

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

February 22, 2022

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 22, 2022, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Charles A. Goodman, III, Attorney, issued the Oath of Office to Bobby Bunnell and swore Mr. Bunnell in as a Member of the Joint City-County Planning Commission of Barren County KY.

Chairman Gumm called the meeting to order.

The roll was called with the following Commission Members present:

Eddie Atnip (Zoom)	Ricky Houchens
Joe Austin	David Jessie
Lewis Bauer	Joan Norris
Bobby Bunnell	David Rutherford (Zoom)
Tommy Gumm	Janis Turner
	Candy Wethington

Forrest Wise was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Candy Wethington and seconded by Joan Norris to approve the January 18, 2022, minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The February 22, 2022, invoices were presented for payment.

A motion was made by Lewis Bauer and seconded by David Jessie to approve the invoice as submitted with the addition of \$75.00 to 4-H Moo Crew in memory of Brad Bailey. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

Chairman Gumm appointed the following to the Budget Committee – Forrest Wise, Chairman, Bobby Bunnell and Joan Norris.

Agenda Item # 4 – Treasurer’s Report

The bank balance as of January 31, 2022, was \$60,001.26. Deposits in the amount of \$2,735.00 were received from Barren County and \$900.00 from the City of Glasgow in the month of January 2022. The Treasurer’s Report was filed as presented.

Agenda Item # 5 – Director’s Report

Kevin Myatt reported that the Park City Development Plan Ordinance Committee met on Thursday night, February 17, 2022. A public hearing will be held at the March Planning Commission Meeting.

Kevin Myatt, Planning Director, reported the new year for Continuing Education hours began the first of the year. There will be a one-day, 6-hour class, on April 22, 2022, in Owensboro. This will be a free seminar. Kevin Myatt will be one of the six presenters at the seminar.

II. SUBDIVISION:

1. 022222-01-G – Street Acceptance – *Street Acceptance of Montessori Way into the City of Glasgow Street Maintenance System*

Staff Findings:

1. A letter was submitted by the owners of the Right-of-Way for Montessori Way and the adjacent property owner to the Planning Commission requesting that the aforementioned RoW be added to the official maintenance of roadways by the Department of Public Works of Glasgow, see Attachment A.
2. The Department of Public Works of Glasgow met and determined that there were deficiencies in the proposed roadway, with the primary one being the width of the actual pavement at twenty-two (22’) feet wide instead of the required twenty-four (24’) feet. The applicant made the necessary corrections and filed with Infrastructure Committee for re-evaluation.
3. Attachment B is a letter dated February 7th, 2022 from the Department of Public Works, Roger Simmons, Superintendent, stating that Final inspection had occurred for Montessori Way and that is in compliance with the necessary requirements for a road and right-of-way acceptance, Attachment B.
4. Attachment C is a platted survey depicting the Right-of-Way and length of the RoW as well as pictures of the completed necessary steps for compliance.

5. According to the letter from Roger Simmons, Superintendent, the official acceptance of the street is a length of five hundred and eighty-three (583') feet and a twenty-four (24') feet wide pavement with a fifty (50') foot radius cul-de-sac with a sixty (60') foot Right-of-Way, Attachment B.

Staff Recommendation:

It is the Staff's recommendation of approval of the roadway into the City of Glasgow Maintenance System.

A motion was made by Candy Wethington and seconded by Janis Turner to approve the Street Acceptance of Montessori Way into the City of Glasgow Street Maintenance System because the proposed roadway has met the approval of the Glasgow Department of Public Works and Staff findings recommend approval of the proposed roadway. Motion unanimously carried.

2. 022222-01-B – Subdivision Regulations Pre-Construction Variance Application – Jay Brahmani Krupa Inc., Owner/Applicant – Property located at 5497 Burkesville Road – Eleven (11') feet to the Twenty (20') feet Rear Yard Setback Regulation – Article 503.1.3 of the Barren County Subdivision Regulations – 1 Lot – Barren County

Staff Findings:

1. The applicant has filed a Subdivision Regulations Setback Encroachment Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting an Eleven (11') foot variance to the Twenty (20') foot rear yard setback requirement, Section 503.1.3 of the Barren County Subdivision Regulations.
3. Attachment B is a vicinity map showing the location of the subject property. The property is located at 5497 Burkesville Road (KY-90), a State maintained roadway.
4. Attachment C is the Property Photo map, which shows subject property and the neighborhood characteristics.
5. Attachment D is a development plan prepared by American Engineers, Inc., showing the proposed building and its proximity to the property line.

A motion was made by Lewis Bauer and seconded by Joan Norris to approve the Variance Application for Jay Brahmani Krupa Inc., Owner/Applicant, for the property at 5497 Burkesville Road because it will not alter the essential character of the general vicinity. Motion unanimously carried.

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3. 022222-02-G – Preliminary and Final Plat – *Willow Oaks Golf Club, LLC, Applicant/Owner(s) – Country Club Estate – Property located along Country Club Estate Roadway – 19 Lots – 8.31 +/- Total Acres – Glasgow – Plans prepared by American Engineers, Inc.*

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. The proposed development is being divided along existing road frontage and each Lot exceeds the minimum lot size requirements, per Section 158.083 of the Glasgow Zoning Ordinance (See Attachment B). The property is located within the R-1 (Low Density Residential) District.
3. The proposed plat is shown on two sheets: the first sheet showing the proposed division and the second with the appropriate signatures.
4. 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. All proposed lots are to be serviced by public sewer.
5. The proposed land division is to be serviced by three (3) existing fire hydrants located at the intersection of Country Club Estate and Country Club Road, adjacent to Lot Thirteen (13) and Lot Four (4). The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
6. Entrances onto Country Club Estate will require approval from Glasgow Street Department.
7. The appropriate addresses have been assigned by the Barren Information Technology Systems, Inc. (B.I.T.S.) office. Lot Thirteen (13) is to be addressed after the facing of the house is determined prior to obtaining a building permit.

Staff Recommendation:

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

A motion was made by Joan Norris and seconded by Joe Austin to approve the Preliminary and Final Plat for Willow Oaks Golf Club, LLC, Applicant/Owner, because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulation and Glasgow Zoning Ordinance. Motion unanimously carried.

4. 022222-02-B – Preliminary and Final Plat – Leon and Kathleen Batey,
*Applicant/Owner(s) – Property located at 3940 Lyon School Road – 8 Tracts – 165.66 +/-
Total Acres – Barren County – Plans prepared by Leftwich 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 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 have signed the proposed plat.
3. The proposed Tracts do not require any additional fire hydrant protection per Section 700.0 of the Subdivision Regulations. No more than four (4) Tracts are less than one (1) acre. There is no water service available to Tract #3; the Tract is 26.37 acres.
4. Entrances onto Lyons School Road or Poplar School Road will require approval from the Barren County Road Department.

Staff Recommendation:

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

A motion was made by Janis Turner and seconded by Lewis Bauer to approve the Preliminary and Final Plat for Leon and Kathleen Batey 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.

III. DEVELOPMENT PLAN;

1. 022222-03-G - Final Plan – Bluegrass Ingredients Expansion – Bluegrass Dairy & Food LLC,
*Applicant/Owner(s) – Property located at 1117 Cleveland Avenue – 1 Tract – 1.26 +/-
Total Acres – Glasgow – Plans prepared by American Engineers, Inc.*

Staff Findings:

1. The applicant received Preliminary Development Plan approval by the Planning Commission on November 15, 2021.

2. Currently the subject property is zoned I-1 (Light Industrial District).
3. 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.
4. Sheet C-202 shows the proposed demolition of the existing gravel parking area.
5. 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.
6. 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.
7. 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.
8. Sheet C-600 depicts the utility design for the project.
 - A. The applicant is proposing attachment to existing site utilities along Sorenson Drive for water, sewer, and electrical service; the location for the vault was

requested to be moved by the utility provider and/or fire department since the Preliminary Development Plan approval.

- B. A meter vault and an additional fire hydrant are proposed along Sorenson Drive.
- 9. Construction details are shown on Sheets C-700 through C-702.
- 10. A stormwater maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.

Staff Recommendation:

It is the Staff's recommendation of approval of the 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 runoff to the surrounding developments.

A motion was made by Lewis Bauer and seconded by Janis Turner to approve the Final Development 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 before and during construction. Motion unanimously carried.

2. 022222-04-G – Preliminary and Final Plan – Premier Storage Solutions – Premier Storage, LLC, Applicant/Owners(s) – Property located at 170 Trojan Trail – 1 Tract – 1.1594 +/- Total Acres – Glasgow – Plans prepared by Van Meter and Slavey, Inc.

Staff Findings:

1. The subject property is currently a vacant lot being added to the existing storage facility. As shown on Sheet C 1-0 the property slopes to the south from the north.
2. As shown on Sheet C 2-0, the applicant is proposing adding three (3) additional storage buildings to the existing storage facility. There is a twenty (20') foot sewer easement on the southern property line and a forty (40') foot electrical easement along the northern property line. The proposed buildings do not encroach into either of these easements.
3. There is no entrance proposed along KY-249 (South Lewis Street). Access to the new structures is to occur internally from the existing parking area.

4. Sheet C 3-0 shows the proposed grading for the development. A detention basin is proposed on the southeast corner of the property along Trojan Trail. The engineer has designed the basin to accommodate the increased runoff co-efficient.
5. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
6. This site is to be serviced by an existing fire hydrant located at the intersection of Trojan Trail and KY-249 (South Lewis Street).
7. As shown on Sheet C 4-0 the applicant intends to utilize silt fence around the south and east sides of the property and stone bag inlet protection with rip-rap for overflow piping at the detention basin. A concrete washout is also proposed within the proposed parking lot and rip-rap is proposed for the 1:1 slopes of the basin.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Development Plan changes 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 Ricky Houchens and seconded by Joe Austin to approve the Preliminary and Final Development Plan for Premier Storage Solutions Expansion because the proposed development plan does meet the minimum standards set in 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 before and during construction. Motion unanimously carried.

There being no further business to come before the commission, upon the motion of Janis Turner, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 7:47 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

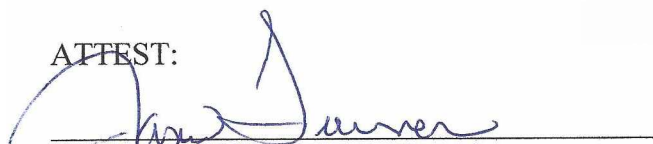
OF

BARREN COUNTY, KENTUCKY

By:


Tommy Gump, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer