

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

**March 21, 2022**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 21, 2022, 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 (Zoom)	David Jessie
Joe Austin	Joan Norris
Lewis Bauer (Zoom)	David Rutherford (Zoom)
Bobby Bunnell	Janis Turner
Tommy Gumm	Candy Wethington
Ricky Houchens	Forrest Wise

**I. GENERAL BUSINESS:**

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

A motion was made by Janis Turner and seconded by Joan Norris to approve the February 22, 2022, minutes as presented. Motion unanimously carried.

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

The March 21, 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 # 4 – Treasurer’s Report**

The bank balance as of February 28, 2022, was \$51,822.11. Deposits in the amount of \$2,810.00 were received from Barren County and \$1,835.00 from the City of Glasgow in the month of February 2022. The Treasurer’s Report was filed as presented.

**Agenda Item # 5 – Director’s Report/# 3 - Committee Report**

Kevin Myatt reported that the Budget Committee will meet next month to finalize the numbers.

Mr. Myatt stated that Lewis Bauer, Bobby Bunnell and Janis Turner had signed up for the 6-hour Training Seminar in Owensboro, KY on April 22, 2022. Regions 3 and 5 are conducting the seminar. Other seminars will be available later this year.

Chairman Gumm appointed the following Subdivision Committee: Lewis Bauer, Chairman, Eddie Atnip and Ricky Houchens.

Mr. Myatt stated a review committee had informal meetings over the past 2 weeks with citizens of Barren County, local developers, subdivision owners, utility companies, individual owners, etc. Some of the focus behind what they did was to spur new roads and new development. A lot of development is only taking place along existing road frontage and that there is only so much road frontage, as every county does, and if you divide it up you only have so many places you can put a house. This review committee discussed ways to encourage developers to establish new subdivisions with new roadways within the subdivisions.

## **II. PUBLIC HEARING:**

### **1. 032122-01-P – Development Plan Ordinance – *Adoption of an Ordinance for reviewing Development Plans – Park 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 Park City. No one spoke in favor or in opposition to the Development Plan Ordinance.

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 Bobby Bunnell and seconded by David Jessie to approve the Proposed Development Ordinance for the City of Park City. Motion unanimously carried.

### **III. SUBDIVISION:**

**1. 032122-01-B -Subdivision Regulations Pre-Subdivision Variance Application – Brent and Diane Feenstra, Owner/Applicant – Property located at 932 Patton Road – Max Length to the Five Hundred (500’) foot Access Strip Length Restriction – Article 502.3 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

A motion was made by Janis Turner and seconded by Forrest Wise to remove Item #032122-01-B – Subdivision Regulations Pre-Subdivision Variance Application – Brent and Diane Feenstra, Owner/Applicant for Property located at 932 Patton Road at their request. Motion unanimously carried.

**2. 032122-02-B – Subdivision Regulations Pre-Construction Variance Application – Lee McBrayer, Owner/Applicant – Property located at 1010 Comanche Circle – Two (2’) feet to the Ten (10’) foot Side Yard Setback Regulation – Article 503.1.4 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. As noted in the explanation the house was originally staked incorrectly due to equipment failure and was discovered to be over the setback after being check when construction was near completion.
2. The applicant is requesting a Two (2’) foot variance to the Ten (10’) foot side yard setback requirement, Section 503.1.4 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 1010 Comanche Circle, a County maintained roadway.
4. Attachment C is the Property Photo map, which shows subject property and the adjacent roadway.
5. Attachment D is a plot plan prepared by Van Meter & Slavey, LLC, showing the proposed building and its proximity to the property line.

A motion was made by Candy Wethington and seconded by Ricky Houchens to approve the Variance Application for Lee McBrayer, Owner/Applicant, for the property at 1020 Comanche Circle because the granting of the Variance will not adversely affect the public health, safety or welfare; and will not alter the essential character of the general vicinity. Motion unanimously carried.

**3. 032122-01-G – Preliminary and Final Plat** – *Lily's of the Grove Subdivision, Kenneth Ford Applicant/Owner(s) – Hudson Lane – 16 Lots – 4.387 +/- Total Acres – Glasgow – Plat prepared by Pride Engineering Inc., Roadway Plans prepared by American Engineers, Inc.*

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. The original Subdivision, an addition to Bishop Estates, recorded in Plat Book 6, Page 286 was never completed and had only been developed to the point of installation of curb, see photos in Attachment B.
3. Site photos of the proposed roadway, existing curb and adjacent roadway are shown on Attachment C.
4. The proposed development is being divided along proposed road frontage and each Lot exceeds the minimum lot size requirements, per Section 158.083 of the Glasgow Zoning Ordinance (See Attachment D). The property is located within the R-2 (Medium Density Residential) District.
5. The road name, Hudson Lane, has been approved by the Barren Information Technology Systems, Inc. (B.I.T.S.) office and the appropriate addresses have been assigned.
6. All utilities are available to each lot by the Glasgow Electric Plant Board, 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.
7. The proposed land division is to be serviced by two (2) existing fire hydrants located at both ends of Hudson Lane. The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
8. Attachment E is development plans provided by American Engineers, Inc. showing the proposed roadway improvements as well as plan and profiles for Hudson Lane and the required improvements of Harold Bishop Road and Robert Bishop Road. The proposed roadway plans meet the parameters set forth in the Barren County Subdivision Regulations.
9. Improvements from Hudson Lane onto Harold Bishop Road, Robert Bishop Road and intersections with Lexington Drive, as well as the utilization of the existing curb have received approval from Glasgow Street Department.

10. An approved Letter of Credit in the amount of \$128,000.00 has been filed with the Planning Commission office.

A motion was made by Ricky Houchens and seconded by Joe Austin to approve the Preliminary and Final Plat for Kenneth Ford, Owner, Applicant, of Lily's of the Grove Subdivision because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and Glasgow Zoning Ordinance and subject to Staff Findings and Recommendations of approval of the proposed Preliminary and Final Plat. Approval is also subject to receipt of a correct Letter of Credit in the amount of \$128,000.00. Motion unanimously carried.

There being no further business to come before the commission, upon the motion of Ricky Houchens, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 7:36 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF

BARREN COUNTY, KENTUCKY

By:

  
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Tommy Gump, Chairman

ATTEST:

  
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Janis Turner, Secretary-Treasurer