

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

**June 21, 2021**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, June 21, 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
Brad Bailey	David Rutherford
Lewis Bauer	Janis Turner
Rondal Brooks	Candy Wethington
Tommy Gumm	Forrest Wise

David Jessie was absent.

**I. GENERAL BUSINESS:**

Chairman Gumm requested to move Agenda Items # 4 – Treasurer’s Report and Item # 5 – Director’s Report to the end of the meeting.

Kevin Myatt, Planning Director, presented a plaque and gift card to Rondal Brooks in recognition of 24 years of service to the Joint City-County Planning Commission. Chairman Gumm also thanked Mr. Brooks for his many years of dedicated service.

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

A motion was made by Forrest Wise and seconded by Joan Norris to approve the May 17, 2021 minutes. Motion unanimously carried.

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

The June 21, 2021 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Eddie Atnip to pay the June 21, 2021 invoices as presented for payment. Motion unanimously carried.

**Agenda Item # 3 – Committee Reports**

There were no Committee reports.

**II. PUBLIC HEARING:**

- 1. 062121-01-B – Zone Change Application** – *Housing Authority of Glasgow, Applicant, Glasgow Housing Corporation, Inc., Owner – B-2 (General Business District) to R-4 (Medium Density Multi-Family Residential District) – Property located at the intersection of Lincoln Road and Myrtle Street and approximately two hundred twenty-five (225') feet southwest of the Cameron Court and Lincoln Road Intersection – 1.096 +/- Total Acres - Glasgow*

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 and presented the Map Amendment.

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

Rich Alexander, Attorney, presented to the Commission an overview of the proposed project.

Sherry Lee, Executive Operations Officer for the Housing Authority of Glasgow, was sworn in by Chairman Gumm. She spoke in favor of the Zone Change and presented a packet of information to each Commission Member.

Attorney Alexander moved to introduce the packet as presented by Ms. Lee as “Exhibit 1”.

The proposal is to construct a structure with eight (8) 1-bedroom apartments. Ms. Lee stated it would be more cost effective to construct one (1) 8-plex building rather than two (2) 4-plex buildings.

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

No one present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the proposed Map Amendment for the Housing Authority of Glasgow, because the proposed map amendment is in agreement with the adopted Comprehensive Plan and the subject property accesses North L Rogers Wells Blvd. (US 31E) to the west via West Cherry Street and the subject property is located in an area where commercial, industrial, and residential uses are in existence. Motion unanimously carried.

### **III. SUBDIVISION:**

**1. 062121-01-P – Preliminary Plat – Mike White, Applicant/Owner – Parkview Estates, Subdivision – Phase 2 – Property located along Bardstown Road – 13 Lots – 5.11 +/- Total Acres – Park City – Plans Prepared by LEI Landmark Engineering**

1. Phase 1 of this development received Final Plat approval on February 19<sup>th</sup>, 2019, for 10 lots along Bardstown Road and Blakeman Street. The property is zoned R-2, Two-Family Residential District.
2. The proposed development is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.1 of the Barren County Subdivision Regulations, see Sheet C2.0. The lots are to be served by sewer as indicated on the proposed site utilities.
  - a. Lot number 17 is to be utilized as the drainage retention area for this proposed development and is labeled as a non-buildable lot.
  - b. The Final Plat must indicate that Lots 25 & 26 be added to the adjacent properties in order to conform to the Barren County Subdivision Regulations. These two lots are shown on Sheet C2.0.
3. The proposed roadway shown on Sheet C2.1 meets the width and grade standards of Article 6 (Street Design Standards) of the Subdivision Regulations.
  - a. The proposed road name, Abbi Court, has been approved by the B.I.T.S. (Barren Information Technology Systems) office.
4. All site water runoff is to drain to the proposed drainage area via ditches along the proposed roadway as indicated by Sheet C3.0.
  - a. A culvert is proposed at the entrance of the Subdivision.

- b. The applicant's engineer is proposing a sinkhole box be placed inside the proposed retention basin on top of an existing sinkhole. Details for this box are given on Sheet C6.0.
5. Sheet C4.0 of the Plan Set indicate the proposed erosion control methods during construction. The engineer proposes a temporary construction entrance at the intersection of Bardstown Road, rip rap at the outlet of the proposed entrance culvert, sandbag protection at said culvert outlet, rock check dams along the proposed ditches, rip-rap on the bank of the retention pond and a permanent drywell protection shown on Sheet C6.0.
6. All utilities are available to each lot by WRECC, SCRTC and the Caveland Environmental Authority.
  - a. The applicant is proposing the development be serviced by two fire hydrants: one, an existing hydrant located on Lot #15 and a proposed hydrant near the entrance to the Subdivision.
  - b. Sheet C5.0 shows the proposed water and sewer connections for each lot. The sewer is to connect to an existing manhole located on Lot #16. The water is to connect to an existing water line on lots 16 & 18. Easements for these utilities are also shown on Sheet C5.0.
  - c. The applicant is proposing two additional manholes in the proposed roadway.
7. The applicant has filed a Letter of Credit with the Planning Commission staff in the amount of \$121,740.00 to cover all roadway construction expenditures plus 10% of the construction contract.

Staff Recommendation:

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

A motion was made by David Rutherford and seconded by Rondal Brooks to approve the Preliminary Plat for Mike White, Applicant/Owner of Parkview Estates Subdivision, Phase 2 because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations of approval of the proposed Preliminary Plat. Motion unanimously carried.

- 2. 062121-01-B – Preliminary and Final Plat – Chrissy Roark Jenkins, Applicant/Owner – Property located at 8030 Roseville Road – 6 Tracts – 59.873 +/- Total Acres – Barren County – Plans prepared by Davidson Land Surveying, Inc.**

Staff Findings:

1. The proposed development is being divided along existing road frontage and each tract exceeds the minimum lot size requirements, per Section 502.2.2 of the Barren County Subdivision Regulations.
2. The Barren River District Health Department reviewed and has signed the proposed plat because all lots are to be served by septic systems.
3. All utilities are available to each lot by FRECC, SCRTC and the Glasgow Water Company.
4. In accordance with Article 700.0 of the Barren County Subdivision Regulations any further subdivision of the parent tract that results in a parcel totaling less than ten (10) acres will require a fire hydrant be installed.
5. The Kentucky Department of Highways has signed the proposed plat signifying approval of proposed entrances on Roseville Road (KY 249).

Staff Recommendation:

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

A motion was made by Lewis Bauer and seconded by Candy Wethington to approve the Preliminary and Final Plat for Chrissy Roark Jenkins, Applicant/Owner(s) Subdivision because the proposed Subdivision does meet the minimum 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.

- 3. 062121-02-B – Preliminary and Final Plat – Wildlife and Timber Management, LLC, Applicant/Owner(s) – Property located along Bluff Springs Road – 10 Tracts – 125.928 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.**

Staff Findings:

1. The proposed development is being divided along existing road frontage and each tract exceeds the minimum lot size requirements, per Section 502.2.2 of the Barren County Subdivision Regulations, with the exception of Tract #10 which will be added to the adjacent property owner.
2. The Barren River District Health Department reviewed and has signed the proposed plat because all lots are to be served by septic systems.

3. The Glasgow Water Company does not have adequate water coverage that will allow for further development.
4. The proposed plat has four (4) proposed tracts with less than ten (10) acres. In accordance with Article 700.0 of the Barren County Subdivision Regulations any further subdivision of the parent tract that results in a parcel totaling less than ten (10) acres will require a fire hydrant be installed.
5. The “old house” noted on Tract #4 is an existing structure that is located inside the front yard building setback. A Variance note has been put on the proposed plat stating that any further encroachment of the existing structure will be allowed.

**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 Wildlife and Timber Management, LLC, Applicant/Owner(s), Subdivision because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations of approval of the Preliminary and Final Plat. Motion unanimously carried.

**IV. DEVELOPMENT PLAN:**

1. **062121-02-G – Preliminary and Final Plan – CATK, Applicant/Owner(s) – Property located at 120 Donnelly Drive – 1 Tract – 8.02 +/- Total Acres – Glasgow – Plans prepared by Gersham Smith**

**Staff Findings:**

1. Currently the subject property is located within an I-2 (Heavy Industrial) District.
2. The existing tract of land contains 67 total acres with 8.02 total acres being disturbed. The majority of the site slopes to the southeast, away from Donnelley Drive, see Sheet C01.06.
3. As shown on Sheet C105 the applicant is proposing to remove three (3) impervious areas of the existing parking area.
4. The Glasgow Board of adjustment granted Appeal #803 for the applicant which reduced the required parking schedule of Section 158.400(8) to three hundred (300) parking spaces.

5. Sheet C200 shows the entirety of the proposed parking lot alteration. As shown on the plan sheet the applicant proposes a larger turn around area for proposed loading/unloading, restructuring the existing parking lot for employee parking, widening the existing entrance aisle and adding an additional drive aisle. The proposed drive aisle access to Donnelley Drive has been approved by the Glasgow Superintendent of Public Works. The applicant proposes adding a guard shack, independent from the existing building.
6. As shown on Sheet C300 the applicant proposes utilizing proposed and existing storm structures to accommodate stormwater runoff. The applicants engineer has stated that the additional drive aisle entrance will increase the runoff coefficient marginally but the existing retention basin, located elsewhere onsite, will sufficiently handle the additional runoff.
7. The applicant intends to utilize silt fencing, rock check dams, construction entrances, turn reinforcement matting, and inlet protection to minimize water quality impacts. See Sheet C405 for the proposed erosion control measures.
8. The relocation of utilities shown on Sheets C501 and C502 have been approved by the appropriate utility providers.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and 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 quality impacts where the natural ground cover has been disturbed.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the Preliminary and Final Development Plan for CATK, 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 and sedimentation control measures, shown on the approved plans, be implemented during and after site construction. Motion unanimously carried.

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

The bank balance as of May 31, 2021 was \$43,001.74. Deposits in the amount of \$3,010.00 were received from Barren County and \$1,120.00 from the City of Glasgow in the month of May 2021.

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

Kevin Myatt, Planning Director, told the Commission that the truck used by his office was in need of repairs. He stated that there will probably be a carryover in the current budget of approximately \$20,000.00 and a CD in the amount of \$73,379.16 will mature in September. He asked about the possibility of purchasing a newer truck.

The Commission suggested that Mr. Myatt investigate the costs of newer trucks.

A motion was made by Brad Bailey and seconded by Eddie Atnip to carry over the excess \$20,000.00 in the current budget. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Rondal Brooks, seconded by Eddie Atnip, and unanimously carried, the meeting was adjourned at 8:03 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

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

ATTEST:

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