

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

August 17, 2020

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, August 17, 2020 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm, Chairman 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	David Rutherford
Lewis Bauer	Janis Turner
Tommy Gumm	Candy Wethington
Ricky Houchens	Forrest Wise

Rondal Brooks was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Joan Norris and seconded by Brad Bailey to approve the minutes of the July 20, 2020 meeting as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The following August 2020 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by David Jessie to pay the August 17, 2020 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

There were no committee reports.

Agenda Item # 4 - Treasurer's Report

The bank balance as of July 31st, 2020 was \$49,188.36. Deposits in the amount of \$3,145.00 were received from Barren County.

Kevin Myatt, Planning Director, stated that a Fifty (\$50.00) dollar error was made on the Monthly Fee Income Report. The Grand Total was overstated by \$50.00. The correct Grand Total for income should be \$4,985.00.

A motion was made by Joan Norris and seconded by David Rutherford to accept the Treasurer's Report as corrected. Motion unanimously carried.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, told the Commission Members how to access the live webcasts to get Continuing Educational hours. Commission Members must register for these webcasts which will be held at 12:00 Noon on every Friday until September 18th. These webcasts must be watched live.

If prior webcasts are watched, they will not count as continuing education but as information only.

Distance Education consists of four (4) sessions which can be watched at any time. If these four (4) sessions are watched, it will count as six (6) hours of continuing education and Commission Members are asked to contact Kevin and he will provide certification for the continuing education hours.

II. VARIANCE:

A motion was made by Joe Austin and seconded by Janis Turner to bring off the table Item No. 072020-02-B Subdivision Regulations Pre-Subdivision Variance Application, Kanine Properties, c/o Caleb Hastings, Owner/Applicant, which was tabled at the July 2020 meeting. 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.*

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 fifty (50') foot variance to the one hundred and twenty-five (125') foot Lot Width Regulation, Article 502.1.2 Barren

County Subdivision Regulations. The aforementioned Article states that in no case shall a lot not served by public sewer be less than one hundred and twenty-five (125') feet wide at the front yard setback line and twenty-five thousand (25,000) square feet in area.

3. Attachment B is the general vicinity map at a three (300') hundred foot scale. The property is located at 11326 New Bowling Green Road (U.S. 68 – KY 80), a State maintained roadway.
4. Attachment C is the Property Photo map, which shows subject property and the neighborhood characteristics.
5. Attachment D is the Aerial Photo Map showing the neighborhood and the relationship of structures and their distance from the roadway.
6. Attachment E is a proposed plat from Pride Land Surveying showing the proposed division. Please note that both proposed parcels will have the minimum lot size square footage.
7. Any entrance permits will require Kentucky Department of Transportation approval.

A motion was made by Eddie Atnip and seconded by Brad Bailey to approve the Variance Application for Caleb Hastings, Applicant/Owner, for the property at 11326 New Bowling Green Road because the granting of the Variance will not adversely affect the public health, safety or welfare 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.

III. SUBDIVISION:

1. **081720-01-G – Preliminary and Final Plat – Rogers Family Revocable Trust, Applicant/Owner(s) – Property located at 556 South Fork Road and along Rogers Hill Road – 6 Tracts – 19.535 +/- Total Acres – Glasgow – Plans prepared by Pride Land Surveying, Inc.**

Staff Findings:

1. The proposed development is being divided along proposed road frontage and exceed the minimum lot size requirements, per Section 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations.
2. Attachment A shows the proposed plat for division. All lots shown are located in the city limits of Glasgow.

3. All utilities are available to each lot by Farmers Rural Electric, Glasgow EPB, SCRTC, and Glasgow Water Company. The existing Glasgow Water Company sanitary sewer lines have been noted with all applicable Right-of-Way easements.
4. There are two (2) proposed and two (2) existing fire hydrants to provide adequate fire hydrant coverage. Arrangements have been made with GWC's engineer, Clint Harbison, in regards to the proposed fire hydrants. The proposed and existing hydrants meet the requirements of Section 702.0 of the Barren County Subdivision Regulations.
5. All lots shown and proposed are zoned Agriculture. An Agricultural zoning allows for one-family and multiple-family dwellings.
6. Any and all private restrictions placed on a portion of the proposed lots by the existing subdivision along Rogers Hill Road are strictly civil matters and not enforced by the Joint City-County Planning Commission.
7. No manufactured or mobile homes may be permitted on any proposed lots shown on Attachment A, per Section 158.308 of the Glasgow Zoning Ordinance.

Staff Recommendation:

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

A motion was made by Lewis Bauer and seconded by Ricky Houchens to approve the Preliminary and Final Plat for Rogers Family Revocable Trust, Applicant/Owner(s), because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and the Glasgow Zoning Ordinance and subject to Staff Findings and Recommendations of approval of the proposed Preliminary and Final Plat. Motion unanimously carried.

There being no further business to come before the commission, upon the motion of Candy Wethington, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 7:27 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer