

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

April 17, 2023

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, April 17, 2023, 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	Maria Westcott
Tommy Gumm	Candy Wethington
	Forrest Wise

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the March 20, 2023 meeting minutes as distributed. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The invoices were presented for payment.

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

Agenda Item # 3 - Committee Report

Ricky Houchens presented the proposed fiscal year 2023-24 Budget. A motion was made by Ricky Houchens and seconded by Lewis Bauer to approve the proposed 2023-24 Budget. Motion unanimously carried. (The budget is in the Staff Office for review.)

Agenda Item # 4 – Treasurer’s Report

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

The bank balance as of March 31, 2023, was \$47,375.77. Deposits in the amount of \$1,410.00 were received from Barren County and \$935.00 from the City of Glasgow. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, reported that the Spring KAPA Conference will be held on May 18th and 19th, 2023, at the Barren River State Park. Commission Members can attend either one (1) day or both days and can get several of the required Continuing Education hours. Mr. Myatt reminded the Commission Members they can view videos to get some of the required Continuing Education hours from the Ohio APA Chapter.

III. PUBLIC NOTICE:

1. 041723-01-G – Short Term Rental & Zone Classification Discussion – *A review and discussion of what Short-Term Rental uses are and how they are addressed within the Kentucky Building Code and the Various Zoning Ordinances of the Cities within Barren County*

Attorney Charles A. Goodman, III spoke to the Commission about the purpose of this discussion. He told the group that this discussion is not for the purpose of attempting to impose any rules or regulations, obviously for the purpose of discriminating against any protective status. But it is also not a discussion for the purpose of attempting to protect against any category of individuals or individual that may be for one reason or another, unsavory or objectionable, as that is a violation of Federal Law. The purpose of what we are looking at now is a view of those safeguards that are in place in other communities and also already existing in places in our community that provide guidelines for those types of short-term rentals that, guidelines that would guard against the potential problems that are understandability inherent in absentee owners having a high frequency of turnover renters.

Kevin Myatt, Planning Director, explained to the Commission that the Glasgow Board of Adjustment Board voted that the Planning Commission officially review the Glasgow Zoning Ordinance regarding AirB&Bs and other various zoning classifications issues.

Mr. Myatt reviewed an information sheet from Nelson County Planning & Zoning. He also had information from the following areas: Warren County Zoning Ordinance, Bardstown, Nelson County, Owensboro, and Elizabethton.

A committee will be established to review the Glasgow Zoning Ordinance. This item will be placed on next month's agenda and will allow any Commission Member the opportunity to volunteer for this committee.

III. SUBDIVISION:

- 1. 041723-01-B – Primary and Final Plat – Richard Burton Subdivision – Richard Burton, Applicant/Owner(s) -Red Cross Road – 3 Tracts – 1.763 +/- Total Acres – Barren County – Plat prepared by Pride Land Surveying, Inc.**

Staff Findings:

1. 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 Proposed Plat.
2. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and the Glasgow Water Company and each has signed the second page of the physical plat, in addition to the local Fire Chief and the Barren County Environmentalist.
3. Entrances onto Red Cross Road require approval from the Barren County Road Department.
4. Proposed Tracts are to be serviced by a proposed fire hydrant located between Tracts Seven (7) and Eight (8). The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.

Staff Recommendation:

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

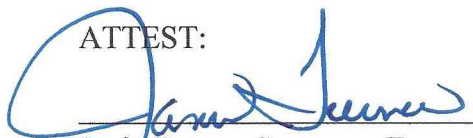
A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Preliminary and Final Plat, Richard Burton, Owner/Applicant, because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations of approval. 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 7:32 PM.

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JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: 
Tommy Gunm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer