

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

September 21, 2020

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, September 21, 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:

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|---------------|------------------|
| 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 was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the minutes of the August 17, 2020 meeting as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The September 21, 2020 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by Rondal Brooks to pay the September 21, 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 August 31, 2020 was \$40,131.70. Deposits in the amount of \$2,775.00 were received from Barren County and \$550.00 from the City of Glasgow. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, explained to the Commission Members how to find the webcasts to get Educational Hours. 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. SUBDIVISION:

1. 092120-01-B – Agricultural Application for Division of Real Estate – John Stephens, Applicant/Owner – 1 Tract – 33.74 +/- Total Acres – Property located at 1865 Lick Branch Road – Barren County – Plans prepared by Leftwich 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 at 1865 Lick Branch Road (Hwy. 2198), a State maintained roadway.
3. There is an existing gravel drive per plat book 16 and 17, page 523 and 872 (Attachment C) which connects to Lick Branch Road (Hwy. 2198). The plats were recorded in the Barren County Clerk's office on April 22nd, 2002 and June 9th, 2005.
4. The proposed division takes place along an existing roadway, see Attachment D, Property Photos.
5. Attachment E is a survey showing the existence of the vehicular way and proposed tract (3B). The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 33.74 +/- 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 Lewis Bauer and seconded by Brad Bailey to approve the Agricultural Application for Division of Real Estate for John Stephens, Applicant/Owner, for property located at 1865 Lick Branch Road in Barren County 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.

III. DEVELOPMENT PLAN:

1. **092120-01-G – Final Development Plan** – *Ken Ford, Applicant/Owner(s) – Glenview Development – 3.17 +/- Total Acres – Corner of Glenview Drive and Scottie Drive Intersection – Glasgow – Plans prepared by American Engineers, Inc.*

David Jessie recused himself from the Ford proceedings.

Staff Findings:

1. Currently the subject property is located within an R-4 (Medium Density Multi-Family) District.
2. The existing tract of land contains 3.17 total acres with 2.50 total acres being disturbed. The majority of the site slopes to the south-southwest, see Sheet C-2.0.
3. As shown on Sheet C-3.0 the Applicant is proposing the construction of a total of 28,800 square feet in six new buildings and in addition the Applicant is also proposing vegetation screening from the existing adjacent neighborhood.
4. Section 158.400(1) of the Glasgow Zoning Ordinance requires a place of dwelling to provide two (2) spaces for each unit. The minimum required parking spaces is ninety six (96); the applicant is providing ninety six (96) spaces. ADA requirements require six (6) handicap spaces; the applicant is providing six (6).

5. Sheet C-4.0 is a detailed proposed grading sheet for the development.
 - A. As shown on the plans storm water runoff is to drain via sheet flow to four separate proposed retention basins located to the north, west and south of the property.
 - B. Drainage/Runoff from the eastern side of development is to be via a proposed ditch line running the length of the property.
 - C. Sheet C-4.0 also shows the pre and post drainage and runoff calculations show a coefficient increase of 0.29 resulting in the need of the proposed basins.
6. The Planning Commission granted a zone change for the subject property on November 21st, 2005, Agenda item #101705-01-G and a Binding Element was placed on the property that no entrances will be permitted on Scottie Drive and only three (3) entrances will be permitted onto Glenview Drive. The proposed entrance from this development will be one (1) of the allowed entrances onto Glenview Drive.
7. Sheet C-4.0 shows a proposed new access roadway and grading. This access must be at least one hundred (100') feet from the intersection of Glenview Drive and Scottie Drive and is subject to approval by the City of Glasgow Department of Public Works.
8. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
9. Sheet C-5.0 shows Erosion Control measures implemented during the sites initial development by phasing.
10. This site is to be serviced by two (2) proposed fire hydrants to be located as discussed and approved by the City of Glasgow Fire Chief. All appropriate utilities are shown and approved by the respective utility.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final Development Plan subject to the following conditions: 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 runoff to the surrounding residential developments.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the Final Development Plan for Ken Ford of Glenview Development, because the proposed Subdivision 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 that adequate soil erosion controls be implemented. Motion unanimously carried.

David Jessie returned to the meeting.

2. 092120-02-G – Preliminary Development Plan – Don Franklin, Applicant/Owner(s) – Don Franklin Nissan Development – 28.54 +/- Total Acres – 1001 Happy Valley Road – Glasgow – Plans prepared by American Engineers, Inc.

Chairman Gumm recused himself from the Don Franklin proceedings, and Vice-Chairman Lewis Bauer assumed the chair.

Staff Findings:

1. Currently the subject property is located within an I-1 (Light Industrial) District.
2. The existing tract of land contains 28.54 total acres with 2.73 total acres being disturbed. The majority of the existing site slopes to the south-southwest, see Sheet C-1.0.
3. As shown on Sheet C-3.0 the Applicant is proposing the construction of a 32,739 ft² commercial building housing an auto showroom and service area.
4. Section 158.400(21) of the Glasgow Zoning Ordinance requires an auto showroom/dealer to provide one (1) space for each 400 ft² of showroom/office and two (2) spaces per service bay. The minimum required parking spaces is ninety six (96); the Applicant is providing forty four (44) new spaces of which two (2) will be ADA compliant.
5. Sheet C-3.1 is a detailed proposed grading sheet for the development.
 - A. As shown on the plans, storm water runoff is to drain via a system of proposed drop boxes and pipe on the eastern portion of the site to proposed drainage ditches located to the west of the property.
 - B. Runoff on the north-western side of the development is proposed to sheet-flow to the same proposed ditch-lines.
6. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.

7. Sheets C-4.0 and C-4.1 show Erosion Control measures to be implemented during the sites initial development by phasing
8. This site is to be serviced by a proposed fire hydrant to be located as discussed and approved by the City of Glasgow Fire Chief.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary Development Plan subject to the following conditions: 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 runoff to the surrounding developments.

A motion was made by Rondal Brooks and seconded by Janis Turner to approve the Preliminary Development Plan for Don Franklin Nissan Development 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 that adequate soil erosion controls be implemented. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of David Jessie, seconded by Janis Turner, 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