be divided.
4. The proposed division takes place along an existing vehicular way, see Attachment C, Property Photos.
5. Attachment E is a survey showing the existence of the vehicular way and proposed tract. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 5.018 +/- total acres in one tract.
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 the property 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 David Jessie to approve the Application for Agriculture Division of Real Estate for Julie Strader, Applicant/Owner, 1 Tract, 5.018 +/- Acres for the property located approximately three thousand five hundred (3,500') feet southeast of the intersection of Coral Hill Road and New Cut Road because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22) and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

There being no further business to come before the commission, upon the motion of Candy Wethington, seconded by Eddie Atnip, and unanimously carried, the meeting was adjourned at 7:46 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

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

ATTEST:

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Janis Turner, Secretary-Treasurer