

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

July 20, 2020

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, July 20, 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	Joan Norris
Joe Austin	David Rutherford
Brad Bailey	Janis Turner
Lewis Bauer	Candy Wethington
Tommy Gumm	Forrest Wise
Ricky Houchens	

David Jessie and Rondal Brooks were absent.

A motion was made by Lewis Bauer and seconded by Janis Turner to revise the proposed Agenda to remove Agenda Item 072020-01-G. Motion unanimously carried.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Ricky Houchens and seconded by Brad Bailey to approve the minutes of the June 1, 2020 meeting as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The following June and July 2020 invoices were presented for payment.

A motion was made by Eddie Atnip and seconded by Joan Norris to pay the June and July 2020 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

The Budget Committee met and reported their findings. Candy Wethington, Chairman, presented the proposed 2020-21 Budget for review.

A motion was made by Candy Wethington and seconded by Joan Norris to approve the proposed 2020-21 Budget. Motion unanimously carried. The 2020-21 Budget is housed in the Planning Commission staff's office for review.

Ricky Houchens, Nominating Committee Chairman, presented the following positions be filled: Tommy Gumm, Chairman, Lewis Bauer, Vice-Chairman, Janis Turner, Treasurer, Wanda Kinslow, Recording Secretary and Charlie Goodman, Attorney.

A motion was made by Ricky Houchens and seconded by Brad Bailey to approve the proposed nominations. Motion unanimously carried.

Agenda Item # 4 - Treasurer's Report

The bank balance as of May 31st, 2020 was \$28,791.60. Deposits in the amount of \$3,450.00 consisted of: \$2,635.00 from Barren County fees and \$815.00 for fees from the City of Glasgow.

The bank balance as of June 30th, 2020 was \$1,000.00. Deposits in the amount of \$2,300.00 consisted of: \$2,100.00 from Barren County fees and \$200.00 for fees from the City of Glasgow.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, explained to the Commission about an online version of continuing education through the Ohio Chapter of the American Planning Association. This type of interaction will count towards the KRS requirements for continuing education.

III. VARIANCE:

- 1. 072020-01-B – Subdivision Regulations Pre-Construction Variance Application – Steve Chapman, Owner/Applicant – Property located at 1110 Matthews Mill Road – Thirty-Five (35') feet to the Thirty-Five (35') foot Front Yard Setback Regulation – Article 503.1.2 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Construction 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 thirty-five (35') foot variance to the thirty-five (35') foot Principal Front Yard Setback, Article 503.1.2 Barren County Subdivision Regulations. The aforementioned Article states that no buildings

shall be placed in the space between the principal front yard setback line and the right-of-way. In no case shall this distance be less than thirty-five (35') feet.

3. Attachment B is the general vicinity map at a three (300') hundred foot scale. The property is located at 1110 Matthews Mill Road, a County maintained roadway, which give access to Scottsville Road (U.S. Hwy. 31E), a State maintained roadway.
4. Attachment C is the Property Photo map, which shows several existing structures over the required setback.
5. The property shown was derived from Deed Book 196, Page 704 and was dated August 13th, 1973 and was existing prior to the Barren County Subdivision Regulations of 1978. However, a portion of the property was divided in 1983 (0.71 acres) and that division constituted two new parcels and the 1978 setbacks were then applied, the aforementioned Principal Front Yard Setback of thirty-five (35') feet. The subject structure in question is an accessory structure, however, all structures must adhere to the front yard setback regulation. All other structures shown are existing and are considered existing non-conforming structures.
6. Attachment D is the Property Photo Detail Map showing the approximate location of the right-of-way and the approximate setback requirement in relation to the newly constructed structure.
7. Attachment E is a Contours Map that shows the elevation change which necessitated the applicant to place the structure in the location it currently sits. The structure is currently located at the elevation call of 700' feet and is roughly twenty (20') feet above the elevation call of 680' feet, at a distance of one hundred and fifty (150') feet in length. That represents a change in elevation grade of twenty-six (26%) percent. This can also be seen in Attachment C, Property Photo's Map.
8. As the structure sits now, it is not a visibility concern for Matthews Mill Road.

A motion was made by Eddie Atnip and seconded by Lewis Bauer to approve the Variance Application for Steve Chapman, Applicant/Owner, for the property at 1110 Matthews Mill Road because the granting of the Variance will not adversely affect the public health, safety or welfare and will not alter the essential character of the general vicinity and will not cause a hazard or a nuisance to the public. Motion unanimously carried.

- 1. 072020-02-B – Subdivision Regulations Pre-Subdivision Variance Application – Kanine Properties, c/o Caleb Hastings, Owner/Applicant – Property located at 11326 New Bowling Green Road – Fifty (50') feet to the One Hundred and Twenty-Five (125') foot Lot Width Regulation – Article 502.1.2 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

Page Four
July 20, 2020

The Applicant was not at the meeting.

A motion was made by Joe Austin and seconded by Janis Turner to table the Variance Application request for Kanine Properties to the next meeting to allow for the Applicant to be present. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Joan Norris, and unanimously carried, the meeting was adjourned at 7:30 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer