

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

May 17, 2021

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, May 17, 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, David Rutherford and Janis Turner were 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 April 19, 2021 minutes. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The May 17, 2021 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by David Jessie to pay the May 17, 2021 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

Chairman Gumm appointed the following as the Nominating Committee – Lewis Bauer, Chairman; Joe Austin and Joan Norris.

Planning Director Kevin Myatt presented the proposed budget for July 1st, 2021 – June 30th, 2022 fiscal year. He stated there was an increase of \$3,000 from the previous year, but also there was an increase in income to offset that.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the proposed Budget for the 2021-22 Fiscal Year. Motion unanimously carried.

The approved budget is on file in the Planning Commission Office.

Agenda Item # 4 - Treasurer's Report

The bank balance as of April 30th, 2021 was \$51,045.86. Deposits in the amount of \$3,135.00 were received from Barren County and \$2,450.00 from the City of Glasgow in the month of April 2021. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, reported on the cost of a digital recorder to replace the old obsolete system. The cost is as follows:

Digital Recorder	- \$500.00
Digital Software	- 400.00
Installation	- 100.00
1-Year Annual Support/Maintenance	- <u>175.00</u>
Total	\$1,175.00

A motion was made by Lewis Bauer and seconded by Joan Norris to purchase a digital recording system at a cost of \$1,175.00 according to Kevin Myatt's recommendation. Motion unanimously carried.

Mr. Myatt reported on his findings in reference to the use of a debit/credit card for his office. He said the Square Program was not a good choice, but it was not secure in funds. The other option is costly and the requests to use a credit/debit card was not enough to warrant the cost. Mr. Myatt recommended no action be taken due to the excessive cost of the program.

Mr. Myatt said there might be surplus money in the current budget. He asked for approval to make purchases up to \$1,000.00 for an office chair and staff shirts.

A motion was made by Eddie Atnip and seconded by Forrest Wise to authorize Kevin to spend up to \$1,000.00 for an office chair and staff shirts. Motion unanimously carried.

II. SUBDIVISION:

- 1. 051721-01-B – Subdivision regulations Pre-Construction Variance Application – Kathy Judy Simmons, Owner/Applicant – Property located at 4329 Happy Hollow Road – Six (6') feet to the Ten (10') foot Side Yard Setback Regulation – article V(B)(3)(g) of the 1990 Barren County Subdivision Regulations – 1 Lot – Barren County**

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Construction 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 Six (6') foot variance to the Ten (10') foot side yard setback requirement, Article V(B)(3)(g) of the 1990 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 4329 Happy Hollow Road, a County maintained roadway.
4. Attachment D is the Property Photo map, which shows subject property and the neighborhood characteristics.
5. Attachment E is an Aerial Map showing the subject property and surrounding neighborhood. As indicated on there was an existing manufactured home that was removed; the manufactured home shown in the Attachment D, Property Photos Map, is the manufactured home replacing the one previously on-site.
6. Attachment F is a survey prepared by Leftwich Surveying in 1994 showing when the parcel was severed from the parent tract.

A motion was made by Rondal Brooks and seconded by Lewis Bauer to approve the Variance Application for Kathy Judy Simmons, Applicant/Owner, for the property at 4329 Happy Hollow 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.

III. DEVELOPMENT PLAN

1. **051721-01-G – Preliminary Plan – *The Moran at Murphy Court – Glass Holdings, LLC, Applicant/Owner(s) – Property located at 105 Myrtle Street – 1 Tract 4.14 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.***

Staff Findings:

1. Currently the subject property is located within a B-3 (Highway Service Business) District.

2. The existing tract of land contains approximately 4.14 total acres with 2.68 total acres being disturbed in this development.
3. As shown on Sheet C-3.0 the applicant is proposing two (2) 8-plex multi-family dwelling units and accommodating storage units. The storage units are for the inhabitants of the 8-plex dwellings only.
4. Section 158.400(1) of the Glasgow Zoning Ordinance require dwelling units to provide two (2) parking spaces per dwelling unit. The minimum required parking spaces is thirty-two (32); the Applicant is providing forty-seven (47) new spaces.
5. There is no direct access to Myrtle Street or West Cherry Street; access to the site is through the existing parking area.
6. Sheet C-4.0 shows the proposed grading of the subject property as well as drainage calculations for the increased impervious area. As indicated in Runoff Coefficient calculation table the additional impervious area will result in an increased runoff coefficient and thus additional retention will be required. The applicant intends to utilize an existing sinkhole as the means of water runoff leaving the site; the means of drainage to currently exit the development. The engineer proposes altering the existing basin around the sinkhole to accommodate the additional runoff. See note on Sheet C-4.0.
 - A) Two separate storm sewer systems are proposed for the development: both entering the aforementioned retention basin.
 - B) A retention wall is proposed in the north west corner of the development; twelve (12') foot tall at the center and tapering to one (1') foot tall at each end. A profile view of the wall is shown on Sheet C-4.1.
7. Sheet C-5.0 shows the required erosion control measures for the site. The applicant proposes a temporary construction entrance leading from the existing parking lot, inlet protection for the proposed drop boxes, and erosion control blankets in the sloping areas. The staff also requires rip-rap in accordance with KY Division of Water standards be installed at the outlet of the proposed headwalls.
8. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
9. The proposed utilities shown on Sheet C-6.0 and C-6.1 are for preliminary design purposes only. No utility has given approval as to the water, sewer, or electric shown on the plans. Final plan approval will not be given until said utility providers approval.

10. Section 158.028(2) of the Glasgow Zoning Ordinance requires any new development provide and maintain landscaped area equal to 10% of the Vehicle Usage Area. Final Development Plans need to provide a site summary table showing that this requirement is met. All other provision of Section 158.028 (Landscape and Buffer Area Minimum Requirements) shall also be met and depicted in the Final Plan Set.

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. Also, updated plans to reflect the landscape requirements as well as the drainage updates and required erosion control measures will be required for Final Development Plan submittal.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Preliminary Development Plan of the Moran at Murphy Court, 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 of: Adequate soil erosion controls be implemented and no building development to occur on any other proposed Tract until a Final Plan has been submitted. Motion unanimously carried.

IV. PUBLIC HEARING:

1. 051721-01-P – Text Amendment – Amendment to the Park City Zoning Ordinance.

A public hearing was conducted.

Chairman Gumm served as the hearing officer.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all notifications had been made for the Text Amendment.

Kevin Myatt, Planning Director, presented the Text Amendment (available in the Planning Commission office).

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

No one present address the Commission.

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

No on present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Lewis Bauer and seconded by Ricky Houchens to approve the Proposed Text Amendment for Park City. Motion unanimously carried.

IV. PUBLIC HEARING:

2. 051721-01-C – Text Amendment – *Amendment to the Cave City Zoning Ordinance.*

A public hearing was conducted.

Chairman Gumm served as the hearing officer.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all notifications had been made for the Text Amendment.

Kevin Myatt, Planning Director, presented the Text Amendment (available in the Planning Commission office).

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

No one present address the Commission.

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

No on present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the Proposed Text Amendment for Cave City. Motion unanimously carried.

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

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JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer