

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

September 19, 2022

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, September 19, 2022, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm called the meeting to order and called for a roll call of members.

The following Commission Members were present:

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

I. GENERAL BUSINESS:

A motion was made by Eddie Atnip and seconded by Janis Turner to amend agenda item 091922-02-B from a Preliminary Plat to a grading only approval. Motion unanimously carried.

Agenda Item # 1 - Approval of Minutes

A motion was made by Candy Wethington and seconded by Joan Norris to approve the August 15, 2022, meeting minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The September invoices were presented for payment.

A motion was made by Ricky Houchens and seconded by Eddie Atnip to approve the invoices as submitted. Motion unanimously carried.

Agenda Item # 3 – Committee Report

There was no Committee Report for September.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending August 31, 2022.

The bank balance as of August 31, 2022, was \$36,142.15. Deposits in the amount of \$4,730.00 were received from Barren County and \$1,095.00 from the City of Glasgow in the month of August 2022. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, stated that the fall conference for continuing education would be the following week and that online classes would be available to Commission Members.

II. PUBLIC HEARING:

1. 091922-01-G – Zone Change Application – Rafferty Development, LLC, Applicant, G&G Realty, LLC, Owner – I-1 (Light Industrial District) to B-2 (General Business District) – Property located at 100 Leslie Avenue – 2.15 +/- Total Acres – Glasgow

Chairman Tommy Gumm recused himself due to the fact that he owned property adjacent to the subject Property.

Vice-Chairman Lewis Bauer opened the hearing and served as the Hearing Officer. Vice-Chairman Bauer acknowledged KRS 100.213 for any Map Amendment.

A public hearing was conducted.

Vice-Chairman Bauer swore in Kevin Myatt, Planning Director, who stated that all notifications had been made and placed in the paper and presented the proposed Map Amendment and Staff Report.

Commission Member Atnip: Does the applicant intend to keep the current building or to demolish it?

Mr. Myatt: It is my understanding that the building is to be demolished, or at least partially demolished. The applicant will need to clarify when they speak.

Charles Goodman, Planning Commission Attorney: Just a question; does the current zero lot line exist because it is grandfathered in?

Mr. Myatt: That is correct.

Mr. Goodman: If they were to tear the existing building down wouldn't the grandfathering go away?

Mr. Myatt: Yes, it would; they would have to apply for a variance.

Vice-Chairman Bauer asked if anyone wanted to speak in favor of the Zone Change.

William McDonough, 301 E. Chestnut Street, Borden IN, representing the applicant came forward.

Mr. McDonough explained that at this point in time the exhibit shown in the staff report was still only conceptual. The development plan that would come before the Planning Commission in the future would likely indicate that the applicant intends to utilize a portion of the wall that runs along West Washington Street. The proposed building would be roughly a third of the size of the existing building. After working with the Planning Commission staff the decision had been made to use West Washington Street for their heavy truck traffic and that the proposed parking area would likely take up a smaller footprint than that shown in the exhibit. Should the zone change be approved, then the purchase agreement would move forward, and more precise planning could take place.

Vice-Chairman Bauer asked if anyone wanted to speak in opposition of the Zone Change.

No one in opposition came forward.

Vice-Chairman Bauer closed the hearing.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Zone Change Application for the property located at 100 Leslie Avenue, Rafferty Development, LLC, Applicant / G&G Realty, LLC owner, because the proposed zoning classification is in agreement with the adopted Comprehensive Plan's Future Land Use Map. Motion unanimously carried.

Chairman Tommy Gumm returned to the meeting.

III. SUBDIVISION:

- 1. 091922-01-B – Subdivision Regulations Pre-Subdivision Variance Application –**
Woodland Station Development, LLC, Owner/Applicant(s) – Property located approximately One Thousand Two Hundred (1,200') feet south of the Harry King Road and Happy Valley Road (Hwy 90) intersection and Two Thousand Seven Hundred (2,700') feet northwest of the Flint Knob Road and Happy Valley Road (Hwy 90) intersection – Five (5') foot Variance to the Seventy-Five (75') foot Lot Width Requirement – Article 502.2 of the Barren County Subdivision Regulations – Phase 1 of the Subdivision – 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 Five (5') foot variance to the Seventy-Five (75') foot road frontage requirement, Article 502.2.1 of the Barren County Subdivision Regulations and a one (1') foot variance to the forty (40') to the minimum road frontage requirement within a cul-de-sac, Article 501.2.2 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The property is located along Happy Valley Road (KY-90), a State maintained roadway.
4. Attachment C is an Aerial Photo map, which shows the subject property and the existing roadway.
5. The proposed Subdivision, shown in Attachment D, depicts the proposed roadways and existing residence on the subject property.
6. Proposed lots requiring the five (5') foot variance are numbers 135-139, 168-171, 176-177, 179-182, 187-190 and 193-194 (indicated in Red on Attachment D). Lot number 185 is requesting a one (1') variance to the forty (40') foot lot road frontage requirement within a cul-de-sac.
7. All the proposed lots exceed the minimum seven thousand five hundred (7,500) square foot lot size requirement per Article 502.2 of the Subdivision Regulations.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Pre-Subdivision Variance application for Woodland Station Development, LLC, Owner /Applicant(s), for property located located approximately One Thousand Two Hundred (1,200') feet south of the Harry King Road and Happy Valley Road (Hwy 90) intersection and Two Thousand Seven Hundred (2,700') feet northwest of the Flint Knob Road and Happy Valley Road (Hwy 90) intersection because granting the variance of five (5') foot to the Seventy Five (75') foot Minimum Lot Width Requirement for Lots: 135-139, 168-171, 176-177, 179-182, 187-190 and 193-194 and a one (1') foot to the Sixty (60') foot Minimum Road Frontage Requirement for Lot 185 would not adversely affect the neighborhood characteristics. Motion unanimously carried.

2. 091922-02-B – Preliminary Plat – Grading Only – Royal Troon Subdivision – Woodland Station Development, LLC, Owner/Applicant(s) – Property located approximately One Thousand Two Hundred (1,200') feet south of the Harry King Road and Happy Valley Road (Hwy 90) intersection and Two Thousand Seven Hundred (2,700') feet northwest of the Flint Knob Road and Happy Valley Road (Hwy 90) intersection – 56 Lots – Phase One – 111.633 +/- Total Acres – Barren County – Plat Prepared by Bryant Engineering, Inc.

Staff Findings:

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

2. The proposed Subdivision Plans, Attachment B, is being divided along proposed road frontage; all road names and addresses have been approved by the B.I.T.S. office. The proposed roadway network will access Happy Valley Road (KY-90).
 - a. As shown on the roadway typical on Sheet C9.01 the proposed roadway meets the minimum standards of the Barren County Subdivision Regulations with twenty-two (22') foot asphalt roadways, curb and gutter, and a five (5') foot sidewalk on each side of the proposed roadways.
3. As indicated on Sheet C1.01 the applicant is seeking approval for only Phase 1 of this development. Future phases of this proposed subdivision are shown in gray.
4. As indicated on Sheet C1.01b the applicant has asked for variances to the shaded lots. The remainder of the proposed Lots meet or exceed the required width requirements and all proposed Lots meet or exceed the required minimum Lot size requirements.
 - a. In accordance with Article 502.2.1, Lots Served by Sewer, of the Barren County Subdivision Regulations the lots are a minimum of seven thousand five hundred (7,500) square feet in size.
5. Sheet C2.01 is a Master Key map for the grading sheets for the proposed subdivision. Sheets C2.02, C2.05 and C2.06 are the grading sheets for Phase 1.
 - a. Sheet C2.02 indicates that Lots 1-7 will drain to a headwall located on the property line between Lot 4 and Lot 5 within a proposed drainage easement. This storm piping leads to an existing detention basin located on the north side of Nicklaus Avenue. Lots 199, 200, 201, 202 and 203 will sheet flow to the aforementioned existing detention pond which is proposed to be modified to handle increased water flow.
 - b. Sheet 2.05 includes a proposed stormwater detention basin which is proposed to accommodate runoff from the remaining proposed lots within Phase 1.
 - i. The proposed outfall piping shown on the retention pond adjacent to Street C does not increase the water runoff co-efficient to the adjacent property according to the drainage report accompanying the plan set.
 - c. Proposed roadway drainage is designed to drain to this detention pond via storm piping.
 - d. It is recommended that Final plans be revised to show grading ditches ensuring that no water run-off occur directly onto adjacent property owners and that it be

directed toward a proposed or existing detention pond designed not to exceed the current water flow coefficients.

6. The proposed water service for the development is also shown on the corresponding grading sheets. The applicant proposes a six (6") inch water main be fed from Happy Valley Road (KY 90) and run the length of the proposed development of Phase 1 along the proposed roadways. The plans propose five (5) hydrants service Phase 1. This is in compliance with Article 702.1 of the Barren County Subdivision Regulations, which requires one (1) hydrant for every five hundred (500') of proposed roadway.
7. Inserted within the Plan Set is Attachment C, which indicates wetland areas located within the subject property as well as the surrounding properties. As indicated on the Attachment the majority of properties to the north and to the west are located within the Wetland Area Map, Map 7.2 of the adopted 2019 Comprehensive Plan. Although these areas are indicated to be within a soil sensitive area; they are not located within the FEMA designated flood hazard area.
8. Sheets C3.01 - C3.05 depict the roadway profiles that correspond to the stationing shown on the grading sheets. The proposed grade is in agreement with the Subdivision Regulations.
9. The proposed gravity sanitary sewer plans and profiles, sheets C4.01 - C4.05, have been submitted to the Glasgow Water Company. The Water Company will have to approve the proposed design prior to a final approval and plat recording.
10. In addition to the gravity sewer the sanitary system will also be comprised of sections of force main sewer and pump stations shown on sheets C5.01 – C5.05. Approval of this proposed system is also at the discretion of the Glasgow Water Company.
11. Sheets C6.01 – C6.13 include the profile of the storm sewer system. This includes all roadway piping and storm piping to and from the existing/proposed retention ponds.
12. Sheet C7.01 gives greater detail of the grading at certain street intersections within the development. In Phase 1 the only pertinent intersections are that of Nicklaus Avenue and Happy Valley Road (KY-90) and the intersection of Nicklaus Avenue and Trevino Court.
 - a. Storm water runoff is designed in a manner to flow away from Happy Valley Road (KY-90) and utilize the drainage system within the proposed development.
 - b. The runoff at the intersection of Nicklaus Avenue and Trevino Court is proposed to utilize the storm drainage system and terminate at the proposed retention pond.

13. An entrance permit for Happy Valley Road (KY-90) will be obtained from the Kentucky Transportation Cabinet and their approval will be required before the Final Plat is recorded.
14. Storm drainage for the proposed cul-de-sac is also going to enter the proposed storm drainage system and terminate at the proposed retention pond, see Sheet C7.02.
15. Erosion control and sediment prevention is show on Sheet C8.01.
 - a. The applicant proposes a temporary construction entrance onto Happy Valley Road (KY-90).
 - b. Temporary inlet protection bags (TIPs) are proposed at each storm drain inlet along the proposed roadways.
 - c. Within the proposed ditches the applicant proposes rock check dams. With Phase 1 of development only one (1) RCD is proposed at the Happy Valley Road culvert crossing.
 - d. Headwall silt checks are to be installed at the entrances of all headwalls; two (2) within Phase 1.
 - e. Silt fence is proposed along the entirety of the grading extends of the project along the toe of slope. It is recommended that this be installed for the entire project with this Phase 1 approval.
16. Sheets C9.01-C9.09 show the construction details for the development including, roadway typicals, sidewalk, curb and gutter, storm drainage, septic system information, and erosion control measures.
17. A letter of credit in the amount of \$171,323.25 has been submitted to cover the total road construction costs plus fifteen (15%). The accompanying cost estimate form, Attachment D, which is certified by the Engineer, has shown that the total cost is approximately \$1,145,155.00. The applicant is making arrangements to have a new letter of credit submitted to the Planning Commission for October's meeting date to reflect the corrected amount, which is approximately \$1,316,928.25, to meet the subdivision regulation requirements, Article 1201.2.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary Subdivision Plan, Royal Troon Subdivision, be approved for grading only and subject to the following conditions before

property can be conveyed or housing permits be obtained from the Barren County Building Inspector's Office:

- 1) Adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction to reduce soil erosion and to minimize water runoff to the surrounding properties. In agreement with Staff findings the proposed silt fencing is to encompass the entirety of this development.
- 2) Due the sensitive nature of the surrounding wetlands Final plans must depict grading which directs all stormwater runoff to the proposed retention areas via ditching or storm piping and that the rip-rap noted on the plans be clearly defined in length and width at headwall outflow of all proposed headwalls.
- 3) A revised Letter of Credit accompanied with a certified estimate stamped by an engineer that reflects the total cost estimate be submitted.

A motion was made by Lewis Bauer and seconded by Joe Austin to approve the Preliminary Plat for Grading Only for Woodland Station Development, LLC, Applicant / Owner with the Staff's recommendations, because the proposed plat / plans does(do) meet the minimum requirements to begin grading on-site. Motion unanimously carries.

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 8:18 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____

Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer