

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

November 15, 2021

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, November 15, 2021 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

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

The roll was called with the following Commission Members present:

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

Gary Carroll was absent.

I. GENERAL BUSINESS:

Chairman Gumm asked for a motion to amend the agenda by eliminating Public Hearing Item # 1 – 111521-01-P – Zone Change Application – Akhmed Ibragimov, Owner/Applicant – NB (Neighborhood Business District) to I-1 (Light Industrial District) – Property is located at 24790 Louisville Road – 1.71 +/- Total Acres – Park City, at the Applicant’s request.

A motion was made by Eddie Atnip and seconded by Lewis Bauer to amend the agenda by eliminating Public Hearing Item # 1 – 111521-01-P – Zone Change Application – Akhmed Ibragimov, Owner/Applicant and postpone per the request of the Applicant and subject to re-notification requirements of KRS 100. Motion unanimously carried.

Agenda Item # 1 - Approval of Minutes

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the October 18, 2021 minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The following November 15, 2021, invoices were presented for payment:

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the invoice as submitted. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

Kevin Myatt, Planning Director, reported the Cave City Development Planning Ordinance Committee met last week. The two Planning Commission Members were unable to attend. On December 20, 2021 a public meeting/hearing for the development plan for the creation of a development plan ordinance for Cave City will be held in the Cave City Council Chambers. Mr. Myatt will forward all the information to the Commission Members prior to the meeting for their review.

Agenda Item # 4 - Treasurer's Report

The bank balance as of October 31, 2021, was \$19,542.55. Deposits in the amount of \$2,300.00 were received from Barren County and \$975.00 from the City of Glasgow in the month of September 2021. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, reported that all Commission Members must have their yearly Continuing Education hours completed by December 30, 2021. He can send a link to the Commission Members for them to get their hours before the end of the year.

III. SUBDIVISION:

- 1. 111521-01-B – Agricultural Application for Division of Real Estate – Bennie Mutter, Applicant/Owner – 1 Tract - .25 +/- Total Acres – Property located at 491 Mutter Road – Barren County – Plans prepared by Leftwich Land Surveying, Inc.**

Commission Member Janis Turner recused herself from the Agenda item.

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 491 Mutter Road, a County maintained roadway that leads to Browning School Road, also a County maintained roadway.

3. There is an existing gravel drive with a prescriptive easement per plat book 14, page 570 (Attachment D) which connects to Mutter Road. The plat was recorded in the Barren County Clerk's office on July 28th, 1998.
4. The proposed division takes place along this existing vehicular way, see Attachment C, Property Photos.
5. Attachment E is a survey showing the vehicular way and proposed tract. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 5.25 +/- 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 Eddie Atnip and seconded by Brad Bailey to approve the Agricultural Application for Bennie Mutter, Applicant/Owner(s) for the property located 491 Mutter Road, because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22) and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

Commission Member Janis Turner returned to the meeting.

- 2. 111521-02-B – Preliminary and Final Plat – Keller Fishback, Application/Owner(s) – Property located along Hwy 70 (Griderville Road) – 4 Tracts – 8.19 – Amendment to Minor Plat +/- Total Acres – Barren County – Plans prepared by Leftwich Land Surveying, Inc.**

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. This subdivision was originally a Minor Conveyance Plat, consisting of four (4) Tracts, see Attachment B. The applicant is proposing further subdivision of the Parent Tract which will result in six (6) proposed tracts, requiring a Major Plat (Attachment C) be recorded and thus requiring Planning Commission approval.

3. The proposed development is being divided along existing road frontage and each Tract exceeds the minimum lot size requirements, per Article 502.2.2 of the Barren County Subdivision Regulations.
4. The proposed plat is shown on two sheets: the first sheet showing the proposed division and the second with the appropriate signatures.
5. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and the Glasgow Water Company and each has signed the second page of the plat.
6. The proposed land division is to be serviced by a proposed fire hydrant located near the property line of Tracts # 2 (two) and #5 (five). The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
7. Tracts #5 (five) and #6 (six) are flag lots meeting the required minimum
8. Entrances Highway 70 (Griderville Road) will require approval from the Kentucky Transportation Cabinet.

Staff Recommendation:

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

A motion was made by Forrest Wise and seconded by Joan Norris to approve the Preliminary and Final Plat for Keller Fishback, Applicant/Owner, 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.

IV. DEVELOPMENT PLAN

1. **111521-01-G – Preliminary Plan – Bluegrass Ingredients Expansion – Bluegrass Dairy & Food, LL, Applicant/Owner(s) – Property located at 1117 Cleveland Ave. – 1 Tract – 1.26 +/- Total Acres – Glasgow – Plans prepared by American Engineers, Inc.**

Staff Findings:

1. Currently the subject property is zoned I-1 (Light Industrial District).
2. The existing tract of land contains approximately 18.22 total acres with 1.26 total acres being disturbed on the site for the proposed facility. The majority of the existing site slopes to the south, toward Cleveland Avenue, See Sheet C-200.

3. Sheet C-202 shows the proposed demolition of the existing gravel parking area.
4. The Applicant is proposing the construction of an industrial building used for food product processing. Sheets C-300 & C-301 are detailed drawings with dimensions, etc. for the proposed parking layout.
 - A. As indicated on Sheet C-300 the applicant is proposing a total of seven (7) parking spaces. The parking requirement in Section 158.400(8) is one (1) space per employee maximum plus one (1) space for each vehicle operated by the use. The new facility would require an additional four (4) spaces by the zoning ordinance.
5. Sheet C-400 and C-401 are detailed proposed grading sheets for the development.
 - A. As shown on the plans, stormwater runoff coefficient has increased so additional retention is proposed for the development. Plans indicate two (2) additional drainage basins to accommodate this increased runoff to restrict the water flow to previous rates prior to the additional impervious area. The proposed stormwater is to exit the site the same of that prior to construction via storm piping and ditching along Sorenson Drive.
 - B. A retaining wall is proposed on the east side of the proposed parking lot and drive aisles. The retaining wall is approximately four (4') feet tall at its highest point. There is no guard rail proposed for the retaining wall.
6. Sheet C-500 and C-501 show Phase 1 and Phase 2 erosion control measures to be implemented.
 - A. During Phase 1 of construction silt fencing, and inlet protection are proposed at the inlets and along ditches and toe of slopes.
 - B. Phase 2 of construction will utilize further inlet protection, rock check dams and erosion control blankets being used once final grade has been met in grass areas.
7. Sheet C-600 depicts the preliminary utility design for the project. Final Plans will require documentation from the appropriate utility provider before Final approval.
 - A. The applicant is proposing attachment to existing site utilities along Sorenson Drive for water, sewer, and electrical service.
 - B. A meter vault and an additional fire hydrant are proposed along Sorenson Drive.
8. Construction details are shown on Sheets C-700 & C-701.

9. A stormwater maintenance agreement must be signed with the City of Glasgow Stormwater Coordinator prior to Final Approval.

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.

A motion was made by David Rutherford and seconded by Brad Bailey to approve the Preliminary Plan for Bluegrass Ingredients Expansion 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 that 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.

There being no further business to come before the Commission, upon the motion of Eddie Atnip, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 7:25 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer