

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

February 21, 2023

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 17, 2023, at 8:04 PM in the Council Chambers of the Glasgow City Hall, with the late start due to a meeting previous running over in time in the Council Chambers.

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 (Zoom)
Thomas Grubbs	Candy Wethington
Tommy Gumm	Forrest Wise
	Maria Westcott

Bobby Bunnell and Janis Turner were 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 January 17, 2023 meeting minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The invoices were presented for payment.

A motion was made by Lewis Bauer and seconded by Joan Norris to approve the invoices as presented. Motion unanimously carried.

Agenda Item # 3 - Committee Report

Chairman Gumm appointed Thomas Grubbs, Maria Westcott and Ricky Houchens to the 2023-24 Budget Committee with Mr. Houchens serving as the Chairman.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer's Reports for the period ending January 31, 2023.

The bank balance as of January 31, 2023, was \$58,256.88. Deposits in the amount of \$1,410.00 were received from Barren County and \$935.00 from the City of Glasgow in the month of January 2023 and deposits from Barren County Fiscal Court, City of Glasgow, City of Cave City and the City of Park City for their contribution to the 2022-23 fiscal year budget. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, told the Commission that the work on the Comprehensive Plan update will begin this quarter with some hopeful public meetings.

II. SUBDIVISION:

1. 022123-01-B – Agricultural Application for Division of Real Estate – Tyrus Potrafke, Inc., Applicant/Owner(s) – 1 Tract – 9.66 +/- Total Acres – Property located at 4220 Capitol Hill Road – Barren County – Plans prepared by Leftwich Land Surveying, Inc.

Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located at 4220 Capitol Hill Road, a County maintained roadway.
3. The proposed division takes place along an existing vehicular way, see Attachment C, Property Photos.
4. The existing vehicular way is noted in miscellaneous book 42, page 811, see Attachment D.
5. Attachment E is a survey showing the vehicular way and proposed Tract. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains one (1) Tract consisting of 9.66 +/- total acres.
6. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS

100.111(2), and not involving a new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations.

7. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by Lewis Bauer and seconded by Candy Wethington to approve the Agricultural Application for Tyrus Potrafke, Owner/Applicant, for the property located at 4220 Capitol Hill Road because the agriculture application is in accordance with KRS 100.111 and does not meet the minimum rules from the Barren County Subdivision Regulations. Motion unanimously carried.

2. 022123-02-B – Preliminary & Final Plat – WCM-Land, LLC Series 19, Applicant/Owner(s) – Oak Grove Church Road – 7 Tracts – 15.928 +/- Total Acres – Barren County – Plat Prepared by Pride Land Surveying, Inc.

Staff Findings:

1. Attachment A is the application signed by the applicant / owner(s).
2. The proposed development is being divided along existing road frontage and each Tract exceeds the minimum lot size requirements, per Article 502.2.2 of the Barren County Subdivision Regulations, see Attachment B.
3. All utilities are available to each lot by Farmers Rural Electric, Warren RECC, SCRTC, and the Glasgow Water Company and each has signed the physical plat, in addition to the local Fire Chief and the Barren County Environmentalist.
4. Proposed Tracts less than ten (10) acres in size are to be serviced by an existing fire hydrant located at the intersection of Oak Grove Church Road and Denton Road. The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
5. Entrances onto Oak Grove Church Road or Denton Road will require approval from the Barren County Road Department.

Staff Recommendation:

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

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Preliminary and Final Plat for WCM-Land, LLC, Owner/Applicants, 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.

3. 022123-03-B – Preliminary Plat – Grading Only – Royal Troon Subdivision – Phase 2 – 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 – 144 Lots – Phase Two – 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 applicant received Preliminary / Grading Only approval for Phase 1 on September 19, 2022.
3. 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 Phase One of the development which accesses Happy Valley Road (KY-90).
 - a. All access from Happy Valley Road (KY-90) or any other work within the Right-of-Way is to be coordinated with the Kentucky Transportation Cabinet.
4. As indicated on Sheet C1.01 the applicant is seeking approval for Phase 2 of this development.
5. As indicated on Sheet C2.01 the applicant has received approval for Phase 1, indicated by the shaded lots. During the Phase 1 approval the applicant received 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
6. the minimum road frontage requirement within a cul-de-sac, Article 501.2.2 of the Barren County Subdivision Regulations.
7. 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.

8. Sheet C2.01 is a Master Key map for the grading sheets for the proposed subdivision. Sheets C2.02, C2.05 and part of Sheet C2.06 are the grading sheets for Phase 1. The remainder are for Phase 2.
 - a. Sheet C2.03 indicates that Lots shown on this sheet will drain to a proposed retention pond shown on Sheet C2.07. This pond is noted as Basin “A” and is considered to be a common area within the Subdivision; it is a 2.953 acre lot with access to Nicklaus Avenue. The Lot meets all the size and frontage requirements of the Subdivision Regulations.
 - b. Sheet 2.04 proposes a stormwater basin, Basin “F” to accommodate the majority of the stormwater runoff for this portion of the development. Lots shown on the western side of this sheet will also partially drain to Basin “A”.
 - c. There is an existing cemetery noted on Sheet C2.06. This area forms a Lot shown on Sheet C1.01 as well and is also noted as a common area. Like the retention basin lots, this proposed Lot does meet the requirements of the Subdivision Regulations and is a non-buildable lot. The cemetery, as well as the surrounding residential lots and roadways, drain to the proposed basins shown elsewhere.
 - i. Sheet C2.06 also shows an area in Phase 1 that is to serve as a common area which includes retention basin “C” as well as the mail pick up area in which the communal mailboxes will be located. The Postmaster has required that all proposed subdivisions include a cluster box for mail delivery.
 - d. Sheet C2.07 shows all proposed drainage be directed to Basin “A”.
 - e. Proposed roadway drainage is designed to drain to detention ponds via storm piping.
 - f. Surface drainage as well as roadway piping feeds retention Basin “E” shown on Sheet C2.09. An eight (8’) foot drainage easement is proposed on Lots 152 & 153 to accommodate a storm line for the roadway storm sewer.
 - g. Sheet C2.10 has a note requiring a berm be built to direct all stormwater along the northern most property line to Retention Basin D-2.
9. The proposed water service for the development is also shown on the corresponding utility 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 and Phase 2 along the proposed roadways. The plans propose eleven (11) hydrants service the entire subdivision. 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.

10. 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.
 - 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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. Any proposed grading will require an encroachment permit from the KYTC.
16. 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.
17. 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 2 of development the applicant proposes sixteen (16) dams in the proposed ditching.
 - d. Headwall silt checks are to be installed at the entrances of all headwalls; three (3) within Phase 1.
 - e. Silt fence is proposed along the entirety of the grading extends of the project along the toe of slope.
 - f. Rip-Rap is proposed at the outlets of all Basin outlets.
18. 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.
19. 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.
20. A letter of credit in the amount certified by the Engineer must be submitted prior to final approval to meet the subdivision regulation requirements, Article 1201.2.
21. Prior to final approval, the areas labeled and proposed as “Common Areas” must have an agreement as to what entity will maintain the aforementioned areas. Evidence of this agreement must be published on the Final Plat.

Staff Recommendation:

It is the Staff’s recommendation that this Preliminary Subdivision Plan, Royal Troon Subdivision – Phase 2, 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.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Preliminary Plat, Grading Only, for Royal Troon Subdivision, Phase 2, Woodland Station Development, LLC, Owner/Applicants, 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 Plat. Motion unanimously carried.

III. DEVELOPMENT PLAN:

- 1. 022123-04-B – Preliminary Development Plan – Royal Troon Commercial Development – 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 – 111.633 +/- Total Acres – Barren County – Plat Prepared by Bryant Engineering, Inc.**

Staff Findings:

1. The subject property is located in the un-incorporated area of Barren County adjacent to the Royal Troon Subdivision. There is no zoning classification or land use restriction, however this development meets the requirements of a PUD (Planned Unit Development) which is governed by the development requirements of the Barren County Subdivision Regulations.
2. Attachment A is an application for the proposed development.
3. The development will contain approximately 12.4 total acres; it is located adjacent to and to the northwest of the Royal Troon Subdivision. The majority of the existing site slopes to the north.
4. As shown on Sheet C1.01 the applicant is proposing thirteen (13) 8-Plex residential units, two (2) 6-unit townhouses and an eight thousand (8,000) square foot convenience store / commercial building. There will also be three (3) vacant out lots remaining for future development.
 - a. One (1) entrance to serve the multi-family and the convenience store onto Happy Valley Road (KY-90) is proposed. The proposed roadway is proposed to be a county-maintained roadway; it is thirty (30') feet wide with a fifty (50') foot

right-of way. This roadway will end just past the entrance for the convenience store lot. Backing out onto roadway. Roadway name approval.

- i. All access from Happy Valley Road (KY-90) or any other work within the Right-of-Way is to be coordinated with the Kentucky Transportation Cabinet.
 - b. Drive aisle widths are twenty-four (24') feet for the entire development.
 - c. In accordance with Section 506.3 of the Subdivision Regulations the applicant is proposing two (2) parking spaces per dwelling unit.
 - d. There are three (3) different dumpster pad locations proposed.
5. The applicant is proposing gravity sewer for all the proposed buildings. Sewer is available along Happy Valley Road (KY-90). This system feeds into the residential subdivision, see Sanitary Line H, on the west side of the development.
 - b. Sanitary sewer profiles are provided on Sheet C3.01.
6. The applicant proposes a six (6") inch waterline be located along all the drive aisles with fire hydrants located within the landscaping island of all the multi-family areas, see Sheet C1.01.
7. The proposed drainage layout is also shown on Sheet C1.01
 - a. As shown on the plans, stormwater is proposed to drain to a proposed basin on the northwestern corner of the property via drainage structures and sheet flowing as well as the retention basin within the Royal Troon Residential Subdivision to the south.
 - b. Storm drainage profiles are shown on Sheets C4.01 through C4.03.
 - c. Drainage calculations meeting Section 1004.0 of the Subdivision Regulations are shown on the plans.
8. Proposed erosion control measures are shown on Sheet C5.01.
 - a. Inlet protection is shown at each storm inlet structure.
 - b. Silt fence is proposed along the perimeter of the site at the toe of all slopes.
 - c. The construction entrance will be located at the sole entrance location for the site.

- d. Rock check dams are proposed at varying intervals within the proposed ditching.
 - e. Headwall silt checks are shown at all pipe inlets and rip-rap for the overflow outlets.
9. Construction details are shown on Sheets C6.01 through C6.03.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary 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 and to minimize water runoff to the surrounding developments. The following recommendations are also made as they relate to this development:

- 1) Any work done within the Right-of Way of Happy Valley Road (KY-90) in relation to the proposed ditching will require approval of the Kentucky Transportation Cabinet.

A motion was made by Forrest Wise and seconded by Eddie Atnip to approve the Preliminary Development Plan for Royal Troon Commercial Development, Woodland Station Development, LLC, Applicant/Owners, because the proposed development plan does meet the minimum standards set forth in Barren County Subdivision Regulations, Article 304 and subject to Staff Findings and Recommendations of approval with conditions that any work done within the Right-of-Way of Happy Valley Road (KY-90) in relation to the proposed ditching will require approval of the Kentucky Transportation Cabinet. Motion unanimously carried.

2. 022123-01-G – Final Development Plan – Glasgow Dollar General – Rafferty Development LLC, Applicant / Owner(s) – Property located approximately at 100 Leslie Avenue – 1 Tract – 2.20 +/- Total Acres – Glasgow – Plans Prepared by Paul Primavera & Associates

Staff Findings:

- 1. The proposed development received Preliminary approval on December 19, 2022.
- 2. The development will contain approximately 2.20 total acres. The majority of the existing site is relatively flat with a steep slope, sloping north along West Main Street. Currently the Tract consists of an existing warehouse building with the remainder of the site being vacant.
- 3. Sheet 101 shows detailed drawings with dimensions, etc. for the proposed parking layout and building locations.
 - a. As indicated on Sheet 101 the applicant is proposing one (1) building. The total square footage for the proposed building is 10,640 square feet. The applicant is

proposing thirty-six (36) parking spaces. The parking requirement in Section 158.400(9) of the Glasgow Zoning Ordinance is one (1) space per three hundred (300) square feet of floor space. The proposed development would require thirty-six (36) minimum parking spaces.

- b. The site will utilize the two (2) existing entrances, one (1) on Leslie Avenue and one (1) on West Washington Street.
 - c. Drive aisle widths all meet or exceed the Glasgow Zoning Ordinance requirements. As shown on Sheet 101, the applicant intends to utilize the entrance onto West Washington Street for truck traffic. The truck turning radius diagram shown indicates that the truck egress is sufficient as drawn.
 - d. As required by Section 158.028 (C)(2) a ten (10') foot landscape buffer area is proposed along the eastern property line that is adjacent to residential area. In agreement with the Glasgow Zoning Ordinance landscape buffer requirements, a six (6') foot tall privacy fence is proposed along the LBA.
 - e. The required building setbacks are as follows: thirty-five (35') feet off of the Leslie Avenue right-of-way, twenty-five (25') feet from West Washington Street, twenty-five (25') feet from West Main Street and twenty (20') feet from the adjacent property owner to the east. The proposed building is situated behind these setbacks. Also, as indicated on Sheet 101 no portion of the building or any signage is located within the visibility triangle found in Section 158.022 of the Glasgow Zoning Ordinance.
 - f. One (1) free standing sign is proposed along West Main Street.
4. The proposed drainage layout is shown on Sheet 201.
- a. As shown on the plans, stormwater is proposed to drain in the same manner as the existing site. As noted at the bottom of Sheet 201 the post construction site has less impervious area than that of the pre-construction site, which results the runoff coefficient being reduced.
 - b. The area leading away from West Washington Street is proposed to be a 2:1 slope.
5. Sheet 301 indicates the proposed utility connections for the project.
- a. A proposed 1" waterline is to connect to the existing waterline located along West Main Street.

- b. Sewer connection is to be made to an existing sewer cleanout, also along West Main Street.
 - c. Overhead, electrical, phone and cable service is available along West Washington Street.
 - d. Proposed erosion control measures are also shown on Sheet 401.
 - e. Silt fence is shown at the proposed stockpile location.
 - f. Silt fence is proposed along the perimeter of the toe of all slopes.
 - g. Both entrances will be utilized as construction entrances.
6. Construction details are shown on the corresponding plan sheets as well as Sheet 502.

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 and to minimize water runoff to the surrounding developments.

A motion was made by Maria Westcott and seconded by Joe Austin to approve the Final Development Plan for Glasgow Dollar General, Rafferty Development, LLC, Applicant/Owners, 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 with conditions. Motion unanimously carried.

3. 022123-02-G – Final Development Plan – Don Franklin Dealership – Glasgow Land LLC, Applicant / Owner(s) – Property located at 1001 Happy Valley Road – 1 Tract – 28.54 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.

Staff Findings:

1. Currently the subject property is zoned I-1 (Light Industrial District). It is located along Happy Valley Road (KY-90).
2. The property received a Preliminary Development Plan approval on January 17, 2023. This development plan is for an additional building within this development. The newly disturbed area exceeds one (1) acre (2.02 acres).

3. The entire development contains approximately 28.54 total acres with approximately 2.02 total acres being disturbed for this portion of the development. The majority of the existing site slopes from east to west, see Sheet C-2.1.
4. Currently the area consists of land that is majority vacant, with utilities within the area to be capped off or relocated and a portion of the parking lot to be removed and then replaced, see Sheet C-2.2.
5. Sheet C-3.0 shows detailed drawings with dimensions, etc., for the proposed parking layout and building locations.
 - a. As indicated on Sheet C-3.1 the applicant is proposing a total of thirty-four (34) parking spaces. The parking requirement in Section 158.400(21) is one (1) space per four hundred (400) square feet for showroom and office space plus two (2) spaces per service bay. Considering the usage of the existing parking lot the proposed development exceeds the required minimum. A pedestrian walking path is proposed to be striped between the (two) 2 dealerships.
 - b. Drive aisle widths within the public parking areas meet all Glasgow Zoning Ordinance requirements, see Sheet C-3.1.
 - c. As required by Section 158.028 (B), the minimum landscaping provisions will apply to the proposed development and should be shown on the Final Development Plans.
 - d. No new entrances are proposed onto Happy Valley Road (KY 90).
6. The proposed drainage layout is shown on Sheet C-4.0.
 - a. As shown on the plans, stormwater is proposed to drain to an existing basin on the northwest corner of the existing development by sheet flowing and ditching, see Sheet C-4.1.
 - b. The existing basin is proposed to be enlarged to accommodate additional water runoff as shown on Sheet C-4.2.
7. Proposed erosion control measures are also shown on Sheet C-5.0 and C-5.1.
 - a. Silt fence is proposed along the perimeter of the site at the toe of all slopes.
 - b. The construction entrance will be located at the southeast corner of the site.
 - c. Rock check dams are proposed at varying intervals within the proposed ditching.

- d. Erosion control blankets are proposed on the slopes of the proposed grading and ditch liner is proposed within all ditching.
8. Sheet C-6.0 shows the proposed utility connections for the site.
- a. The applicant is proposing attachment to an existing manhole north of the proposed building for sanitary sewer.
 - b. Two (2) fire hydrants are proposed for the proposed development. As shown on the plans it is proposed to connect to an existing water line along Happy Valley Road (KY-90).
 - c. Telephone and Electrical service is available at a pole on the north side of the existing development. The applicant will provide telephone and electrical service underground from that location.
9. Construction details are shown on Sheets C-7.0 – C-7.2.

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 and to minimize water runoff to the surrounding developments.

A motion was made by Joan Norris and seconded by Candy Wethington to approve the Final Development Plan for Don Franklin Dealership, Glasgow Land, LLC, Applicant/Owners, 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 with conditions. 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 9:26 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: 
Tommy Gumm, Chairman

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ATTEST:



Janis Turner, Secretary-Treasurer