

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

August 15, 2022

The Joint City-County Planning Commission met in regular session on Monday, August 15, 2022, at 7:00 PM in the chambers of the Glasgow City Council.

Vice-Chairman Lewis Bauer called the meeting to order and called for a roll call of members.

The following Commission Members were present:

Joe Austin	Joan Norris
Eddie Atnip	David Rutherford
Lewis Bauer	Janis Turner
Bobby Bunnell	Candy Wethington
Thomas Grubbs	Maria Westcott
Ricky Houchens	Forrest Wise

Tommy Gumm was absent.

I. GENERAL BUSINESS:

A motion was made by Candy Wethington and seconded by Janis Turner to remove from the Agenda Item # 2, 081522-02-B – Preliminary Plat – Royal Toon Subdivision – Woodland Station Development, LLC, Applicant/Owner(s) – Property located along Happy Valley Road (Hwy. 90) – 56 Lots – Phase One – 111.633 +/- Total Acres – Glasgow – Plat prepared by Bryant Engineering, Inc. Motion unanimously carried.

Agenda Item # 1 – Approval of Minutes

A motion was made by Ricky Houchens and seconded by Joe Austin to approve the 07/18/22 minutes. Motion unanimously approved.

Agenda Item # 2 – Approval of Invoices

The invoices for August were presented for payment.

Kevin Myatt, Planning Director, told the Commission that there was an invoice for a new computer for the Planning Director on the Monthly Summary of Invoices. Mr. Myatt also told the Commission that his computer had crashed and requested approval to purchase a replacement computer at a cost of \$1,868.00.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the purchase of a second computer for the Planning Director in the amount of \$1,868.00. Motion unanimously carried.

A motion was made by Candy Wethington and seconded by Joe Austin to approve the invoices as presented. Motion unanimously carried.

Agenda Item # 3 – Committee Report

There was no Committee Report for August.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending July 2022.

The bank balance as of July 31, 2022, was \$48,123.84. Deposits in the amount of \$2,210.00 were received from Barren County and \$2,130.45 from the City of Glasgow in the month of July 2022. The Treasurer’s Report was filed as presented.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, stated that the continuing education courses are available through the Ohio Chapter of the American Planning Association and maybe some hours locally in October.

II. SUBDIVISION:

1. ***081522-01-B – Preliminary & Final Plat – Richard and Lucille Jackson Estate, Applicant/Owner(s) – 12 Tracts – 139.855 +/- Total Acres – Property located along Finney Road (Hwy. 252) and South Fork Road (KY 1342) – Barren County – Plans prepared by Pride Land Surveying, Inc.***

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. The proposed Plat, Attachment B, is being divided along existing road frontage along Finney Road (KY 252), South Fork Road (KY 1342) both State maintained roadways, Siddens Road and Paradise Lane, both County maintained roadways. As shown on the Plat the proposed division consists of two (2) Parent Tracts.

3. The Tracts shown on the Plat meet or exceed the required minimum road frontage, lot width and lot size requirements set forth in the Barren County Subdivision Regulations.
4. The applicable utility providers have signed the appropriate certifications shown on the proposed plat.
 - a. The subdivision is to be serviced by one (1) existing fire hydrant at the intersection of Finney Road (KY 252) and South Fork Road (KY 1342).
 - b. Four (4) of the proposed tracts exceed ten (10) acres in size; the remaining Tracts do not exceed the requirement for hydrant protection because there are no more than four (4) Tracts being divided from one (1) Parent Tract.
 - c. Joe Watson, Glasgow Water Company Superintendent, has noted on the proposed Plat that water service is not available to Tract #5, and that Tract #6 is to be serviced from an existing line from Paradise Lane.
5. Tract Nine (9) has a 42.41' wide access strip in addition to 290.86' of road frontage. This Tract cannot be divided in the future by utilizing the 42.41' access strip as the only road frontage, because it falls below the required sixty (60') foot minimum.

Staff Recommendation:

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

A motion was made by Candy Wethington and seconded by Eddie Atnip to approve the Preliminary and Final Plat for the Richard and Lucille Jackson Estate Subdivision because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and Staff Findings recommend approval of the proposed Preliminary and Final plat. Motion unanimously carried.

III. DEVELOPMENT PLAN:

1. **081522-01-G – Final Plan** – *Span Tech/NexGen – Span Tech, LLC, Applicant/Owner(s) – Property located at 101 Hilltopper Way – 1 Tract – 16.9 +/- Total Acres – Glasgow – Plans Prepared by Scott & Murphy, Inc.*

Janis Turner recused herself from the proceedings due to a possible conflict of interest and left the room.

Staff Findings:

1. Currently the subject property is located within an I-1 (Light Industrial) District.
2. As shown on Sheet C-0.1, the Applicant is proposing the construction of a 100,000 ft² building.
3. In the preliminary phase of construction, the applicant removed the existing parking area and some surrounding vegetation, see Sheet C-0.5.
4. Sheet C-1.0 shows the site layout including the existing facility and the proposed structure in conjunction with the fire lane, parking layout and entrance and docking to the new structure.
5. Sheet C-2.0 through C-3.0 are detailed proposed grading and erosion sheets for the development.
 - A. As shown on the plans, storm water runoff is to drain to a proposed drainage basin, that has been reconstructed from the existing basin/pond, via a proposal of drop box inlets.
 - B. Silt fencing and rock check dams are proposed along the leading edge of the top of the hill that the proposed development is located on. Additional erosion control methods are in place for the hillside in an effort to reinforce sediment control by “J” hook style silt fencing.
 - C. The proposed drainage calculations submitted do indicate an increase in impervious area and runoff coefficient, however, the proposed detention basin will facilitate the additional runoff.
6. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
7. Sheet C-4.0 shows the approximate utility locations. Arrangements have been made with Glasgow Water Company pertaining to sewer availability as well as the water line locations. The electric utility has been finalized for preliminary satisfaction in regards to the removal of the existing power line location. The FDC pit has been approved by the Glasgow Fire Chief, as well as the proposed fire hydrants (3) service to be located on the north, northwest and south on the subject property.

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

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and to minimize water runoff to the surrounding developments, no construction is allowed for the proposed retaining wall until all engineered plans are submitted.

A motion was made by Eddie Atnip and seconded by Forrest Wise to approve the Final Development Plan for the Span Tech/NexGen 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.

Janis Turner returned to the meeting.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 7:20 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF

BARREN COUNTY, KENTUCKY

By: 
Lewis Bauer, Vice-Chairman

ATTEST:


Janis Turner, Secretary-Treasurer