

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

**January 18, 2022**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, January 18, 2022, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Vice Chairman Bauer called the meeting to order

The roll was called with the following Commission Members present:

Eddie Atnip	Joan Norris (Zoom)
Joe Austin	David Rutherford (Zoom)
Lewis Bauer	Janis Turner
Ricky Houchens	Candy Wethington
David Jessie	Forrest Wise

Gary Carroll and Tommy Gumm were absent.

A moment of silence was observed in memory of Commission Member Brad Bailey.

**I. GENERAL BUSINESS:**

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

A motion was made by Ricky Houchens and seconded by Eddie Atnip to approve the December 20, 2021 minutes as presented. Motion unanimously carried.

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

The January 18, 2022 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the invoice as submitted. Motion unanimously carried.

**Agenda Item # 3 – Committee Reports**

Kevin Myatt reported that the Park City Development Plan Ordinance Committee will meet next Thursday on January 27th.

**Agenda Item # 4 – Treasurer’s Report**

The bank balance as of December 31, 2021, was \$69,136.85. Deposits in the amount of \$5,305.00 were received from Barren County and \$760.00 from the City of Glasgow in the month of December 2021. The Treasurer's Report was filed as presented.

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

Kevin Myatt, Planning Director, reported the new year for Continuing Education hours began the first of the year. There will be some one-day classes in April near Owensboro.

**II. SUBDIVISION:**

**1. 011822-01-B – Agricultural Application for Division of Real Estate – *Elkins Dairy, LLC, Applicant/Owner – 1 Tract – 6.798 +/- Total Acres – Property located at 425 Wilkerson Road – Barren County – Plans prepared by Leftwich Land Surveying***

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 425 Wilkerson Road, a County maintained roadway.
3. The proposed division takes place along an existing vehicular way, see Attachment C, Property Photos.
4. There is an existing gravel drive with an easement per deed book 405, page 935 (Attachment D), and also shown in plat book 20, page 753 (Attachment E), which connects to an existing right-of-way which leads to Wilkerson Road. The thirty (30') foot right-of-way was originally recorded in plat book 6, page 195 in the Barren County Clerk's office in August of 1975, prior to the adoption of the Subdivision Regulations, see Attachment F.
5. Attachment G 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 6.798 +/- total acres in one tract. The remaining 5.124 acres, Tract #2, touches the existing thirty (30') foot right-of-way found in plat book 6, page 195. In the past the Planning Commission has allowed non-conforming lots of record, such as this, to be reduced in size, thus reducing in non-compliance with the adopted Subdivision Regulations.

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 Janis Turner to approve the Agricultural Application for Division of Real Estate for Elkins Dairy, LLC because the proposed division does meet the minimum standards set forth in KRS Chapter 100 and evidence in the Application supports division for Agriculture use only and it is not intended for residential development. Motion unanimously carried.

### **III. DEVELOPMENT PLAN;**

1. **011822-01-G- Preliminary Plan** – *Glasgow Pet Retail – Embree Development Group, Inc., Applicant, Josh & Ashley Strong, Owners(s) – Property located along Beaver Trail South – 1 Tract – 1.33 +/- Total Acres – Glasgow – Plans prepared by McClure Engineering Company*

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

Staff Findings:

1. Currently the subject property is zoned B-3 (Highway Service Business District). It is located along the Beaver Trail South roadway.
2. The proposed tract of land will contain approximately 1.33 total acres with the entirety of the site being disturbed. The majority of the existing site slopes to the north, toward Beaver Trail South, see Sheet C002. Currently the Tract consists of 2.485 Acres. A minor conveyance plat will need to be recorded which divides the subject property into two (2) parcels meeting the Barren County Subdivision Regulations and the City of Glasgow Zoning Ordinance.
3. Sheet C100 depicts the proposed erosion control measures to be implemented. Construction sequencing is listed at the bottom of the Sheet. The plans propose a temporary construction entrance, silt fence around the perimeter of the disturbed limits, culvert inlet protection and a concrete washout. The landscaping sheet, L001 also requires the graded areas to be sodded after final grade is reached.

4. The Applicant is proposing the construction of a retail building for pet supplies. Sheet C200 shows detailed drawings with dimensions, etc. for the proposed parking layout.
  - A. As indicated on Sheet C200 the applicant is proposing a total of thirty-eight (38) parking spaces. The parking requirement in Section 158.400(9) is one (1) space per three hundred (300) square feet of floor space. The thirty-eight (38) spaces shown meet this requirement.
  - B. Drive aisle widths and proposed green space all meet the Glasgow Zoning Ordinance requirements.
  - C. The applicant is proposing a wooden slat trash enclosure. This does meet the buffering requirements of the Zoning Ordinance. The HVAC/RTU units are also proposed to be shielded using a wooden plank fence.
5. Sheet C200 also 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 Beaver Trail South for water, sewer, and electrical service.
  - B. A meter vault and an additional fire hydrant are proposed along Beaver Trail South.
6. The proposed drainage layout is shown on Sheet C300.
  - A. As shown on the plans, stormwater runoff coefficient has increased within the parameters of the two (2) year storm frequency. From a five (5) year to a one hundred (100) year storm frequency, the retention basis shown at the southwest corner of the property, is shown to provide adequate retention before releasing storm water into the adjacent ditch to the west of the subject property.
  - B. A retaining wall is proposed on the north and west side of the proposed development. The retaining wall is approximately three (3') feet tall at its highest point according to Sheet C401 (Details). There is no guard rail proposed, nor required, for the retaining wall.
7. Construction details are shown on Sheets C400 & C401.
8. The Landscaping sheet, Sheet L001, meets the requirements of the landscaping portion of the Zoning Ordinance by proposing trees in all landscaping islands as well as additional shrubbery.

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: stormwater maintenance agreement and hydrant contract be finalized, 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 Eddie Atnip and seconded by Joan Norris to approve the Preliminary Plan for Glasgow Pet Retail, Embree Development Group, Inc. 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 that no building development to occur on any other proposed tract until the Final Plan has been submitted. Motion unanimously carried.

There being no further business to come before the commission, upon the motion of Candy Wethington, seconded by Joan Norris, and unanimously carried, the meeting was adjourned at 7:29 PM.

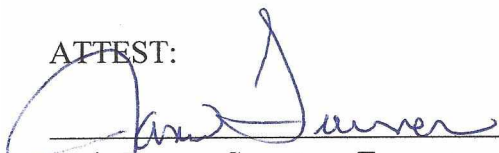
JOINT CITY-COUNTY PLANNING COMMISSION

OF

BARREN COUNTY, KENTUCKY

By:   
\_\_\_\_\_  
Lewis Bauer, Vice-Chairman

ATTEST:

  
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Janis Turner, Secretary-Treasurer