

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

May 16, 2022

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, May 16, 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	David Rutherford
Bobby Bunnell	Janis Turner
Tommy Gumm	Candy Wethington
	Forrest Wise

Ricky Houchens was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the April 18, 2022, minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The May 16, 2022, invoices were presented for payment.

A motion was made by Bobby Bunnell and seconded by Joan Norris to approve the invoices as submitted. Motion unanimously carried.

Agenda Item # 3 - Committee Report

Chairman Gum appointed the following Nominating Committee – David Jessie, Chairman, Bobby Bunnell and Candy Wethington. The Committee will present the 2022 – 2023 slate of officers at the next regular meeting.

Agenda Item # 4 – Treasurer’s Report

Page Two
May 16, 2022

The bank balance as of April 30, 2022, was \$34,532.79. Deposits in the amount of \$3,120.00 were received from Barren County and \$890.00 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 reminded the Commission Members of a Special called meeting on May 24th, 2022, at 6:00 PM.

II. PUBLIC MEETING:

1. **051622-01-B** – *Public Discussion to solicit comments and input for revisions to the Barren County Subdivision Regulations, specifically that of proposed roadway construction and completion.*

Chairman Gumm opened the public discussion.

Chairman Gumm asked Kevin Myatt, Planning Director, to present and Mr. Myatt stated that all notifications had been made and placed in the paper and presented the proposed Staff Report.

Mr. Myatt stated that informal meetings had recently been held in reference to the revision of the roadway construction and completion requirements of the Barren County Subdivision Regulations.

Mr. Myatt stated that a Public Hearing with text would probably be held at the next regular meeting. He explained some of the thoughts and ideas of future roadways in new Subdivisions so that costs could be spread out. He also explained to the group some of the things the Planning Commission could or could not do.

Chairman Gumm asked if anyone present would like to speak in the public discussion.

No one present spoke.

Chairman Gumm closed the public discussion.

III. PUBLIC HEARING:

- 1. 051622-01-G -Zone Change Application** – *K&M Services, LLC, Owner/Applicant – R-1 (Low Density Residential District) to R-2 (Medium Density Residential District) – Property located approximately three hundred (300’) feet south of the Pebble Drive and Lexington Drive intersection and four hundred and sixty (460’) feet north of the Robert Bishop and Lexington Drive intersection – 15.6 +/- Total Acres – Glasgow*

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 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. No one spoke in favor of the Zone Change Application.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed Zone Change

Mike Shirley, 551 Lexington Drive, Glasgow, KY asked why change the zoning if only having single family residences in the subdivision.

Kevin Myatt responded that a R-2 Zoning would allow lot sizes to be reduced from 12,500 SF to 7,500 SF.

Timmy Webb, 111 Pebble Drive, Glasgow, KY, asked if there could be no multi-family residences because of the binding element placed on the subdivision by the owners.

Mr. Myatt responded that there could be NO multi-family residences built in the subdivision as long as the binding elements were in place and the only way to remove the binding element was to bring the matter before the Commission again.

Amy Williams, 109 Pebble Drive, Glasgow, KY asked if the binding element would apply to the property forever.

Mr. Myatt responded yes, the binding element would be in effect forever or until brought before the Commission again.

Chris Couch, 119 Pebble Drive, Glasgow, KY opposed the zone change. He expressed concerns that the proposed zone change would affect the values of the existing homes and property in the area. He thanked the Commission members for their work.

There being no further comments, Chairman Gumm closed the hearing.

A motion was made by Forrest Wise and seconded by Lewis Bauer to deny the Proposed Zoning for K&M Services, LLC, Owner/Applicant from R-1 (Low Density Residential District) to R-2 (Medium Density Residential District) for property located approximately three hundred (300') feet south of the Pebble Drive and Lexington Drive intersection and four hundred and sixty (460') feet north of the Robert Bishop and Lexington Drive intersection because the proposed map amendment is not in agreement with the adopted Comprehensive Plan. Vote was taken by roll call and motion unanimously carried.

IV. SUBDIVISION:

- 1. *061622-02-B – Subdivision Regulations Pre-Subdivision Variance Application – Steven and Janett Corry, Owner/Applicant – Property located at 909 Lee Carter Road – Nineteen (19') foot variance to the Sixty (60') foot Minimum Road Frontage Requirement – Article 501.2 of the Barren County Subdivision Regulations – 1 Lot – Barren County***

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a Nineteen (19') foot variance to the Sixty (60') foot road frontage requirement, 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 909 Lee Carter Road, a County maintained roadway.
4. Attachment C is an Aerial Photo map, which shows the subject property and the existing roadway.
5. Property photos, shown in Attachment D, depicts the roadway and existing residence on the subject property.
6. Plat Book 9, Page 414, Attachment E, illustrates the need for a Variance to subdivide the property. As shown on the Plat, the majority of the road frontage belongs to the neighboring property (across Lee Carter Rd).

7. Attachment F is a proposed plat showing the proposed Tracts. The Tract with the existing residence is the parcel requiring the Variance, "Tract 4A".

A motion was made by Lewis Bauer and seconded by Candy Wethington to approve the Pre-Subdivision Variance application for Steven and Janet Corry, Owner/Applicant, for property located at 909 Lee Carter Road because granting the variance of nineteen (19') foot to the Sixty (60') foot Minimum Road Frontage would not adversely affect the neighborhood characteristics. Motion unanimously carried.

2. 051622-02-G – Preliminary and Final Plat – Cecil Barton Estate Subdivision – Wade Barton, Applicant/Owner(s) – Trojan Trail – 13 Lots – 22.592 +/- Total Acres – Glasgow – Plat prepared by Pride Land Surveying, Inc.

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. As shown in Attachment B, Vicinity and Zoning Map, the subject property is currently zoned B-2, General Business District.
3. The proposed Plat, Attachment C, is being divided along existing road frontage along Trojan Trail.
4. The Tracts shown on the Plat meet or exceed the required minimum road frontage, lot width and lot size requirements set forth in the City of Glasgow Zoning Ordinance.
5. The applicable utility providers have signed the appropriate certifications shown on the proposed plat.
 - a. The subdivision is to be serviced by three (3) existing fire hydrants.
6. As noted on the proposed plat, Tract #1 is located completely within the FEMA Flood Hazard Area. Tracts 4 – 7 have portions within the Flood Hazard Area and any development of these Tracts will require coordination with both State and Local flood plain coordinators.
7. There is also an existing Permanent Easement for drainage shown on Tracts #2 and #3.

Staff Recommendation:

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

Page Six
May 16, 2022

A motion was made by Candy Wethington and seconded by Janis Turner to approve the Preliminary and Final Plat for the Cecil Barton Estate Subdivision, Wade Barton, Owner/Applicant because the subdivision does meet the minimum requirements in the Barren County Subdivision Regulations and the Glasgow Zoning Ordinance. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Lewis Bauer, and unanimously carried, the meeting was adjourned at 8:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF

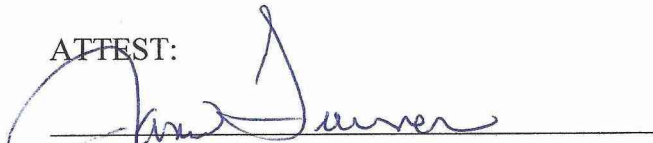
BARREN COUNTY, KENTUCKY

By:



Tommy Gump, Chairman

ATTEST:



Janis Turner, Secretary-Treasurer