

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

December 20, 2021

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, December 20, 2021, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm called the meeting to order

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 (zoom)
Ricky Houchens	

Gary Carroll and Forrest Wise were absent.

I. GENERAL BUSINESS:

Chairman Gumm asked for a motion to amend the agenda by eliminating Development Plan Item # 1 – 122021-02-G – Bluegrass Ingredients Expansion – Bluegrass Dairy & Food, LLC, Applicant/Owner(s) – Property located 1117 Cleveland Ave. – 1 Tract – 1.26 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc., at the Applicant’s request.

A motion was made by Brad Bailey and seconded by Lewis Bauer to eliminate Development Plan Item # 1 – 122021-02-G – Bluegrass Ingredients Expansion – Bluegrass Dairy & Food, LLC, Applicant/Owner(s) – Property located 1117 Cleveland Ave. – 1 Tract – 1.26 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc., at the Applicant’s request. Motion unanimously carried.

Agenda Item # 1 - Approval of Minutes

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the November 15, 2021 minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The December 20, 2021, invoices were presented for payment.

A motion was made by Lewis Bauer and seconded by David Jessie to approve the invoice as submitted. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

Chairman Gumm appointed the following to serve on the Park City Development Plan Committee: Forrest Wise and Gary Carroll.

Agenda Item # 4 – Treasurer’s Report

The bank balance as of November 30, 2021, was \$12,065.33. Deposits in the amount of \$3,265.00 were received from Barren County and \$2,025.00 from the City of Glasgow in the month of November 2021. The Treasurer’s Report was filed as presented.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported that the Continuing Education hour deadline for 2021 ends 12/31/21. Mr. Myatt asked all Commission Members to send him their hours before the end of the year.

II. PUBLIC HEARING:

1. 122021-01-C – *Development Plan Ordinance – Adoption of an Ordinance for reviewing Development Plans – Cave 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 presented the proposed Development Plan Ordinance for Cave City.

Commission Member Eddie Atnip asked “who was to maintain the required buffer zone”. Mr. Myatt responded that there is nothing in the ordinance as to maintenance of the Buffer Zone.

Commission Member Brad Bailey suggested the following verbiage be added, “all fencing and landscaping requirements to be maintained by the property owner”.

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

No one present spoke in favor to the proposed Development Plan Ordinance.

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

No one present spoke in opposition to the proposed Development Plan Ordinance.

Chairman Gumm closed the hearing.

A motion was made by David Rutherford and seconded by Eddie Atnip to approve the Proposed Development Plan Ordinance as amended and to forward to the Cave City Council. Motion unanimously carried.

2. 122021-01-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

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

Chairman Gumm asked Charles A. Goodman, III, Commission Attorney, to explain the Procedures for amending a zoning map and text of regulation – Notice – Hearing – Time limit for final action per KRS 100.211 and findings necessary for proposed map amendment – Reconsideration per KRS 100.213

A public hearing was conducted.

Chairman Gumm served as the hearing officer and swore in Kevin Myatt, Planning Director, who stated that all notifications had been made and presented the Zone Change Application and Map Amendment.

Commission Member David Rutherford asked for an explanation of “Usage for Light Industrial”. Mr. Myatt explained the usages for Light Industrial Districts.

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

Akhmed Ibragimov, Bowling Green, KY, Applicant/Owner, spoke in favor of the Zone Change Application.

Attorney Goodman asked Mr. Ibragimov “what was the nature of his business”.

Mr. Ibragimov responded that he owns A. I. Trucking Company. He will only park running trucks at the site, no more junk if approved and that he bought the property unaware of the regulations on the property.

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

Joseph Bailey, Brown Road, Park City, KY spoke in opposition to the zone change. He said he owns 24 Blakeman Street and that he rents it. He said he has seen that they have blocked the state highway while trying to get a truck and trailer into the property and that he said that is a public safety hazard. He also stated that he has seen junk/wrecked trucks on the property and that there is fluid from the vehicles on the ground there. He said the rezoning would have a bad impact on the residential area.

Mr. Myatt said Ms. Lewis, Hogan Street, Park City, KY who works third shift, contacted him today and said she was not in favor of the zone change.

Vickie Martin, 42 Blakeman Street, Park City, KY, spoke in opposition. She said truck tires, bumpers, etc. are still on the site and that she was concerned about the dumping of waste.

Larry Key, 24800 Louisville Road, Park City, KY. There is a diesel fuel leakage on the proposed site and onto his property. The noise from the trucks is excessive and is concerned about the property values and that other I-1 zoning classifications are on the fringe of the City and not in the center of town.

Patrina Key, 24800 Louisville Road, Park City, KY also spoke in opposition and said that commercial uses are better adjacent uses for residential areas.

Vickie Martin told the Commission that trucks run all night long.

Chairman Gumm asked the Applicant if he had any rebuttal to the statements offered.

Akhmed Ibragimov told the Commission that most of his employees and trucks are in Florida and that he will use Park City site mostly for parking for his drivers and not for the trailers.

Chairman Gumm closed the hearing.

A motion was made by Lewis Bauer and seconded by David Jessie to deny the proposed Zoning Application for Akhmed Ibragimov, Owner/Applicant because the proposed map amendment is not in agreement with the adopted Comprehensive Plan and there have been no major changes of an economic, physical or social nature within the area involved and the present zone change was only made to this property on April 19, 2021. Motion unanimously carried.

3. 122021-01-G – Zone Change Application – PRI Properties, LLX, Owner/Applicant – B-2 (General Business District) to R-4 (Medium Density Multi-Family Residential District) – Property is located at the end of Professional Park Drive and at the end of Trista Lane – 2.456 +/- Total Acres – Glasgow

Attorney Goodman recused himself from the proceedings due to a conflict of interest and left the room.

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

A public hearing was conducted.

Chairman Gumm served as the hearing officer and 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 Map Amendment.

Renea Isaacs, Scottsville, KY spoke in favor of the zone change. Mrs. Isaacs spoke of developing high quality homes and commercial properties and that there is a need in the area for these types of developments. Mrs. Isaacs agreed to the Binding Elements for this property that “Any and all future development plans of the subject property under review for the Zone Change shall not take into consideration the existing drainage infrastructure for the subject property and shall provide retention for all additional storm water runoff”.

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

No one present addressed the Commission.

Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the proposed Zoning Application for PRI Properties, LLC, because the proposed map amendment is in agreement with the adopted Comprehensive Plan and let the Finding and Facts show there are existing multi-family dwellings in the neighborhood and adjacent to the property and as the Applicant has agreed to the Binding Elements that any and all future development plans of the subject property under review for the Zone Change shall not take into consideration the existing drainage infrastructure for the subject property and shall provide retention for all additional storm water runoff. Motion unanimously carried.

Mr. Goodman returned to the meeting.

III SUBDIVISION:

- 1. 122021-01-B – Preliminary & Final Plat** – *The Oaks of Bon Ayr – K & M Services, LLC, Applicant/Owner(s) – Property located in the 7000 Block of New Bowling Green Road (US68 – KY80) – 9 Tracts – 18.56 +/- Total Acres – Barren County Plans Prepared by Pittman Green, LLC.*

Staff Findings:

1. 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.
2. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and the Glasgow Water Company; with the exception of the Glasgow Water Company, all appropriate utility providers, including The Barren County Health Department and the Kentucky Transportation Cabinet, have signed the proposed plat.
3. The proposed land division is to be serviced by an existing fire hydrant located adjacent to Tract #1 and a proposed hydrant located in the Right-of-Way at the property line of Tract #6 and #7. The hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
4. Entrances onto US 68 / KY 80 have been approved by the Kentucky Transportation Cabinet, as noted on the plat. The three (3) proposed entrances shown also give way to a proposed ingress/egress easement at each location allowing two (2) proposed tracts to utilize the same entrance. Tract #1 and #2 utilize a similar entrance at the existing entrance shown.
5. No entrances will be permitted along the Cumberland Parkway.

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 Joan Norris to approve the Preliminary and Final Plat for K&M Services, 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.

Chairman Gumm reminded everyone that the January and February meetings would be held on the 3rd Tuesdays of both months due to Holidays.

Page Seven
December 20, 2021

There being no further business to come before the Commission, upon the motion of Janis Turner, seconded by Joe Austin, and unanimously carried, the meeting was adjourned at 8:36 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer