

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

January 19, 2021

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, January 19, 2021 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm, Chairman called the meeting to order at 7:00 PM.

The roll was called with the following Commission Members present:

Eddie Atnip	Ricky Houchens
Joe Austin	David Jessie
Brad Bailey (Zoom)	Joan Norris
Lewis Bauer	David Rutherford (Zoom)
Rondal Brooks	Janis Turner
Tommy Gumm	Candy Wethington
	Forrest Wise

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Eddie Atnip and seconded by Lewis Bauer to approve the December 21, 2020 minutes as corrected. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The following January 19, 2021 invoices were presented for payment:

A motion was made by Rondal Brooks and seconded by Joan Norris to pay the January 19, 2021 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 December 31, 2020 was \$7,748.66. Deposits in the amount of \$4,045.00 were received from Barren County and \$150.00 from the City of Glasgow. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, spoke to the Mayor, who has talked to the County Judge Executive, about the vacant position of Planning Administrator.

Today was the last day for the Secretary of the Building Inspector’s Office. It was suggested to combine both positions into one and have that individual work in both offices. The position has been posted to get the process started. Mr. Myatt wanted to present this suggestion to the Commission to make them aware of what is going on.

II. PUBLIC HEARING:

- 1. 011921-01-G – Zone Change Application** – *Span Tech, LLC, Owner/Applicant – R-1 – (Low Density Residential District) & B-3 (Highway Service Business District) to I-1 (Light Industrial District) – Properties located at 101 Hilltopper Way & 647 Roseville Road – 14.213 +/- Total Acres – Glasgow*

Janis Turner recused herself from the Public Hearing and Development Plan due to a conflict of interest.

A public hearing was conducted.

Chairman Gumm Opened the hearing and served as the Hearing Officer.

Chairman Gumm sworn in Kevin Myatt, Planning Director, who stated that all notifications had been made and all signage was in place.

Kevin Myatt, Planning Director, presented the Zone Change Application and Planning Staff Recommendations.

Chairman Gumm asked if anyone present would like to speak in favor of the proposed Zone Change.

No one present address the Commission.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed Zone Change.

No on present addressed the Commission.

James Layne, Span Tech, came forward and was sworn in by Chairman Gumm. Mr. Layne stated that his company had no intentions for truck and trailers to use the roadway which was not fully accepted into the City Street System.

Commission Member David Rutherford asked if there was a proposal for an entrance roadway off Hwy. #249. The answer was YES.

There being no further questions, Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and seconded by Brad Bailey to approve the Proposed Zoning for Span Tech, LLC for properties located at 101 Hilltopper Way and 647 Roseville Road, Glasgow KY because the proposed map amendment is not in agreement with the adopted Comprehensive Plan; however, the I-1 designation is appropriate, and the R-1 and B-3 Projected Uses of the Comprehensive Plan are inappropriate; and a Binding Element that no semi/tractor-trailer traffic shall utilize the portion of Hilltopper Way that is not accepted for maintenance by the City of Glasgow for the purpose of delivering products, materials, etc. Motion unanimously carried.

James Lyons spoke to the Commission and stated that he agreed with the Binding Element referring to tractor-trailers using a portion of Hilltopper Way that is not accepted into the City Street System.

III. DEVELOPMENT PLAN:

- 1. 011921-02-G – Final 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 Development Plan proceedings due to a conflict of interest. Vice Chairman 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-4.0 and C-4.1 are detailed proposed grading sheets for the development.
 - A. As shown on the plans, storm water runoff is to drain via a system of proposed drop boxes and a curtain drain located on the eastern portion of the site to proposed to drain the centralized drop box (DBI-8) on the property and flow north to junction box 3 (JB-3).
 - 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-5.0 and C-5.1 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 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 developments.

A motion was made by Rondal Brooks and seconded by David Jessie to approve the Final Development Plan for Don Franklin Nissan because the proposed development plan does meet the minimum standards set forth in Section 1152 of the Glasgow Development Ordinance; and subject to Staff Findings and recommendations of approval of the proposed development with a condition that adequate soil erosion controls be implemented. Motion carried unanimously.

Tommy Gumm and Janis Turner returned to the meeting and Mr. Gumm reassumed the Chair.

IV. SUBDIVISION:

1. 011921-03-G – Pin Seeker Way Road Adoption – *Adoption of the proposed roadway into City of Glasgow Roadway Maintenance.*

Staff Findings:

1. Attachment A is the letter from Roger Simmons, Superintendent of Public Works, for the City of Glasgow indicating the acceptance for maintenance for Pin Seeker Way, a local City street. The approximate length of maintenance is three hundred ninety-six (396') feet and the approximate width is twenty-three (23') feet with a fifty (50') foot right-of-way.
2. Attachment B is a photo map of the area with the roadway for the subdivision.

A motion was made by Forrest Wise and seconded by Janis Turner to approve the Pin Seeker roadway for adoption into the City of Glasgow street network for maintenance, because the proposed roadway does meet the minimum standards set forth in the Barren County Subdivision Regulations for street construction, Article 6 and the City of Glasgow Road Superintendent does indicate that the proposed roadway does meet the minimum standards for the City of Glasgow and to forward this motion to the City of Glasgow. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 8:08 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer