

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

May 20th, 2024

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, May 20th, 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 (Zoom)	Thomas Grubbs
Joe Austin	Joan Norris
Lewis Bauer	David Rutherford
Bobby Bunnell	Janis Turner
Tommy Gumm	Maria Westcott
	Candy Wethington

Ricky Houchens and Forrest Wise were not present at the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by David Rutherford and seconded by Candy Wethington to approve the meeting minutes for April 15th, 2024, and the motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The invoices were presented for payment.

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

Agenda Item # 3 – Committee Report

Chairman Gumm created a Nominating Committee for next year's officers, with the Chairman of this Committee being Thomas Grubbs, with Joan Norris and Forrest Wise as Committee Members.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending April 30, 2024.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report and stated the KAPA Spring Conference took place last week and that discussions of the state legalizing medicinal cannabis occurred. Mr. Myatt shared that each legislative body needs to determine whether they are going to opt in or out of the program, with the first body to decide being the County. If the County does not opt in, then each City has to create an ordinance to opt in. However, if the County opts in then each City is also automatically opted in, unless the Cities create an ordinance to opt out. Park City has already created an ordinance to opt out, and Cave City has discussed the possibility of opting in.

Mr. Myatt stated that he did not have any further information on ordinances for the County or City of Glasgow. He also stated that there will be a region of nine counties, with two dispensaries for the whole region, and that there are cultivators, producers, and processors, all of which being on a tier system. There are four tiers to a cultivator, which the State has said there will not be a license issued for a tier four cultivator, and that all business has to be done completely enclosed (within a building).

The State will start issuing licenses on July 1st, and the act does not go into effect until January 1st, 2025. Mr. Myatt also shared that the JCCPC, as a planning unit, is supposed to have regulations set in place on July 1st, but it is unlikely that will happen as the Commission was initially notified on March 23rd, 2024, and that during this time no indication has been received on what each legislative body wants to decide. If the legislative bodies opt in, the State has regulations in place for any type of facility that will handle cannabis. For example, they cannot be within 1000’ feet from any school or daycare, and it cannot be in any residential zoned property or residential home. If any City wishes to place further regulations, they will be required to have public meetings and hearings for a text amendment to address the possible changes. In addition to this, Mr. Myatt stated that the dispensaries are entered by lottery, and that any legislative body who enters will pay a non-refundable fee to be placed in the lottery.

II. PUBLIC HEARING:

- 1. 052024-01-C – Zone Change Application – Pie De La Loma Properties, LLC, Owners/Applicant(s) – R-1 (Single Family Residential District) to R-3 (Multi-Family Residential District) – Property is located at 108 White Avenue – 0.69 +/- Total Acres – Cave City**

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

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

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the Map Amendment have been made, such as notices placed upon the subject property, notices sent via certified mail to adjacent property owners, and posts on the Commission's Website and Facebook page.

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

Commission Member Eddie Atnip asked if Mr. Myatt would further explain about the fire coverage (fire hydrant) on the proposed Map Amendment.

Mr. Myatt stated that there is not a fire hydrant on White Avenue, but that the ordinance states that fire hydrant coverage is five hundred to six hundred feet around a single fire hydrant, and with two fire hydrants coverage is one thousand (1,000') feet. He also stated that hoses on firetrucks are typically one thousand (1,000') to eleven hundred (1,100') feet in length, and that most fire departments typically do not want to use more than half of the hose from a fire hydrant to a structure so they can have enough room to get where they need to be. Mr. Myatt stated that while this specific fire hydrant is approximately five hundred and thirty (530') feet, it does not meet the five hundred (500') foot rule, but that this would leave enough length on the hose in the event of an emergency.

Commission Member Lewis Bauer asked about the development plan being presented for this property, specifically if any amount of dirt is to be moved onto this property, would it require a presented development plan.

Mr. Myatt stated that the minimum lot size to come before the commission is twenty-five thousand (25,000') square feet, and that anything below that does not need to come before the Commission. However, this property is currently thirty thousand (30,000') square feet.

Commission Member Bobby Bunnell asked if Mr. Myatt could review the current surrounding zoning again.

Mr. Myatt presented Exhibit C once again and stated that there is currently only one single family home located on White Street.

Commission Member Bauer asked if the developers would have to use twenty-five thousand (25,000') square feet for one structure before presenting a development plan.

Mr. Myatt stated that if they start at twenty-five thousand (25,000') square feet, that is the minimum that requires developers to present a development plan to the Commission. If developers stay below that, then it does not come before the Commission, and they would follow the normal procedures such as building permits.

Commission Member Candy Wethington asked if the maximum that could be put on this property is a fourplex.

Mr. Myatt confirmed that is correct.

Charley Goodman, JCCPC Legal Counsel, asked what the other structures on the map were.

Mr. Myatt stated that those structures are five-plex and six-plex buildings.

Chairman Gumm asked if there was anyone in the audience who wanted to speak in favor of the proposed Map Amendment.

Susanna Ochoa, of Cave City, was sworn in by Chairman Gumm.

Ms. Ochoa stated that their plan for this location is to potentially put two duplexes on the lot, and that there was a need for more small entry level housing in the area because there is a significant shortage.

Chairman Gumm asked if anyone else had any questions about the proposed Map Amendment.

Larry Neal Poole, of Cave City, was sworn in by Chairman Gumm.

Mr. Poole stated that his farmland is adjacent to the subject property, and he asked how this proposed Zone Change would affect his property because he has kept cattle there before. He also had concerns about his fence.

Mr. Myatt stated that the proposed Zone Change should not affect his property in any way, and that his fence should remain where it is currently. He also stated that there is no intention of the fence to be moved by the applicants.

Mr. Poole stated that his only other concern is that people (tenants) have driven across his hay field in the past in addition to littering on his property, even though he put a sign up to try to help prevent trespassing and littering.

Chairman Gumm stated that he understands Mr. Poole's concerns, but that the Commission is not the body that can work with trespassing and littering on his property, as the Commission is here to consider a Zone Change.

Chairman Gumm asked if there was anyone who wanted to speak in favor of the proposed Zone Change.

Nobody present spoke in favor of the proposed Zone Change.

Chairman Gumm asked if there was anyone who wanted to speak in opposition of the proposed Zone Change.

Nobody present spoke in opposition of the proposed Zone Change.

Chairman Gumm closed the hearing.

A motion was made by David Rutherford and seconded by Janis Turner to approve the proposed Zone Change for the property located at 108 White Avenue, Cave City, Kentucky because it is in agreement with the adopted comprehensive plan.

Commission Member Wethington asked if the Commission could create a binding element for the fencing.

Mr. Myatt stated that if a binding element was created the applicant would have to agree to it per State Statutes, and that a specific location would need to be determined and which property it would be.

Charley Goodman, JCCPC Legal Council, asked if the binding element would only apply to the section of the applicant's property that is adjacent to Mr. Poole's property.

Chairman Gumm asked Ms. Ochoa if she would agree to this binding element.

Ms. Ochoa stated that they would not touch the fence during any developments, as it is not their fence to make changes with anyway.

Commission Member David Rutherford amended his prior motion to leave the existing fence intact through a binding element, and was seconded by Candy Wethington.

Chairman Gumm asked if there were any more questions on the motion.

Nobody had any further discussion or questions over the motion.

Motion carried unanimously.

- 2. 052024-02-C – Zone Change Application – Pie De La Loma Properties, LLC, Owners/Applicant(s) – R-1 (Single Family Residential District) to R-2 (Two-Family Residential District) – Property is located approximately at the intersection of Grinstead Mill Road and White Street and approximately Seven (700') feet southwest of White Street and Gillenwater Street – 2.93 +/- Total Acres – Cave City**

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

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

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the proposed Map Amendment have been sent out, such as, signage placed upon the subject property, notices mailed out to adjacent property owners, an

advertisement in the local News Paper, and posts on the Commission's website and Facebook page.

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

Chairman Gumm asked if anyone in the audience wanted to speak in favor of the proposed Zone Change.

Nobody spoke in favor of the proposed Zone Change.

Chairman Gumm asked if anyone in the audience wanted to speak in opposition of the proposed Zone Change.

Josh Poole, of Cave City, was sworn in by Chairman Gumm. Mr. Poole stated that he is not necessarily in opposition of the proposed Zone Change, but that he wanted to bring a major safety concern regarding the area to the Commission. He stated that due to the influx of people to the area there is more potential for dangerous car accidents, because the one outlet for this area is a small side street, and that many of the children that live in the area play outside near or on the street.

Chairman Gumm asked if there was anyone else in the audience who wanted to speak in opposition of the proposed Zone Change.

Nobody present spoke in opposition of the proposed Zone Change.

Chairman Gumm closed the public hearing.

A motion was made by Bobby Bunnell and seconded by Thomas Grubbs to approve the proposed Zone Change for the property located at the intersection of Grinstead Mill Road and White Street because the proposed Map Amendment is in agreement with the adopted comprehensive plan. Motion carried unanimously.

III. SUBDIVISION:

- 1. 052024-01-B – Subdivision Regulations Setback Encroachment Variance Application –** *Blevins & Blevins, LLC, Owners/Applicant(s) – 220 Bishop Road – Variance of Two and One-half (2.5') feet to the Ten (10') foot Side Yard Setback and Six and One-half (6.5') feet to the Thirty-Five (35') foot Front Yard Setback Regulation – Article 503.1.1 and Article 503.1.4 – Barren County*

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 Two and one half (2.5') foot variance to the Ten (10') foot Side Yard Setback and a Six and One Half (6.5') feet variance to the Thirty-Five (35') foot Front Yard Setback for a residence under construction, Article 503.1.1 and Article 503.1.4 of the Barren County Subdivision Regulations.
3. Attachment B is a vicinity map showing the location of the subject property. Property photos are shown in Attachment C.
4. The applicant filed for a building permit and provided a plot plan at that time, see Attachment D. A building permit was issued per this plot plan, see Attachment E.
5. As explained in the Application, the residence was accidentally built over the setback lines.
6. Attachment F is a plot plan showing the current location of the residence in relation to the property lines.

Chairman Gumm asked who is responsible to verify, once the plot plan and building permits are approved, so there will not be situations like this.

Mr. Myatt stated that the homeowners or property owners are responsible for verifying that their buildings or structures are behind the setback lines. He also stated that when a plot plan is done, usually a surveyor will locate the four corners and then put stakes in for the setback lines.

Chairman Gumm asked if someone qualified to survey the property would lay the house out in accordance with the plot plan.

Mr. Myatt confirmed that was correct.

Christopher Blevins, of Blevins & Blevins LLC, stated that their surveyor did go to the property, and he is not blaming him at all because the surveyor does a lot of work for him and does a good job. Mr. Blevins stated that he knew that the house was really close and that he should have checked the setback lines prior to getting this far along with the building.

Charley Goodman, JCCPC Legal Counsel, asked Mr. Blevins if he owned the adjoining property.

Mr. Blevins stated that he did not own that property.

Commission Member Thomas Grubbs asked what recourse the property owner would have if the Variance Application was denied.

Mr. Myatt stated that the recourse would be the deconstruction of the house until it meets the setback lines.

Commission Member Eddie Atnip asked how many homes the applicant has built in Barren County.

Mr. Blevins stated that his company has built around seventy (70) to eighty (80) homes in Barren County.

Chairman Gumm asked that this would not be a consistent problem.

Mr. Myatt confirmed that was correct.

A motion was made by Candy Wethington and seconded by Joan Norris to approve the Variance Application for Blevins & Blevins LLC, Owner/Applicant, for the property located at 220 Bishop Road because the proposed variance will not adversely affect the public health, safety, or welfare, nor will it alter the essential character of the general vicinity or cause a hazard or nuisance. Motion carried unanimously.

2. 052024-02-B – Subdivision Regulations Setback Encroachment Variance Application – Patrick and Mary Elizabeth Poynter, Owners/Applicant(s) – 2817 Millstown Road – Variance of Sixteen (16') feet to the Thirty-Five (35') foot Front Yard Setback Regulation – Article 503.1.1 – Barren County

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 Sixteen (16') foot variance to the Thirty-Five (35') foot Front Yard Setback for a proposed detached garage, Article 503.1.1 of the Barren County Subdivision Regulations.
3. Attachment B is a vicinity map showing the location of the subject property. Property photos are shown in Attachment C.
4. The building shown in the property photos as well as the plot plan is a temporary structure to be removed.
5. Attachment D is a plot plan showing the location of the proposed detached garage.

Chairman Gumm asked what the structure was for the variance.

Mr. Kendall stated that the structure is a detached garage.

A motion was made by Bobby Bunnell and seconded by Maria Westcott to approve the proposed Variance Application for Patrick and Mary Elizabeth Poynter, Owner/Applicants, for the property located at 2817 Millstown Road because the Variance will not adversely affect the

public health, safety, or welfare, nor would it alter the essential character of the general vicinity or cause a hazard or nuisance to the public. Motion carried unanimously.

3. 052024-03-B – Agricultural Application for Division of Real Estate – Nick Regenscheid, Applicant / Robert Darrell Britt, Owner – 1 Tract – 14.11 +/- Total Acres – Property located at 910 Moores School Road – Barren County – Plans prepared by Leftwich Land Surveying

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 910 Moores School Road, a County maintained roadway.
3. The proposed division takes place along an existing vehicular way, see Attachment C, Property Photos.
4. The existing gravel road is noted on Plat Book 16, Page 402, 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 14.11 +/- 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 Joe Austin to approve the Application for the Agricultural Division of Real Estate for the property located at 910 Moores School Road because the proposed division does meet the minimum standards set forth in KRS 100.111(2), 100.111(20), and 100.111(22), and because evidence in the application supports division for agricultural use only. Motion carried unanimously.

4. 052024-04-B – Preliminary Plat – Golden Six Estates Subdivision – Golden Flower LLC, Applicant/Owner(s) – Cherokee Road – 6 Tracts – 8.46 +/- Total Acres – Barren County – Plat Prepared by Arnold Consulting Engineering Services, Inc.

Staff Findings:

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

2. The proposed Subdivision Plans, Attachment B, is being divided along the proposed road frontage. The proposed road name shown on the Plans, "Buffalo Trail" will not be allowed as there is already a road with that name. Discussions have taken place with the B.I.T.S. office, and they are in agreement with the applicant that the road name will be "Bison Lane". This change will need to take place on the plans before a Final Plat is submitted. The proposed roadway network will access Cherokee Road, a county-maintained roadway.
3. As shown on Sheet R1 the tract is currently vacant and has a steep slope leading toward Barren River Lake.
4. Sheet R2 shows the proposed Lots. Each Lot exceeds the minimum lot size and fronts on the proposed roadway.
5. The proposed roadway meets the required minimums concerning street width, maximum and minimum grade and right-of-way width; it is approximately five hundred and twenty-two (522') feet long. A typical section is shown on Sheet R7.
6. The profile for the proposed roadway is shown on Sheet R3. As shown on the plan the roadway will consist of two (2) slopes and each is less than the maximum design slope set forth in the Subdivision Regulations. The slope at the intersection of Cherokee Road is three (3%) which meets the requirement for roadway approaches.
7. Sheet R4 depicts the proposed grading. Given the close proximity of the subdivision to Barren River Lake, onsite retainage will not be required.
8. Pre-Developed erosion control methods are shown on Sheet R5, while post-developed controls are shown on Sheet R6.
 - A. The applicant is proposing silt fence at the toe of all slopes.
 - B. Rock check dams are proposed within the proposed ditching.
 - C. A temporary construction entrance off Cherokee Road is proposed as well.
9. Details and Typical Sections are shown on Sheet R7.
10. Sheet U1 shows the proposed water lines and hydrants. Two (2) hydrants are proposed along the roadway. One is located at the end of the cul-de-sac and the other at the beginning of the proposed roadway. Glasgow Water Company details are shown on the following plan sheet.
11. Electrical and Telephone connections are shown on Sheet U2. Plans indicate that Tri-County Electric is to feed the subdivision from new poles adjacent to Cherokee Road at the intersection of the proposed roadway. Telephone and Fiber-Optic lines are to be coordinated with SCRTC.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary Subdivision Plan, Golden Six Estates, be approved 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. A Letter of Credit accompanied with a certified estimate stamped by an engineer that reflects the total cost estimate must be submitted at Final Plat submission.

Chairman Gumm asked if the road name and fire hydrant will be taken care of by the Final Plat submission.

Mr. Kendall confirmed that was correct, as coordination is taking place now as the Applicant has agreed to the street name (Bison Lane) with the B.I.T.S. Office and the fire hydrant has been requested.

A motion was made by Candy Wethington and seconded by Joan Norris to approve the Preliminary Plat for Golden Six Estates Subdivision because the proposed subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and the Staff Findings do recommend the approval. Motion carried unanimously.

5. 052024-05-B – Preliminary Plat – Freedom Heights Subdivision – Rickie Hagan, Applicant/Owner – Bishop Road – 25 Tracts – Phase 1 – 149.44 +/- Total Acres – Barren County – Plat / Plans prepared by Arnold Consulting Engineering Services, Inc.

Staff Findings:

1. Attachment A is the application for the proposed subdivision. The applicant is proposing the First Phase of a multi-phase subdivision containing 149.44 total acres. Phase 1 of the development includes twenty-five (25) proposed lots and 28.216 +/- acres.
2. The proposed development is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.1 of the Barren County Subdivision Regulations.
3. The proposed roadway shown on Sheet C2.0 and at a larger scale on Sheets C2.1 and C2.2 show Phase 1 of this development.
 - A. Arrangements must be made to finalize road names with the B.I.T.S. office. It will be required before a Final Plat can be recorded.

- B. The typical Section shown on Sheet C2.0 meets the size requirements of Section 613.0 of the Subdivision Regulations.
4. The typical section for the proposed roadway addition is also shown on Sheet C2.0. The plans propose 6" compacted subgrade, 6" of crushed stone base, 2" of Asphalt base and 1.25" of asphalt surface. The minimums set forth in Article 609.2 of the Barren County Subdivision Regulations require 6" compacted subgrade, 6" of crushed stone base, 4" of asphalt base and 1.25" of asphalt surface.
5. Sheets C2.3 through C2.5 show the future Phases of the proposed subdivision. There will be a total of one hundred sixteen (116) proposed Lots with three (3) proposed roadways.
6. A profile of the proposed roadway(s) is shown on Sheets C3.0 through C3.6. The maximum grade shown is 10%, which complies with Section 615.1 of the Subdivision Regulations.
7. An overall grading sheet for the development is shown on Sheet C4.0; runoff calculations are available for Phase 1 of the development as well as the roadways.
 - A. The applicant's engineer has designed retention basins for each Lot.
 - B. At the time of building permitting the basins would need to be in place and then remain maintained by the property owner.
 - C. Plans note a blue line stream, no work or alteration can occur without U.S. Army Corp of Engineers approval.
8. Sheets C4.1 through C4.7 are large scale drawings of the grading. As shown on the plan sheet each detention pond would have a pipe outlet.
9. Erosion control measures are shown on Sheets C5.0 through C5.11
 - A. Silt fencing is proposed at the toe of all slopes.
 - B. Check dams are proposed within all the ditches.
10. Sheet C6.0 is an overall drawing of the proposed utilities.
 - A. The lots will be served by three (3) water mains, noted with different colors on C6.0.
11. Phase 1 utilities are shown on Sheet C6.1.
 - A. As noted on the plan sheet the water main along Bishop Road will have to be upgraded from 4" to 6" to meet the subdivision water demands.

- B. Five (5) hydrants are proposed for this Phase of development. This meets the minimum requirements of Article 702.0 of the Subdivision Regulations.
 - C. Electricity is to be supplied from existing overhead power lines located near Bishop Road.
 - D. There is an existing gas line easement that bisects Lots, 2,3,4, 65, 115 and 116.
12. Sheet C7.0 includes details for the development, including an example of the retention ponds to be located on the individual lots as well as the erosion control measures.
13. The last sheet in the Plan Set includes details provided by the Glasgow Water Company.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary Subdivision Plan, Freedom Heights, be approved 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. Any work taking place within the noted blue line stream must receive approval from the U.S. Army Corp of Engineers.
3. A Letter of Credit accompanied with a certified estimate stamped by an engineer that reflects the total cost estimate must be submitted at Final Plat submission.

Chairman Gumm asked to view the retention areas on block three (3) and four (4) once again.

Chairman Gumm asked where a home would be built because of the gas line easement and the retention area on the property.

Mr. Myatt stated that the engineering team has taken these factors into consideration, and that this specific lot is 1.6 acres so there is more room to build on it than what it looks like on the map.

Chairman Gumm asked if some of the lots will have a retention area in the front yard.

Mr. Myatt confirmed that was correct and stated that he is aware that the Commission has not seen plans where each lot has its own retention. However, there is nothing in the Barren County Subdivision Regulations preventing each lot from having its own retention.

Commission Member Eddie Atnip asked if there were any restrictions on water retention areas, and if they would be surveyed off and identified individually.

Mr. Myatt stated that the retention ponds will be recorded along with the main Plat that also shows property lines, and that the Commission will do everything in its power to make sure that anyone who purchases one of these lots is fully aware that the retention basin is part of the lot as well. He also stated that this is preliminary approval as of now, and that technically nothing is being recorded.

Charley Goodman, JCCPC Legal Counsel, asked if each individual lot owner is responsible for the maintenance of the retention pond and its drainage. He also asked what would happen if a property owner did not maintain their retention pond or drainage, and what would happen if water was to overflow onto another property.

Commission Member Candy Wethington asked if anybody was overseeing the maintenance of the retention ponds.

Mr. Myatt stated that the property owners are responsible for the upkeep of the retention ponds on their lots, and that if a lot was to overflow onto another property it would be a civil matter between property owners.

Commission Member Lewis Bauer asked if the cemetery on lot three (3) was currently being maintained.

Rickie Hagan, the current property owner, stated that the cemetery is not being maintained currently. He also stated that the retention ponds are not going to be deep, at most they would be two (2') to three (3') feet deep, and that each one of the basins will have an emergency spillway as well.

Commission Member Bauer asked if the letter of credit was for the roadway.

Mr. Myatt stated that the letter of credit is for the entire Right-of-Way.

A motion was made by Lewis Bauer and seconded by Candy Wethington to approve the Preliminary Plat for Rickie Hagan, Owner/Applicant, Freedom Heights Subdivision, because the proposed subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations, and Staff Findings do recommend the approval of the proposed Preliminary Plat with stipulations including: adequate soil erosion and sedimentation control measures shown on the approved plans being implemented, an after site construction to reduce soil erosion and minimize water runoff to the surrounding properties as well as the proposed silt fencing is to encompass the entirety of the development, and any work taking place in the noted blue stream area must receive approval from the US Army Corps of Engineers and a stipulation of a letter of credit must be accompanied with the final plat submission for the total roadway and driveways. Motion carried unanimously.

6. 052024-06-B – Preliminary Plat – Charlotte Villas Subdivision – Todd Turner,
*Applicant/Owner – Old Bowling Green Road (KY 1297) – 7 Tracts – 6.3 +/- Total Acres –
Barren County – Plat / Plans prepared by American Engineers, Inc.*

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. The proposed development is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.1 of the Barren County Subdivision Regulations, see Sheet C-200.
 - A. Lot number 1 is to be utilized as the drainage retention area for this proposed development. It is proposed to remain its own lot; the owner shall retain ownership of this parcel and it is not to be turned over to the Barren County Road Department for maintenance.
3. The proposed roadway shown on Sheet C-200 and the Typical Section shown on Sheet C-100 meet the width and grade standards of Article 6 (Street Design Standards) of the Subdivision Regulations.
 - A. The proposed road name, Tori Way, has been approved by the B.I.T.S. (Barren Information Technology Systems) office.
4. Sheets C-201 202 show the proposed plan and profiles for the roadway.
 - A. The roadway slopes do meet the minimum requirements of the Subdivision Regulations which include an approach slope at the intersection of the proposed road and Old Bowling Green Road (KY 1297). The Kentucky Department of Transportation has approved the entrance, including the culvert and slope within their right-of-way.
 - B. The proposed roadway is approximately one thousand eight hundred and forty-five (1,845') feet long.
5. All site water runoff is to drain to the proposed drainage area via ditches along the proposed roadway and a proposed ditch originating from Lot #3, see proposed drainage on Sheets C-300 and C-301.
6. Sheet C-400 shows the proposed Erosion Control for this development:
 - A. Erosion control blanket is proposed along all slopes.
 - B. Rock check dams are proposed within all proposed ditches.

- C. A temporary construction entrance is to be placed at the entrance to Old Bowling Green Road (KY 1297).
7. Sheet C-500 shows the overall utility plan for the subdivision.
 - A. An existing fire hydrant near the entrance of the subdivision, along with the proposed hydrant at the end of the cul-de-sac do adequately cover the proposed Lots.
 - B. Electricity and Fiber Optic is available and will be fed from a junction box along KY 1297 (Old Bowling Green Highway).
 - C. Sheets C-501 & C-502 offer further details of the proposed utilities.
 8. Sheet C-600 & C-602 are details for the subdivision, including utilities, erosion control, and storm water bedding.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary Plat, Charlotte Villas, be approved subject to the following conditions before property can be conveyed or building 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. A Letter of Credit accompanied with a certified estimate stamped by an engineer that reflects the total cost estimate must be submitted at Final Plat submission.

A motion was made by David Rutherford and seconded by Bobby Bunnell to approve the Preliminary Plat for Charlotte Villas Subdivision because the proposed subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and the Staff Findings recommend the approval of the Preliminary Plat with the following stipulations: adequate soil erosion and sedimentation controls as shown in the approved plans, and a letter of credit stamped by an Engineer with an estimate of the total cost upon submission of the Final Plat. Motion carried unanimously.

IV. DEVELOPMENT PLAN:

1. **052024-01-G – Preliminary – American Legion Park – City of Glasgow, Applicant / Owner(s) – Property located at 805 Happy Valley Road – 1 Tract – 12.00 +/- Total Acres – Glasgow – Plans Prepared by Brandstetter Carroll Inc.**

Staff Findings:

1. Currently the subject property is located within a B-2 (General Business) District. The proposed changes to the existing park do comply with the Glasgow Zoning Ordinance. An existing topographic survey as well as a proposed SWPPP sheet is shown at the beginning of the development plan set.
2. American Legion is an existing public park consisting of approximately twelve (12) acres (an existing topographic survey is provided) which is proposed to be renovated to include a new public pool with an accommodating pool house, pickle ball courts, playground areas, walking trails and parking lot and drive aisle for the park, see Sheets C-104 and C-105.
 - A. There are also future commodities shown which include a basketball court, “fitness plaza”, dog park, and additional shelters (hatched in yellow).
3. The overall drainage, seen on Sheets C-106 and C-107, is to remain unchanged concerning direction of flow, etc. however numerous detention ponds, retaining wall(s) and additional drop box inlets are proposed to route the storm water runoff to the existing points at which the runoff leaves the site.
 - A. At two (2) different points on the site the engineer is proposing a “level spreader” be placed to restrict the rate at which storm water runoff leaves the site. A detail of this “level spreader” is provided at the end of this plan set on Attachment C as well as on the following sheet, Sheet C-512.
 - B. According to the Kentucky Building Code any retaining wall exceeding four (4’) feet in height will require permitting and accompanying engineered drawing(s). These drawing(s) are shown on Sheet C-503, however, they are not stamped by an engineer.
 - C. Drainage calculations have not been submitted as of 05/20/2024.
4. Sheet C-108 is the proposed utility plan for the site.
 - A. Water is to be fed to the site from two (2) locations. A 2” potable water line is proposed from Happy Valley Road (KY 90) to supply water to the restroom/shelter building adjacent to the proposed pickleball courts.
 - B. A 6” line supplying water to the proposed pool, pool house and future shelter is to be supplied from the adjacent property to the south and be coordinated with the Glasgow Water Company.
 - C. A sewer line extension with four (4) proposed manholes are to supply sanitary sewer for the property which lead to an existing gravity manhole along Happy Valley Road (KY 90).
 - D. Proposed storm piping is also shown on the plans.

5. Sheets C-501 through C-504 are details for the plan sheets.
6. A proposed landscaping plan is shown on Sheet L-101. Per the Glasgow Zoning Ordinance, no landscape buffer area is required as the property is not adjacent to a residential district.
7. Further details concerning the “level spreader” are shown in Attachment C.

Staff Recommendation:

It is not the Staff’s recommendation of approval of the Preliminary & Final Development Plan until drainage calculations are submitted showing the pre and post runoff coefficients to prove the proposed basins do meet the Glasgow Development Ordinance.

Chairman Gumm asked that the Commission was only discussing a Preliminary.

Mr. Myatt confirmed that the Commission is only concerned with the Preliminary currently, and that this plan will have to come before the Commission once again for final submission.

Commission Member Lewis Bauer asked if the entirety of the park is supposed to be fenced.

Mr. Myatt stated that from his understanding the park will be fenced.

Commission Member Bauer asked if there was going to be a trail to the YMCA from the park as it was discussed earlier.

Richard Tutt, with American Engineers Inc., stated that there is not a current plan for a trail to the YMCA at this time, but that it is something that can be done and has been considered in the master planning process.

A motion was made by Bobby Bunnell and seconded by Joan Norris to approve the Preliminary Plan for American Legion Park, City of Glasgow, because the proposed Development Plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance, and Staff Findings do recommend the approval of the Proposed Development since drainage plans were submitted. Motion carried unanimously.

- 2. 052024-02-G – Preliminary and Final Development – South Cooper Industrial Park (Lot #2 & #7 Grading Only) – Barren County Economic Authority (BCEA), Applicant / Owner(s) – Property located along Beltline Boulevard – 2 Tracts – 52.10 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.**

Staff Findings:

1. Currently the subject property is located within an I-2 (Heavy Industrial) District. The proposed use does comply with the Glasgow Zoning Ordinance. The proposed grading takes place within an existing industrial park, see Sheet C-2.0.
2. The property owner's engineer has conducted geotechnical borings on the two (2) Tracts intended for development. Sheet C-2.1 shows the locations of those borings and Sheet C-2.2 gives the boring log sheets reflecting their findings.
3. An overall grading of the two (2) parcels is shown on Sheet C-3.0 with detailed grading shown on Sheets C-3.1 through C-3.3.
 - A. A portion of Lot #2 is within a Wetland Area. No work is proposed within this area.
 - B. Each site will contain a basin designed to hold stormwater runoff after development.
 - C. Future development plans must include drainage calculations to ensure the basins are of adequate size.
 - D. Both detention ponds are to be constructed with overflow piping with headwalls at both the inlets and outlets. Channel lining is proposed to line the ditches leading to and from the pond piping.
4. Sheet C-4.0 shows the proposed erosion control methods to be implemented:
 - A. Erosion control blankets are proposed on all slopes.
 - B. Silt fencing is also proposed around the perimeter of the grading area(s).
 - C. Both lots will also have a temporary construction entrance.
5. Details for the proposed development are shown on Sheet C-5.0.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary & Final Development Plan for Grading Only 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 Thomas Grubbs and seconded by Janis Turner to approve the Preliminary and Final Development Plan for South Cooper Industrial Park, BCEA, Lots two (2) and seven (7), only, because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance, and the Staff Findings

recommend the approval of the proposed development with conditions of adequate soil controls to be implemented before and during construction. Motion carried unanimously.

3. 052024-03-G – Preliminary Development – South Cooper Industrial Park – Beltline Boulevard Extension – Barren County Economic Authority (BCEA), Applicant / Owner(s) – Located along New Bowling Green Road (US 68 / KY 80)– 1 Tract – Glasgow – Plans Prepared by American Engineers, Inc.

Staff Findings:

1. The applicant is proposing a two thousand and sixty-six (2,066') foot addition to Beltline Drive, a Glasgow City Street within the South Cooper Industrial Park.
2. A typical section for the proposed roadway addition is shown on Sheet C-1.1. The plans propose 12" compacted subgrade, 12" of crushed stone base, 3" of Asphalt base and 1.5" of asphalt surface. The minimums set forth in Article 609.3 of the Barren County Subdivision Regulations require 12" compacted subgrade, 12" of crushed stone base, 4" of asphalt base and 1.25" of asphalt surface.
3. A boring layout showing the location(s) of the geotechnical borings is shown on Sheet C-2.1, with boring log results shown on Sheets C-2.2 & C-2.3.
4. Plan and profiles for the proposed roadway extension are shown on Sheets C-3.1 through C-3.4. The minimum slope designed is 1.5% while the maximum is 3.5%. This complies with Article 615.1 of the Barren County Subdivision Regulations. The proposed width and Tee turnaround meet the required minimums of Article 610.
5. Sheets C-4.0 through C-4.4 show the proposed erosion control for the roadway extension:
 - A. Erosion control blanket is proposed for the sloped areas.
 - B. A silt fence is proposed for the toe of the proposed slopes.
 - C. Rock check dams are proposed within the ditching.
6. A 30" storm pipe is proposed at Station 22+25. The outlet will be ditched to a proposed detention basin on Lot #2.
7. Details are shown on Sheet C-6.0.
8. The applicant's engineer has also provided cross sections along the roadway.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary Development Plan for the extension of Beltline Drive 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 Joan Norris to approve the Preliminary Development Plan for South Cooper Industrial Park, Beltline Boulevard Extension, because the proposed Development Plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and Staff Findings recommend the approval of the proposed Development Plan with the conditions of adequate soil erosion controls being implemented before and during construction. Motion carried unanimously.

There being no further business to come before the Commission, upon the motion of Janis Turner, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 9:05 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

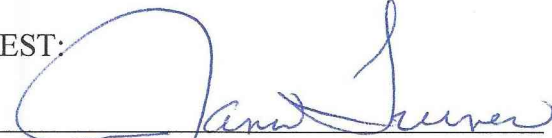
OF

BARREN COUNTY, KENTUCKY

By:


Tommy Gumm, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer