

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

February 19, 2024

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 19th, 2024, 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 (Zoom)	Janis Turner
Thomas Grubbs	Maria Westcott
Tommy Gumm	Candy Wethington
	Forrest Wise

Charley Goodman, JCCPC Legal Counsel, was not present for the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Forrest Wise and seconded by Joan Norris to approve the January 16th, 2024, meeting minutes as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The invoices were presented for payment.

A motion to approve invoices was made by Eddie Atnip and seconded by Maria Westcott. Motion unanimously carried.

Agenda Item # 3 – Committee Report

Chairman Gumm appointed Eddie Atnip, Lewis Bauer and Joan Norris to the Budget Committee.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending January 31, 2024.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director’s Report and stated that due to an oversight by the Joint City-County Planning Commission staff, the Commission was required to submit an audit as per the state’s SPGE requirements in 2023.

Campbell, Myers & Rutledge performed the audit at the Commission’s request and found that the financial statements present fairly. The audit also found that the Commission has a material weakness as cash is the primary source of income, however, all cash basis was accounted for.

A motion was made by Forrest Wise and seconded by Joan Norris to accept the audit as presented. Motion carried unanimously.

II. PUBLIC HEARING:

- 1. 022024-01-C – Zone Change Application – Raymond Hishmeh, Applicants / Larry Gibbons, Owner – R-2 (Two Family Residential District) to B-2 (General Business District) – Property located at 103 North Dixie Highway – 0.4297 +/- Total Acres – Cave City**

Chairman Gumm opened the hearing and served as the hearing officer.

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings to the map amendment must be in accordance with KRS 100.211.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all appropriate notifications such as notices placed on property, certified mail was sent to adjacent property owners, posts on social media (Facebook page), posted on the JCCPC website, and an advertisement was placed in the local newspaper.

Mr. Myatt presented the Map Amendment Application and Staff Report.

Chairman Gumm asked if anyone wanted to speak in favor of the proposed zone change.

No one present spoke in favor to the proposed zone change.

Chairman Gumm asked if anyone wanted to speak in opposition of the proposed zone change.

No one present spoke in opposition to the proposed zone change.

Chairman Gumm closed the public hearing.

A motion was made by Lewis Bauer and seconded by Eddie Atnip to approve the proposed zone change because the proposed map amendment of R-2 (Two-Family Residential District) to B-2 (General Business District) is in agreement with the adopted Comprehensive Plan and the subject area has a finding of fact in an area where commercial use is in existence. Motion unanimously carried.

2. 022024-01-B – 2024 Comprehensive Plan – Adoption of Goals and Objectives of the 2024 Comprehensive Plan

Chairman Gumm opened the hearing and served as the hearing officer.

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings to the text amendment must be in accordance with KRS 100.193.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all appropriate notifications were posted on social media (Facebook page), posted on the JCCPC website, and an advertisement was placed in the local newspaper. He also added that a public meeting was held on January 20th, 2024, in the Barren County Fiscal Court Chambers to solicit comments.

Mr. Myatt presented the changes to the 2024 Comprehensive Plan's Goals and Objectives.

Chairman Gumm asked if anyone in the audience wanted to speak in favor of the adoption of the Commission's Goals & Objectives of the 2024 Comprehensive Plan.

No one present spoke in favor to the proposed Goals and Objectives.

Chairman Gumm asked if anyone in the audience wanted to speak in opposition to the adoption of the Commission's Goals & Objectives of the 2024 Comprehensive plan.

No one present spoke in opposition to the proposed Goals and Objectives.

Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve Goals & Objectives of the 2024 Comprehensive Plan as submitted. Motion unanimously carried.

3. 022024-02-B – Text Amendment – Amendment to the Barren County Subdivision Regulations – Articles 14 and 15 – Barren County

Chairman Gumm opened the hearing and served as the hearing officer.

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings to the text amendment must be in accordance with KRS 100.211.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all appropriate notifications were made for this hearing, placed in the local newspaper, put on the JCCPC website and social media, and was also discussed at the public meeting held on January 20th, 2024.

Mr. Myatt presented the Text Amendment and Staff Report.

Chairman Gumm asked if anyone wanted to speak in favor of the proposed Text Amendment.

No one present spoke in favor to the proposed Text Amendment.

Chairman Gumm asked if anyone wanted to speak in opposition of the proposed Text Amendment.

No one present spoke in opposition to the proposed Text Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the proposed Text Amendment to the Barren County Subdivision Regulations as submitted. Motion unanimously carried.

III. SUBDIVISION:

A motion was made by Chairman Tommy Gumm and seconded by Eddie Atnip to move item number 022024-03-B under section III. SUBDIVISION to the top of the agenda. Motion carried unanimously.

- 1. 022024-03-B – Preliminary & Final Plat – Blevins Subdivision – Blevins and Blevins, LLC, Applicant/Owner(s) – New Salem Road (KY 1307) and Howard Bulle Road – 17 Tracts – 57.078 +/- Total Acres – Barren County – Plat Prepared by Pride 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. 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. All utilities, including a 4” sewer force main along New Salem Road (KY 1307), 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 local Fire Chief and the Health Department.
5. The applicant is proposing that the land division be serviced by two (2) proposed fire hydrants. One along New Salem Road (KY 1307) at the proposed Lot #3 and another along Howard Bulle Road at Lot #13. These two (2) proposed fire hydrants along with the existing fire hydrant located at the intersection of New Salem Road and Howard Bulle Road provide adequate fire hydrant coverage in agreement with Section 702.1 of the Subdivision Regulations.
6. Entrances onto Howard Bulle Road will require approval from the Barren County Road Department. Any proposed entrances onto New Salem Road (KY 1307) will require approval from the Kentucky Department of Transportation.

Staff Recommendation:

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

Chairman Gumm asked what the lot sizes were on the smaller lots and Planning Administrator Thom Kendall stated that the lot sizes are in agreement with the minimum standards set forth in the Barren County Subdivision Regulations.

A motion was made by Janis Turner and seconded by Candy Wethington to approve the preliminary and final plat for Blevins and Blevins, LLC, Applicant, because the proposed subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and because of the Staff’s recommendation of approval. Motion carried unanimously.

Chairman Gumm recused himself for the next 3 items due to a conflict of interest. Vice-Chairman Lewis Bauer assumed the Chairman. Joan Norris also recused herself due to conflict of interest. Both Commission Members left the room.

2. **022024-01-G – Variance Application – Barren County Public Properties,**
Owner/Applicant(s) – 309 West Main Street – Ten (10’) foot Variance to the Sixty (60’) foot Minimum Right-of Way Requirement – Article 602.2 of the Barren County Subdivision Regulations – Glasgow

Staff Findings:

1. The applicant has filed a Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a Ten (10') foot variance to the sixty (60') foot minimum Right-of-Way Width requirement, Article 602.2 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The proposed roadway is a re-alignment of the existing Ford Drive.
4. The Aerial Photo Map, shown in Attachment C, shows the roadways and buildings that comprise the subject property.
5. Attachment D is a preliminary site plan provided by the applicant. As shown on the plan the existing Ford Drive connecting Water Street and West Main Street is to be removed to accommodate the proposed Judicial Center and parking areas. It is to be relocated approximately one hundred seventy-five (175') feet west of the current Ford Drive location.
6. Article 602.2 requires a sixty (60') minimum right-of-way width for a commercial street. The applicant requests a ten (10') foot reduction in the minimum right-of-way width.
7. Properties on both the east and west sides of the proposed Ford Drive are owned by Barren County and the City of Glasgow.
8. The property to the west of the proposed Ford Drive is located in the I-1, Light Industrial District. With minimum lot size in this district being one (1) acre and the Barren County PVA showing this parcel containing 1.29 acres it is not feasible that multiple developments with separate entrances is likely to occur.

Kevin Myatt, Planning Director, presented the application and staff findings. He also stated that he asked for DPW Superintendent, Jim McGowan, to be present at the meeting as this variance pertains to his office.

Commission Member Eddie Atnip asked Jim McGowan if he had any problems with the proposals brought before the Commission in this application. Mr. McGowan said he did not have any problems with the proposed changes.

Member Eddie Atnip asked for clarification on if the proposed changes would cause any safety or health risks that could harm the public. Jim McGowan said the changes would not pose any health or safety risks to the public.

A motion was made by Candy Wethington and seconded by Thomas Grubbs to approve the Variance application for Barren County Public Properties, Owners, American Engineers Inc.,

Applicant, because the proposed Variance will not adversely affect the public health, safety, and welfare and it would not alter the essential character of the general vicinity, nor would it cause a hazard or nuisance to the public. Motion carried unanimously.

3. 022024-02-G – Variance Application – Barren County Public Properties,
Owner/Applicant(s) – 309 West Main Street – Sidewalk along Marginal Access Streets Requirement – Article 612.2 of the Barren County Subdivision Regulations – Glasgow

Staff Findings:

1. The applicant has filed a Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a Variance to the sidewalk requirement, Article 612.2 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The proposed roadway is a re-alignment of the existing Ford Drive.
4. The Aerial Photo Map, shown in Attachment C, shows the roadways and buildings that comprise the subject property. As shown on the Aerial mapping there is a sidewalk located along West Main Street.
5. Attachment D is a preliminary site plan provided by the applicant. As shown on the plan the existing Ford Drive connecting Water Street and West Main Street is to be removed to accommodate the proposed judicial center and parking areas. It is to be re-located approximately one hundred and seventy-five (175') feet west of the current Ford Drive location. The existing Ford Drive that is to be removed / relocated does not have a sidewalk.
6. As shown on Attachment D, a short section of sidewalk is proposed for a portion of the eastern side of the proposed roadway, which will allow pedestrian traffic to access the facility.
7. As noted in Attachment A, the owner of the property on the west side of the proposed roadway will construct a sidewalk once that property is developed.
8. Article 612.2 states that “Where a marginal access road parallels an arterial street, the Planning Commission may waive sidewalks along the arterial street and on the inside of the marginal access street. Sidewalks shall be required on the outside of the marginal access street”.

Commission Member Eddie Atnip asked if there was something ensuring that the sidewalk will leave place on the vacant property. Mr. Myatt stated that for the applicant to develop this parcel, they are required to include sidewalks as per the City Requirements (Building Ordinance).

Commission Member Thomas Grubbs asked if there were any plans to establish pedestrian crossing across West Main Street. Jim McGowan stated that there were no plans for a crossing yet, and Mr. Myatt reminded the Commission that the State would have to give approval for the placement of a crossing on West Main Street.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the proposed Variance application for Barren County Public Properties, Owners, American Engineers Inc., Applicant, because it will not adversely affect the public safety, health, or welfare, or alter the essential character of the general vicinity, nor would it cause hazard or nuisance to the public. Motion carried unanimously.

4. 022024-03-G – Variance Application – Barren County Public Properties, Owner/Applicant(s) – 309 West Main Street – Maximum Grade of Streets Requirement – Article 615.0 of the Barren County Subdivision Regulations – Glasgow

Staff Findings:

1. The applicant has filed a Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a Variance to the maximum roadway slope restriction level for local streets, Article 615.0 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The proposed roadway is a re-alignment of the existing Ford Drive.
4. The Aerial Photo Map, shown in Attachment C, shows the roadways and buildings that comprise the subject property.
5. Attachment D is a preliminary site plan provided by the applicant. As shown on the plan the existing Ford Drive connecting Water Street and West Main Street is to be removed to accommodate the proposed judicial center and parking areas. It is to be re-located approximately one hundred seventy-five (175') feet west of the current Ford Drive location.
6. Article 615.0 states that Local streets cannot exceed a maximum grade of ten (10%) percent. It is also noted that grades may be modified by the Planning Commission where extreme topographic conditions exist or are in the interest of good site planning.
7. Attachment E shows the approximate location of the relocated Ford Drive. As noted on the contour map the existing grade along West Main Street near the proposed intersection is steeper than that of the existing Ford Drive and West Main Street intersection. In order to match the existing grade on the adjoining property the applicants' Engineer says that the increase will be warranted.

Commission Member Eddie Atnip asked how long the landing would be for the proposed Variance.

Matt Allen, American Engineers, Inc., stated that it is required to be fifty (50') feet from the centerline of West Main Street, and there is a thirty (30') foot level landing that is three (3%) percent less.

Commission Member Forrest Wise stated that the area of the proposed Variance looks steeper than ten (10%) percent, it appears to be fifteen (15%) or twenty (20%) percent.

Mr. Myatt stated that it is at least eight (8%) percent, and twelve (12%) percent at its most extreme.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Variance application for Barren County Public Properties, Owners, American Engineers Inc., Applicant, because the Variance will not adversely affect the public health, safety, or welfare or alter the essential character of the general vicinity, nor cause a hazard or nuisance to the public. Motion carried unanimously.

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 8:14 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

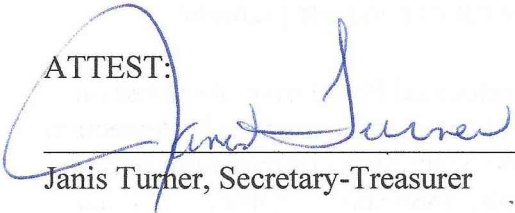
OF

BARREN COUNTY, KENTUCKY

By: 

Tommy Gumm, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer