

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

November 16, 2020

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, November 16, 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
Lewis Bauer	David Rutherford
Rondal Brooks	Janis Turner
Tommy Gumm	Candy Wethington
Ricky Houchens	Forrest Wise

Brad Bailey was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Ricky Houchens and seconded by Rondal Brooks to approve the minutes of the October 19, 2020 meeting as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The November 16, 2020 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by Rondal Brooks to pay the November 16, 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 October 31, 2020 was \$21,089.82. Deposits in the amount of \$3,510.00 were received from Barren County and \$-0- from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported that Friday was the last day for Brian McKeever working as Planning Administrator. Mr. McKeever will begin work with ServPro. Mr. Myatt stated that Brian thanked everyone for their help while he worked for the Commission.

Mr. Myatt stated that no one can be hired to fill the vacant position of Planning Administrator until the end of the Fiscal Year and may not be able to hire anyone at that time.

II. PUBLIC NOTICE:

1. 111620-01-G – Glasgow Strategic Study – Consideration for Adoption of the Glasgow Strategic Study as an Element in the 2019 Comprehensive Plan

Terry Bunnell spoke about the study and how it will help guide development in the City of Glasgow. There are six (6) Peak areas in the plan, specifically what will the downtown Glasgow look like, housing, economic and workforce development, arts, entertainment and culture, and trails in the City. Mr. Bunnell thanked everyone for their consideration.

A motion was made by Rondal Brooks and seconded by Ricky Houchens for the adoption of the Glasgow Strategic Study as an element in the 2019 Comprehensive Plan. Motion unanimously carried.

III. PUBLIC HEARING:

1. 111620-01-B – Cellular Antenna Tower Application – Consideration of Uniform Application to construct a Cellular Antenna Tower along Whites Chapel Road, approximately one thousand (1,000’) feet south of the Whites Chapel Road and Patton Road intersection, Barren County – Tillman infrastructure, LL, Applicant

A motion was made by Forrest Wise and seconded by Janis Turner to remove the Cellular Antenna Tower Application from the Agenda per the Applicant’s request. Motion unanimously carried.

IV. SUBDIVISION:

1. 111620-02-B – Preliminary and Final Plat – Howard Francis & Greg Francis, Applicant/Owners(s) – Property located at 1807 Patton Road – 7 Tracts – 29.58 +/- Total Acres – Barren County – Plans Prepared by Pride Land Surveying

Staff Findings:

1. The proposed development is being divided along proposed road frontage and exceed the minimum lot size requirements, per Article 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, SCRTC, and the Glasgow Water Company.
4. There are two (2) proposed 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 hydrants meet the requirements of Section 702.0 of the Barren County Subdivision Regulations.

Staff Recommendation:

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

A motion was made by Rondal Brooks and seconded by Joan Norris to approve the Preliminary and Final Plat for Howard and Greg Francis, Applicant/Owners, because the proposed subdivision does meet the standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations of approval of the proposed Preliminary and Final Plat. Motion unanimously carried.

2. 111620-03-B – Agricultural Application for Division of Real Estate – Joseph Smith, Applicant/Owner – 1 Tract – 6.313 +/- Total Acres – Property located at 311 Collins Lane – Barren County – Plans prepared by Pride 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 311 Collins Lane, a County maintained roadway and adjacent to Scottsville Road (Hwy. 31E), a State and Federal maintained roadway.
3. There is an existing Twenty (20') foot Ingress Egress gravel drive easement per deed book 383, page 718 (Attachment C) which connects to Collins Lane. The deed was recorded in the Barren County Clerk's office on October 19th, 2018.

4. The proposed division takes place along an existing vehicular way, see Attachment D, 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 6.313 +/- 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 Ricky Houchens and seconded by Rondal Brooks to approve the Agriculture Division of Real Estate, Joseph Smith, Applicant, because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)((22). Motion unanimously carried.

Eddie Atnip expressed a need for a backup for Kevin should he be out of the office. Mr. Atnip asked about filling the position vacated by Brian McKeever.

Chairman Gumm will investigate the matter and report at the December meeting.

There being no further business to come before the Commission, upon the motion of Eddie Atnip, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 7:33 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer