

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

**April 19, 2021**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, April 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	Joan Norris
Lewis Bauer	David Rutherford
Rondal Brooks	Janis Turner
Tommy Gumm	Forrest Wise
David Jessie	

Brad Bailey, Candy Wethington were absent.

**I. GENERAL BUSINESS:**

**Agenda Item # 1 - Approval of Minutes**

A motion was made by Forrest Wise and seconded by Joe Austin to approve the March 15, 2021 minutes. Motion unanimously carried.

**Agenda Item # 2 - Approval of Invoices**

The April 19, 2021 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Eddie Atnip to pay the April 19, 2021 invoices as presented for payment. Motion unanimously carried.

**Agenda Item # 3 – Committee Reports**

Chairman Gumm appointed the following as the Budget Committee – David Jessie, Chairman; Eddie Atnip and David Rutherford. Kevin Myatt told the Budget Committee he wanted to talk with them after the monthly meeting.

Chairman Gumm stated that there will be a Text Amendment update for Park City. He appointed Rondal Brooks and Lewis Bauer to serve on that committee. David Rutherford and Forrest Wise will serve on the Text Amendment Committee for the update of Cave City.

**Agenda Item # 4 - Treasurer's Report**

The bank balance as of March 31, 2021 was \$57,162.27. Deposits in the amount of \$3,215.00 were received from Barren County and \$1,555.00 from the City of Glasgow in the month of March 2021. The Treasurer's Report was filed as presented.

**Agenda Item # 5 – Director's Report**

Kevin Myatt, Planning Director, stated that Text Amendment Public Hearings for both Park City and Cave City and scheduled for May. Public Meetings will be held at each location, Park City City Hall and Cave City City Hall on May 6<sup>th</sup> and May 11<sup>th</sup>. This will be a public meeting and public input for any text amendment changes.

Mr. Myatt said a gentleman attended a Planning Commission meeting last year or maybe in 2019 who asked the Commission about some of the rules and regulations with regards to subdivision, how we might go to the legislative bodies and try to talk with them in regards to utilities on how to encourage development for subdivision and what utilities could do, what they might be able to offer and what me might be able to discuss in changing our Subdivision Regulations. Mr. Myatt suggested a meeting with the utility companies to get their input on ways to entice people/individuals who might want to develop land in Barren County. Both Barren County and the City are lagging behind with available lots to develop. The cost of development is so great, not a cost from the Planning Commission, that maybe utilities could help with the cost.

Chairman Gumm stated that some cities allow partial development and then starting sales of lots which would help a developer in that regard in not having to foot the bill for everything.

Mr. Myatt said the office is having issues with their PDF viewer. Currently they have Adobe Acrobat Pro that does not provide the services needed to perform their work in a timely manner. A good PDF program, Bluebeam, allows you to do about anything on a PDF. The difference between Adobe and Bluebeam, Adobe charges a per month fee, no more CDs and will run about \$1,000.00 to \$1,100.00 per year. Bluebeam allows you to purchase the product, which includes two (2) licenses, at a cost of \$698.00 but when you purchase the program, you own it. The only thing you might have to do is maybe upload any new changes. This is a good tool, much better than Adobe, but is above the threshold of expense that Mr. Myatt can spend.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to authorize the purchase for two seat licenses for Bluebeam at a cost of \$698.00 dollars. Motion unanimously carried.

Mr. Myatt stated that recently a few people wanted to pay their fees with a debit or credit card. There are two (2) versions – 1) Through BancCard, a setup fee of \$95.00 plus a \$50.00

monthly fee. First year cost would be \$695.00, and each year thereafter would be \$600.00. There is also a 3.5% commission fee that is added. 2) A program called Square, a white square that you can put in a phone. There is 3.58% fee charge for each transaction and no yearly fee. Kevin will have to check to see if the Square Program can be used by government agencies. There are usually about 1 – 2 people per month that wants to use the card.

Chairman Gumm suggested that the Square Program be looked at before the next meeting.

Mr. Myatt told the Commission he was recording the meeting digitally to see how it sounds. Cassettes are soon to be obsolete and with the current transcriber is not working well, the cost of a Digital Transcriber will be \$250.00 - \$600.00 approximately. Mr. Myatt will do more research on cost and bring this information before the Commission in May.

## **II. PUBLIC HEARING:**

- 1. 041921-01-G – Zone Change Application – Billy and Emily Carver, Owner/Applicant – I-1 (Light Industrial District) to I-2 (Heavy Industrial District) – Property located at the intersection of Prestwick Drive and Hume Way and approximately one thousand three hundred (1,300') feet east of the Prestwick Drive and Aberdeen Drive intersection – 3.247 +/- Total Acres – Glasgow**

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

A public hearing was conducted.

Chairman Gumm swore 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.

Brandon Bragg, 103 Hume Way, spoke in opposition of the proposed zone change because there was nothing presented to show what was going to be on the site.

Mr. Myatt spoke that the site was small for Heavy Industrial District, but anything that would be used for the proposed use would have to be contained inside the building or behind a fence with an opacity rating of 80%.

Chairman Gumm closed the hearing.

A motion was made by Joe Austin and seconded by Janis Turner to approve the Proposed Zoning for Billy and Emily Carver, Owner/Applicant, for property located at the intersection of Prestwick Drive and Hume Way because the proposed map amendment is in agreement with the adopted Comprehensive Plan. Motion unanimously carried.

**2. 041921-01-P – Zone Change Application – Nancy Grimes, Owner/Applicant – R-2 (Two Family Residential District) and B-1 (General Business District) to NB (Neighborhood Business District) – Property is located at 24790 Louisville Road – 1.47 +/- Total Acres – Park City**

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

A public hearing was conducted.

Chairman Gumm swore 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.

Nancy Grimes, 1622 Bosnia Way, Bowling Green, KY, spoke in favor of the proposed zone change and said it would be mainly for out of town attorneys to have a place to stay and work in the same building.

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

Larry Key, 24800 Louisville Road, Park City, KY asked if there was anything against having a business out of the home and he was opposed to a box store locating there.

Mr. Myatt explained that there could be dual occupancy at a residence in the Neighborhood Business District, but it would need to be approved by the Park City Board of Adjustment and that box stores won't locate there because the size of the lot.

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

A motion was made by Ricky Houchens and seconded by David Rutherford to approve the Proposed Zoning for Nancy Grimes, Owner/Applicant for the property located at 24790 Louisville Road, because the proposed map amendment is in agreement with the adopted Comprehensive Plan. Motion unanimously carried.

### **III. SUBDIVISION:**

**1. 041921-01-B – Subdivision Regulations Pre-Subdivision Variance Application – Robert Ballard, Owner – Property located at 3098 Kino Road – Twenty-Three (23') feet to the One Hundred 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 Twenty-three (23') foot variance to the One Hundred Twenty-Five (125') foot lot width requirement, Article 502.1.2 of the Barren County Subdivision Regulations.
3. Attachment B is the large scale general vicinity map at a four hundred (400') foot scale. Attachment C is at a two hundred (200') foot scale. The property is located at 3098 Kino Road (Hwy 1320), a State maintained roadway.
4. Attachment D is the Property Photo map, which shows subject property and the neighborhood characteristics, as well as the approximate location of the proposed land subdivision.
5. Attachment E is an Aerial Map showing the subject property and surrounding neighborhood. As indicated on there are two residences on the current parcel; with the majority of the property and surrounding property being mostly wooded.
6. Attachment F is a survey prepared by Leftwich Surveying showing the two (2) proposed Tracts. The Tract indicated to be 0.64 acres is the proposed Tract requiring the twenty three (23') foot Variance to the minimum Lot Width Requirement.

A motion was made by Lewis Bauer and seconded by Rondal Brooks to approve the Proposed Variance Application for Robert Ballard, Owner/Applicant for the property located at

Page Six  
April 19, 2021

3098 Kino Road, because the granting of the variance will not adversely affect the public health, safety or welfare and it will not alter the essential character of the general vicinity. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Lewis Bauer, seconded by Rondal Brooks, and unanimously carried, the meeting was adjourned at 8:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By: \_\_\_\_\_  
Tommy Gumm, Chairman

ATTEST:

\_\_\_\_\_  
Janis Turner, Secretary-Treasurer