

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

**April 18, 2022**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, April 18, 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) | Joan Norris      |
| Joe Austin         | David Rutherford |
| Lewis Bauer        | Janis Turner     |
| Bobby Bunnell      | Candy Wethington |
| Tommy Gumm         | Forrest Wise     |
| David Jessie       |                  |

Ricky Houchens was absent.

**I. GENERAL BUSINESS:**

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

A motion was made by Forrest Wise and seconded by Joan Norris to approve the March 21, 2022, minutes as presented. Motion unanimously carried.

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

The following April 18, 2022, 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 Report**

Forrest Wise, Budget Chairman, submitted the proposed 2022-23 fiscal year budget to the Commission and explained the proposed changes.

A motion was made by Forrest Wise and seconded by Janis Turner to approve the proposed 2022-23 Budget and to forward it to the legislative bodies. Motion unanimously carried.

A copy of the 2022-23 budget is available in the Planning Commission office.

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

The bank balance as of March 31, 2022, was \$43,482.53. Deposits in the amount of \$3,495.00 were received from Barren County and \$1,000.00 from the City of Glasgow in the month of March 2022. The Treasurer’s Report was filed as presented.

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

Kevin Myatt reported that the Subdivision Review Committee will hold a town hall public meeting at the next regularly scheduled Planning Commission meeting on May 16<sup>th</sup>, at 7:00P.M.

Mr. Myatt asked for the Commission to review their calendar because there will be a special called meeting of the Planning Commission, either on May 24<sup>th</sup>, or May 26<sup>th</sup> at 6:00 P.M.

Mr. Myatt reminded the Commission of the 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.

**II. PUBLIC HEARING:**

1. **041822-01-G – Zone Change Application** – *Greg & Candice Simpson, Owner, Kristi Castillo, Applicant – I-1 (Light Industrial District) to B-2 (General Business District) – Property is located at 582 Reynolds Road – 0.46 +/- Total Acres – Glasgow*

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

A public hearing was conducted.

Chairman Gumm swore in Thom Kendall, Planning Administrator, who stated that all notifications had been made and placed in the paper and on the property and presented the proposed Zone Change Application and Staff Report.

Chairman Gumm asked if anyone present would like to speak in favor of the proposed Zone Change for the property at 582 Reynolds Road.

Kristi Castillo, 230 Tabor Road, Burkesville, KY spoke in favor of the proposed request and stated she was the owner of the property. Ms. Castillo asked for the property to be rezoned to commercial so that they can put a dwelling unit in the back of the structure to stay at the business because they would be boarding animals overnight and that they would feel more comfortable if someone was there overnight with the animals.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed Zone Change for the property at 582 Reynolds Road.

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

Chairman Gumm closed the hearing.

A motion was made by Forrest Wise and seconded by Janis Turner to approve the proposed Zone Change Application for the property located at 582 Reynolds Road, Kristi Castillo, Applicant/Owner, because the proposed map amendment is in agreement with the adopted Comprehensive Plan. Motion unanimously carried.

### **III. SUBDIVISION:**

**1. 041822-01-B – Subdivision Regulations Pre-Construction Variance Application – Dora Crenshaw, Owner/Applicant – Property located at 74 Mill Street – One (1') foot to the Eight (8') foot Side Yard Setback Regulation and Seven (7') foot to the Twenty-five (25') foot Rear Yard Setback Regulation – Article IV(4.3)(6) of the 1978 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. The applicant was unaware of permit requirements and this office was made aware of the issue when contacted by the Manufactured Home installer requesting electrical service through the Barren County Building Inspector's office.
2. The applicant is requesting a Seven (7') foot variance to the Twenty-Five (25') foot rear yard setback requirement and a One (1') foot variance to the Ten (10') foot side yard setback requirement, Article IV (4.3)(6) of the 1978 Barren County Subdivision Regulations.
3. Attachment B is a vicinity map showing the location of the subject property. The property is located at 74 Mill Street, 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 Leftwich Land Surveying, Inc., showing the residence and its proximity to the property lines.

A motion was made by David Rutherford and seconded by Lewis Bauer to approve the Variance Application for Dora Crenshaw, Owner/Applicant, for the property at 74 Mill Street 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.

**2. 041822-02-B – Subdivision Regulations Pre-Subdivision Variance Application – Brad Bertram, Owner/Applicant – Property located at 3129 Woods Store Etoile Road – One Hundred Forty-two (142') foot to the (500') hundred feet Access Strip Length Restriction – Article 502.3 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

Staff Findings:

1. The applicant has filed a Subdivision Regulations Setback Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a One Hundred Forty-Two (142') foot variance to the Five Hundred (500') foot access length restriction, Article 502.3 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The property is located at 3129 Woods Store Etoile Road, a County maintained roadway.
4. Attachment C is the Property Photo map, which shows the subject property and the existing roadway leading to the residence.
5. Attachment D is the proposed plat prepared by Pride Land Surveying, Inc. showing the proposed tract.

A motion was made by Bobby Bunnell and seconded by Joan Norris to approve the Variance Application for Brad Bertram, Owner/Applicant, for the property at 3126 Woods Store Etoile Road 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 and will not cause a hazard or nuisance to the public. Motion unanimously carried.

**3. 041822-03-B – Preliminary & Final Plat – Blevins & Blevins Subdivision – Blevins & Blevins, LLC, Applicant/Owner(s) – Beaver Valley Road – 5 Lots – 4.124 +/- Total Acres – Barren County – Plat Prepared by Davidson Land Surveying, Inc.**

Staff Findings:

1. Attachment A is the application for the proposed subdivision.

2. The original Subdivision, recorded in Plat Book 21, Page 612 was a Minor Subdivision (5 tracts or less) meeting the minimum requirements of the Barren County Subdivision Regulations. Further division of the remaining Tract now requires approval for a Major Subdivision as noted in the Subdivision Regulations, Attachment B.
3. The proposed Plat, Attachment C, is also being divided along existing road frontage along Beaver Valley Road.
4. The Tracts shown on the Plat meet or exceed the required minimum road frontage, lot width and lot size requirements set forth in Barren County Subdivision Regulations.
5. Page 2 of Attachment C has the required signatures of the applicable utility providers. Adequate water, electricity, and telephone/internet infrastructure is provided for the proposed subdivision.
  - a. Two (2) existing fire hydrants provide adequate coverage complying with Article 702.1 of the Barren County Subdivision Regulations.
6. The Barren County Health Department and the local Fire Chief have also signed the proposed Plat.
7. As noted there will be no entrances granted onto US 68 – KY 80 without approval of the Kentucky Department of Highways. The plat has also been signed by the Kentucky Department of Transportation District 3 office.

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 Janis Turner to approve the Preliminary and Final Plat for Blevins & Blevins, LLC, Owner, Applicant, of Blevins & Blevins Subdivision 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.

There being no further business to come before the Commission, upon the motion of Forrest Wise, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 7:41 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By:

  
\_\_\_\_\_  
Tommy Gumm, Chairman

ATTEST:

  
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Janis Turner, Secretary-Treasurer