

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

November 20, 2023

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, November 20, 2023, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Due to technical difficulty Chairman Gumm relinquished Chair to Vice-Chairman Lewis Bauer and Mr. Bauer called the meeting to order and called for a roll call of Members. The following Commission Members were present:

Eddie Atnip	Joan Norris
Joe Austin	David Rutherford
Lewis Bauer	Janis Turner
Bobby Bunnell	Maria Westcott
Thomas Grubbs	Candy Wethington
Tommy Gumm (Zoom)	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 Joan Norris to approve the September 18, 2023, meeting minutes as amended. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The invoices for November were presented for payment.

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

Agenda Item # 3 – Committee Report

There was no Committee Reports.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending October 31, 2023.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, reported that the training on December 1st, 2023 in Owensboro was a free training open to all members, planners and elected officials.

II. SUBDIVISION:

- 1. 112023-01-B – Agricultural Application for Division of Real Estate – Barbara Harbison, Applicant/Owner(s) – 1 Tract – 5.44 +/- Total Acres – Property located at 181 Harbison Wyatt 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 181 Harbison Wyatt Road, a City 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 on Plat Book 17, page 187, 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 5.44 +/- 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 Eddie Atnip and seconded by Janis Turner to approve the Agricultural Application for Barbara Harbison, Owner/Applicant, for the property located at 181 Harbison Wyatt 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. 112023-02-B – Final Plat – *Mark & Diane Roark, Applicant/Owner(s) – Property located along Denton Road – 4 Tracts – 55.72 +/- Total Acres – Barren County – Plat Prepared by Leftwich Land Surveying, Inc.*

Staff Findings:

1. Attachment A is the application signed by the applicant / owner.
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. Although this Plat only contains four (4) tracts this parcel was originally subdivided in Plat Book 17, Page 888, see Attachment C. Planning Commission approval is required due to the re-division of an approved Plat.
4. As noted on the Plat, the northern portion of the proposed subdivision is located within a flood hazard area. Any future development of this portion of the property will require approval and coordination with the Flood Plain Coordinator.
5. All utilities, other than sewer, are available to the proposed Tracts by Farmers Rural Electric, SCRTEC, and the Glasgow Water Company and each has signed the physical plat, in addition to the Health Department.
6. There is an existing power line easement on all four (4) of the proposed Tracts.
7. This proposed Plat meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
8. Entrances onto 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 Forrest Wise and seconded by Joan Norris to approve the Final Plat for Mark & Diane Roark, 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 Final Plat. Motion unanimously carried.

3. 112023-03-B – Final Plat – *Mark & Diane Roark, Applicant / Owner(s) – Property located along Denton Road – 9 Tracts – 111.00 +/- Total Acres – Barren County – Plans Prepared by Leftwich Land Surveying, Inc.*

Staff Findings:

1. Attachment A is the application signed by the applicant / owner.
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. As noted on the Plat, the proposed subdivision is not located within a flood prone area and is not indicated to be in a wetland or soil sensitive area.
4. Utilities available to the proposed Tracts by Farmers Rural Electric, and SCRTC have signed the physical Plat, in addition to the Health Department. Water service is currently unavailable, but the Glasgow Water Company has confirmed plans to make it available in the near future. Sewer is not available to the proposed Tracts.
5. This proposed Plat meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
6. Entrances onto Payne Loop Road will require approval from the Barren County Road Department.
7. The existing building shown on Tract #13 is over the Front Yard Setback along Payne Loop Road. A Variance note has been provided on the proposed plat.

Staff Recommendation:

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

A motion was made by Joan Norris and seconded by Candy Wethington to approve the Final Plat for Mark & Diane Roark, 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 Final Plat. Motion unanimously carried.

4. 112023-04-B – Final Plat – *Mark & Diane Roark, Applicant / Owner(s) – Property located along Denton Road – 15 Tracts – 124.95 +/- Total Acres – Barren County – Plans Prepared by Leftwich Land Surveying, Inc.*

Staff Findings:

1. Attachment A is the application signed by the applicant / owner.
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. This Plat is derived from two (2) original Tracts. The “Old Tract Line” is noted on the Plat.
4. As noted on the Plat, the southern portion of the proposed subdivision is located within a flood hazard area. Any future development of this portion of the property will require approval and coordination with the Flood Plain Coordinator.
5. All utilities, other than sewer, are available to the proposed Tracts by Farmers Rural Electric, SCRTC, and the Glasgow Water Company and each has signed the physical plat, in addition to the Health Department.
6. This proposed Plat meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
7. Entrances onto Millstown 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 Forrest Wise and seconded by Joan Norris to approve the Final Plat for Mark & Diane Roark, 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 Final Plat. Motion unanimously carried.

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There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 7:30 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer