

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

June 17th, 2024

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, June 17th, 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:

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| Eddie Atnip | David Rutherford |
| Bobby Bunnell | Janis Turner |
| Thomas Grubbs | Candy Wethington |
| Tommy Gumm | Forrest Wise |
| Joan Norris | |

Joe Austin, Lewis Bauer, Ricky Houchens, and Maria Westcott were not present at the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

Chairman Gumm entertained a motion to amend the May 20th meeting minutes as he was mistakenly marked absent.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the May 20th meeting minutes as amended. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

Prior to the reading of invoices, Kevin Myatt, Planning Director, requested an amendment to include purchase of the following items: a new laptop to be used at Commission Meetings, a three-drawer filing cabinet quoted for \$892.99, and the Bluebeam PDF viewer software.

The invoices were presented for payment.

A motion to approve the amended invoices was made by Forrest and was seconded by Bobby Bunnell. Motion carried unanimously.

Agenda Item # 3 – Committee Report

Thomas Grubbs was appointed as Chairman of the Nominating Committee, with Joan Norris and Forrest wise also being appointed as officers of the Committee.

A motion was made by Joan Norris and seconded by Candy Wethington to make the recommendation for the Commission to stay as it is with its current slate of Officers and Chairman. Motion carried unanimously.

Eddie Atnip asked if the Commission would need to make a motion to keep the treasurer, recording secretary, and the legal counsel the same, and if this could be done on one motion or separate motions.

Charley Goodman, JCCPC Legal Counsel, stated that all could be done on one motion.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the current treasurer, recording secretary, and legal counsel for the Joint City-County Planning Commission. Motion carried unanimously.

Agenda Item # 4 – Treasurer’s Report

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

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report. Mr. Myatt stated that the new Fiscal Year begins on July 1st, but that Continuing Education runs for a whole calendar year, unlike legislative bodies. He also stated that there will be a one-day conference held in Owensboro on August 23rd, which would give roughly five to six hours of continuing education credits. Additionally, Mr. Myatt shared that in September the KAMM conference will be in Owensboro, around the third week of September.

II. PUBLIC HEARING:

- 1. 061724-01-G – Zone Change Application – Embark Court LLC, Owner/Applicant – R-2 (Medium Density Residential District) & R-4 (Medium Density Multi-Family Residential District) to R-4 (Medium Density Multi-Family Residential District) – Property is located at 110-113 Embark Court – 7.88 +/- Total Acres – Glasgow**

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 stated that all appropriate notifications of the Map Amendment have been made, such as signage placed upon the subject property, mail sent out to adjacent property owners, notices placed in the local newspaper, and posts on the Commission's website and Facebook Page.

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

Commission Member David Rutherford asked if the existing structures on the property were multi-family dwellings.

Mr. Myatt stated that each structure on the property is multi-family housing.

Commission Member David Rutherford asked if the proposed property is going to be at the end of the street.

Mr. Myatt confirmed that was correct, and that the proposed property would have to be built in accordance with City Standards with consideration of the Zoning Classification limits. He also stated that the property located to the left is a multi-family residence, specifically four-plexes, but that the majority of the property on the right is single family residences. In addition to this, Mr. Myatt stated that the northeast section of property does include some duplexes, but that the majority of the street is single family housing.

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

Nobody present 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.

Nobody present spoke in opposition of the proposed Zone Change.

Chairman Gumm closed the public hearing and entertained a motion.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the proposed Zone Change Application for the property located at Embark Court because the proposed Map Amendment is in agreement with the adopted comprehensive plan. Motion carried unanimously.

2. 061724-01-B – Cellular Antenna Tower Application – *Consideration of Uniform Application to construct a Cellular Antenna Tower at 6551 Scottsville Road – Barren County – Cellco Partnership d/b/a Verizon Wireless and Southern Towers BTS, LP, Applicant.*

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings must be in accordance with KRS 100.987.

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

A public hearing was conducted.

Chairman Gumm swore in Thom Kendall, Planning Administrator, who then stated that all appropriate notifications had been made, such as signage placed upon the subject property, mail sent out to adjacent property owners, notices placed in the local newspaper, and posts on the Commission's website and Facebook Page.

Mr. Kendall presented the Cellular Antenna Tower Application and the Staff Report.

Commission Member Eddie Atnip asked if the Applicant agrees to trees being around the proposed Cellular Antenna Tower.

Russell Brown, Legal Counsel for Verizon, stated that Verizon would agree to utilize trees around the proposed Cellular Tower.

Commission Member Forrest Wise asked how many co-locates would be on the proposed tower.

Mr. Brown stated that the tower would only include Verizon's co-locates, and possibly three additional co-locates depending upon ground and tower space available.

Mr. Kendall asked Mr. Brown to explain what co-location is for anyone who may be unaware.

Mr. Brown stated that co-location is the process of multiple carriers sharing one single tower to increase coverage in a specific area, which can reduce the number of towers in an area.

Charley Goodman, JCCPC Legal Counsel, asked if the attempts or considerations of co-location have been documented in the Cellular Antenna Tower Application.

Mr. Brown confirmed that the attempts and/or considerations have been documented on the statements from Verizon's engineer on Exhibit M. He also stated that co-location is generally the most cost effective.

Chairman Gumm asked if there was anyone who wanted to speak in favor of the Cellular Antenna Tower Application.

Nobody present spoke in favor of the Cellular Antenna Tower Application.

Chairman Gumm asked if anyone wanted to speak in opposition of the Cellular Antenna Tower Application.

Chairman Gumm swore in Robert Sneed, of 685 Coon Creek Road, Glasgow.

Mr. Sneed asked for clarification about co-location requirements and tower locations. Specifically, he identified tower 18 located at 638 Graham Road, which is 1.3 miles away from the proposed site, and asked if it had been considered for co-location. He feels that coverage should be improved by adding equipment to the existing tower 18 rather than constructing a new tower.

Mr. Brown asked to review Exhibit H, a before and after coverage map, to help further explain the need of a new tower. Mr. Brown explained that moving the tower from the proposed location would affect the coverage that Verizon is currently trying to improve, which could necessitate additional towers to achieve the desired coverage. Mr. Brown also stated that topography can affect coverage.

Mr. Sneed asked if the elevation of the tower affects coverage.

Mr. Brown confirmed that elevation does affect coverage, as placing a tower at a higher elevation can cause interference with other existing towers, as per the RF (Radio Frequency) Engineer's letter. He also stated that strategic placement for higher usage areas, like parks or recreational areas such as Barren River Lake, are for optimal network coverage.

Chairman Gumm asked if anyone else wanted to speak in opposition of the Cellular Antenna Tower Application.

Nobody else spoke in opposition of the Cellular Antenna Tower Application.

Chairman Gumm closed the public hearing and entertained a motion.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the uniform application to construct a Cellular Antenna Tower at 6551 Scottsville Road because the proposed request is in agreement with the state statutes of KRS 100.985 through 100.987 for the placement of the Cellular Antenna Tower. Motion unanimously carried.

III. SUBDIVISION:

- 1. 061724-02-B – Subdivision Regulations Pre-Construction Variance Application – Fred Riley, Owners, Cellco Partnership d/b/a Verizon Wireless and Southern Towers BTS, LP, Applicant(s) – 6551 Scottsville Road – Sixteen and one half (16.5') foot Variance to the one-half distance Setback of the Height of the Tower Regulation Requirement – Section I (1) of the Regulations for Cellular Antenna Towers and Cellular Telecommunications Services – 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 variance to the Setback requirement, Article I, #1 of the Barren County Cellular Antenna Tower Design Standards.
3. Article I, # states that all structures, except fences, shall be located a minimum distance from the property line or lease line of any adjoining property that is equal to one-half (1/2) the height of the tower, but not less than fifty (50') feet.
4. Within Attachment A, the Variance Application, the applicant has included an explanation of the request and drawing which states that the overall tower height would be one hundred and ninety-nine (199') feet which would require a ninety-seven and one half (97.5') foot setback. The proposed tower is proposed to be located eighty-one (81') feet from the nearest property line, requiring a sixteen and one-half (16.5') foot variance.
5. Attachment B is a vicinity map of the proposed tower and the surrounding neighborhood.
6. Property photos of the site and adjacent roadway are shown in Attachment C.
7. As shown in the aerial mapping provided by the applicant, Attachment D, the tower is to be located approximately one hundred and sixty-two (162') from the nearest structure.
8. Attachment E is a stamped letter from a structural engineer which states that should the tower it would have no more than an eighty-one (81') foot fall radius.

Commission Member Eddie Atnip asked if the owners of the manufactured home located on the subject property have contacted the Planning and Zoning Staff.

Mr. Kendall confirmed that they have contacted the Planning and Zoning Staff as the owners of the manufactured home are also the Owners/Applicants on the Variance Application.

A motion was made by David Rutherford and seconded by Bobby Bunnell to approve the proposed Variance Application for Fred Wiley, Owner/Applicant, for the property located at 6551 Scottsville Road because the Variance will not adversely affect the public health, safety, or welfare and nor would it alter the essential character of the general vicinity or cause a hazard or nuisance to the public. Motion carried unanimously.

2. 061724-03-B – Agricultural Application for Division of Real Estate – *Franklin and Patricia Guthrie, Applicant/Owner – 1 Tract – 10.7 +/- Total Acres – Property located at 2427 Matthews Mill 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 2427 Matthews Mill 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 Deed Book 132, page 79, 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 10.68 +/- 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

Commission Member Eddie Atnip asked if there was an exhibit that shows the whole estate that the subject property is being subdivided off.

Mr. Myatt displayed Exhibit B, the general vicinity map, with property lines shown.

Charley Goodman, JCCPC Legal Counsel, asked if the right-of-way was sixty (60') foot.

Mr. Myatt confirmed that the right-of-way is sixty (60") foot with an access strip as well.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the Application for Agricultural Division of Real Estate for the property located at 2427 Matthews Mill Road, Franklin and Patricia Guthrie, Applicant/Owner, because the proposed division does meet the minimum standards set forth in KRS 100.111(2)(20)(22), and evidence within the application supports division for agricultural use only and is not intended for residential development. Motion carried unanimously.

3. **061724-04-B – Final Plat – Royal Troon Subdivision – Woodland Station Development, LLC, Owner/Applicant(s) – Property located at 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 – 56 Lots- Phase One – 111.633 +/- Total Acres – Barren County – Plat Prepared by Bryant Engineering, Inc.**

Staff Findings:

1. Phase One of Royal Troon Subdivision was given Preliminary Approval on September 9, 2022.
2. 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 Happy Valley Road (KY-90).
 - 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.
3. As indicated on Sheet C1.01 the applicant is seeking approval for only Phase 1 of this development. Future phases of this proposed subdivision are shown in gray.
4. The applicant requested two (2) variances at the September 19, 2022, meeting:
 - a. A Five (5') foot variance to the Seventy-Five (75') foot road frontage requirement was granted for Lots 135-139, 168-171, 176-177, 179-182, 187-190 and 193-194.
 - b. A One (1') foot variance was granted to the Forty (40') foot road frontage requirement for a cul-de-sac for Lot 185.
 - c. 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.
5. Following Sheet C1.01 is the proposed Plat to be recorded. The second page of the proposed Plat has all required signatures on the hard copy submitted to the Planning Commission staff.
6. Sheet C2.01 is a Master Key map for the grading sheets for the proposed subdivision. Sheets C2.02, C2.05 and C2.06 are the grading sheets for Phase 1.
 - a. Sheet C2.02 indicates that Lots 1-7 will drain to a headwall located on the property line between Lot 4 and Lot 5 within a proposed drainage easement. This storm piping leads to an existing detention basin located on the north side of Nicklaus Avenue. Lots 199, 200, 201, 202 and 203 will sheet flow to the aforementioned existing detention pond which is proposed to be modified to handle increased water flow.
 - b. Sheet 2.05 includes a proposed stormwater detention basin which is proposed to accommodate runoff from the remaining proposed lots within Phase 1.

- 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.
14. 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.
15. An entrance permit for Happy Valley Road (KY-90) has been obtained from the Kentucky Transportation Cabinet and Sarah Payton has signed the Final Plat (The Applicant has submitted a bond to KDOT for the entrance on KY-90).
16. 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 1 of development only one (1) RCD is proposed at the Happy Valley Road culvert crossing.
 - d. Headwall silt checks are to be installed at the entrances of all headwalls; two (2) within Phase 1.
 - e. Silt fence is proposed along the entirety of the grading extends of the project along the toe of slope. It is recommended that this be installed for the entire project with this Phase 1 approval.
17. 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.
18. A letter of credit in the amount required to cover the total road construction costs plus fifteen (15%), meeting the subdivision regulation requirements of Article 1201.2, has not been submitted

Staff Recommendation:

It is the Staff's recommendation that this Final Subdivision Plan, Royal Troon Subdivision, Phase 1, be approved subject to the following conditions:

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. The Plat cannot be recorded until a Letter of Credit or approved Surety Bond naming the Joint City-County Planning Commission as the beneficiary be submitted.

Commission Member Eddie Atnip asked if the development on the front end of the subject property is a commercial development.

Mr. Myatt confirmed that was correct, and that the construction going on in that area of the property is commercial development. He also added that final approval was received to begin the construction of the multi-family homes in addition to the commercial development.

Charley Goodman, JCCPC Legal Counsel, asked if the approval of the subdivision plat is subject to the submission and approval of the satisfactory assured bond, and that the plat cannot be recorded until those requirements have been met.

Mr. Myatt confirmed that was correct.

A motion was made by Eddie Atnip and seconded by Forrest Wise to approve the Final Plat for Phase One of the Royal Troon Subdivision, Woodland Station Development LLC, Owner/Applicant(s), 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 and Final Plat upon the following stipulations of adequate soil erosion and sedimentation control measures before, during, and after construction to reduce soil erosion and water runoff to surrounding properties. In addition to this, there must also be silt fencing to encompass the entirety of the development during construction. The Plat also cannot be recorded until a Letter of Credit or approved Surety Bond naming the Joint City-County Planning Commission as a beneficiary is submitted and approved. Motion carried unanimously.

IV. DEVELOPMENT PLAN:

1. **061724-02-G – Preliminary Development Plan – Barren Judicial Center – Barren County Public Properties Corp, Applicant/Owner(s) – Property located along West Main Street (KY 90) – 2 Tracts – 2.96+/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.**

Before presentation of the Preliminary Development Plan, Chairman Gumm recused himself, and in the absence of Vice-Chairman Bauer, Chairman Gumm motioned to elect Candy Wethington as the moderator for this agenda item. Bobby Bunnell seconded the motion, and the motion carried unanimously.

Joan Norris also recused herself from this agenda item.

At this point, Kevin Myatt, Planning Director, asked Candy Wethington for a five-minute recess.

After the five-minute recess, Candy Wethington called the meeting back to order.

Staff Findings:

1. The applicant is proposing a judicial center along West Main Street, Glasgow; see the submitted application, Attachment A.
2. Currently the subject properties are vacant. The existing buildings shown on Sheet C-200 have been removed. The southern portion of Ford Drive is to be relocated as reflected in the subsequent sheets. The development is divided by West Water Street.
3. The following sheet shows the proposed site demolition. Areas proposed for concrete and paver removal are cross hatched. Removal of curb and gutter as well as rock areas are also noted. The proposed site layout is notated in red.
4. Sheet C-300 is the site layout for the proposed development.
 - a. The proposed judicial center will front on the relocated Ford Drive and be situated at the intersection of Ford Drive and West Main Street.
 - b. The new entrance for the relocated portion of Ford Drive has been approved by the Kentucky Transportation Cabinet.
 - c. A Variance was granted by the Glasgow Board of Adjustment (Appeal # 837) which granted approval for the development to utilize off-site parking. However, the parking has been reconfigured to have sufficient parking on the subject property.
 - d. Section 158.400(9) requires one (1) parking space per three hundred (300') square foot of floor space. This would require a total of one hundred eighty-three (183) spaces, the applicant is proposing one hundred ninety-two (192).
 - i. The eight (8) ADA accessible parking spaces shown do meet the minimum amount required by the Building Code.
 - ii. All parking spaces and drive aisles meet or exceed the minimum standards of Section 158.400 of the Zoning Ordinance.
 - e. The relocated Ford Drive will meet the roadway standards set forth in the Barren County Subdivision Regulations. Plans and profile sheets will need to be submitted before Final Development Plan approval.
 - f. The various paving materials include heavy duty asphalt for the roadways, light duty asphalt for the parking areas, heavy duty concrete paving for the dumpster pad, light duty concrete paving for the civilian parking area closest to the building, and stamped concrete for pedestrian crossings.

- g. Curb and gutter is proposed along all the roadways as well as the parking areas and landscape islands.
 - h. An ADA compliant concrete sidewalk is proposed along the east side of the relocated Ford Drive, and West Main Street. Concrete benches are proposed at several locations along this sidewalk.
 - i. The building is accessible to West Main Street pedestrian traffic via a staircase or an ADA compliant sidewalk.
 - j. The site will consist of four (4) retaining walls. Structural drawings and details will be required with the Final Plan submittal. Details are shown on Sheet C-701.
 - i. A guardrail meeting the requirements of the Building Code will be required for the top of all retaining walls adjacent to walking surfaces that are more than thirty (30") above grade. A detail is shown on Sheet C-703.
 - k. The proposed dumpster pad is to be enclosed and gated. Details for both are shown on Sheet C-703.
 - l. All pedestrian crossings of City Streets, including the entrance of Ford Drive from West Main Street are to have striping meeting ADA accessibility standards.
 - m. The two (2) eastern most parking lots, closest to the proposed building, are to be enclosed with chain link fencing. Both are accessible by motorized sliding gates opened by pedestal mounted card readers.
 - n. The roadway profiles, shown on Sheet C-301, meet the requirements of the Barren County Subdivision Regulations as they relate to proposed roadways.
5. The proposed grading and drainage is shown on Sheet C-400.
- a. As indicated on the provided calculations, the runoff coefficient does increase, so on-site retainage will be required.
 - b. A retention area is proposed on the north side of West Water site for the entire site. All storm water is proposed to flow to this retention area via storm piping, concrete flumes and sheet flowing.
 - c. The retention area empties into an existing storm drainage system inlet.
 - d. A series of trench drains, slotted drains and french drains located around the perimeter of the building lead to the proposed storm drainage system, which leads to the aforementioned retention area. The retention inlet then drains to an existing drainage structure which to be modified to accommodate a french drain before connecting to the existing storm drainage.

- e. The building guttering system is also proposed to feed this storm drainage arrangement.
6. Sheets C-500 and C-501 show the proposed erosion control for Phase 1 and Phase 2 of the development.

Phase 1:

- a. Erosion control blanket is proposed for Phase 1 where excessive demolition and grading is to take place.
- b. A temporary construction entrance is proposed leading to the future parking area.
- c. Silt fence is proposed at the toe of slopes during the early stages of construction.
- d. Inlet protection is proposed around the existing storm drainage inlets.

Phase 2:

- a. Phase 2 will also require erosion control blankets along the steeper slopes.
 - b. The same construction entrance is to be used in the second Phase of construction.
 - c. All proposed inlets will have stone bag protection; a detail for the measure is shown on Sheet C-701.
 - d. Rip-Rap is proposed at the outlet of all headwalls.
7. All the proposed utilities, shown on Sheet C-600, are to enter the proposed building on the east side.
 - a. The proposed water service is to be fed from an existing line located along West Water Street. The proposed vault location has been approved by the Glasgow Fire Department. Both domestic and fire suppression lines will come from the vault.
 - b. Sanitary sewer is to exit the building in two (2) locations and utilize an existing sanitary manhole in the Right-of-Way of West Water Street. Three (3) sewer cleanouts are proposed in this new line.
 - c. A pad mounted electrical transformer being fed from an existing pole mounted transformer is proposed for the electrical service. The line leading from the proposed transformer to the building will be an underground service.

- d. Natural gas provided by Atmos is to be supplied from an existing line located on the north side of West Water Street.
8. Construction details are shown on Sheets C-700 through C-703.
9. Sheet L-100, the Landscaping Plan, shows the areas intended for landscaping as required by Section 158.028 of the Glasgow Zoning Ordinance. The Final Development plans will show the proposed vegetation and any required screening.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary Development Plan, Barren County Judicial Center, be approved subject to the following conditions:

- 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) The Final Plans must show the proposed landscaping.
- 3) Plan and Profiles for the relocated Ford Drive will need to be submitted with the Final plan set.
- 4) Structural drawings as well as top and bottom of wall elevations for the proposed retaining walls must be submitted for the Final Development Plan approval

Commission Member Eddie Atnip asked if there were steps at the intersection of Ford Drive and West Main Street.

Mr. Myatt stated that it was a pedestrian crossing, not steps.

Commission Member Bobby Bunnell asked if there was an FDC Valve.

Mr. Myatt confirmed that was correct and displayed the proposed location of the FDC Valve.

Commission Member Thomas Grubbs asked if there were any updates or improvements to the Stormwater System on Water Street.

Mr. Myatt stated that the retention area has significantly expanded to handle the increased waterflow, and that the drop box for the pipe will be resized to manage the water effectively. He also stated that the runoff coefficient has increased, but that the retention area has been enlarged to maintain the same drainage rate.

A motion was made by Thomas Grubbs and seconded by Janis Turner to approve the Preliminary Development Plan for the Barren County Judicial Center because the proposed

development does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance, and Staff Findings do recommend the approval of the Preliminary Development Plan with conditions of adequate soil erosion controls to be implemented during and after site construction. Motion carried unanimously.

2. 061724-03-G – Preliminary Development Plan – Harold Bishop Lane & 4 Plex Harold Bishop Lane – Ken Ford, Applicant/Owner – Property located along Harold Bishop Lane – 1 Tract – 4.61 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.

Staff Findings:

1. The applicant is proposing a 4-Plex development, consisting of eight (8) 4-Plex residential dwellings. The property is zoned R-2 (Medium Density Residential District). The subject property consists of 4.6 Total Acres, which would allow ten (10) 4-Plex units.
2. Sheets C-100 and C-101 depict the existing topographic information for the site. Currently the site consists of vacant land, which slopes toward Harold Bishop Road.
3. As shown on the Demolition Plan the portion of Harold Bishop Road, east of Hudson Lane, is to be removed as well as the entrances within the right-of-way. Widening the pavement and re-working the ditches within the existing right-of-way is part of this project.
 - a. A typical section for the proposed roadway widening and a pavement schedule is shown on Sheet C-200.
 - b. The following sheet, Sheet C-300, offers a plan view of the roadway. Curbing is proposed on the south side of Harold Bishop Road; the north side has no existing guttering.
 - c. These roadway improvements must be approved by the Glasgow Superintendent of Public Works, Jim McGowan.
4. Sheet C-301 is the proposed site layout for the development. The applicant is proposing eight 4-Plex dwelling units and Section 158.400(1) requires two (2) parking spaces per unit. The applicant is proposing eight (8) parking spaces per dwelling unit.
5. The drive aisles do meet the minimum width requirements, see Sheet C-302. Each aisle has a “T” turnaround at the end. These aisles are not to be considered for maintenance of the Glasgow Street Department.
6. The proposed grading is shown on Sheet C-400. The increased impervious area produces the need for on-site retention.

- a. The plans propose two (2) basins in a series to catch and detain the runoff derived from the increased impervious area.
 - b. The runoff is to reach the basins by way of concrete flumes and sheet flowing.
 - c. Ditching along the proposed improvements of Harold Bishop Road are separate from the site runoff.
7. The southernmost slope is to be a 2:1 slope.
 8. Sheets C-500 and C-501 show the proposed erosion control for Phase 1 and Phase 1 of the development.

Phase 1:

- a. A temporary construction entrance is proposed at the end of Harold Bishop Road.
- b. A silt fence is proposed at the toe of slopes on the eastern edge of the property.

Phase 2

- a. Phase 2 will also require erosion control blankets along the slopes.
 - b. The same construction entrance is to be used in the second Phase of construction.
 - c. Rock check dams are proposed withing all the ditches.
 - d. Inlet protection is proposed at all headwalls and drainage structures.
9. The proposed water connection is shown on Sheet C-600.
 - a. The proposed water line is to connect to an existing line on the north side of Harold Bishop Road.
 - b. One (1) hydrant is proposed at the end of each "T" turnaround.
 10. Seven (7) manholes are proposed for the gravity sewer system, see Sheet C-601.
 - a. The sewer is to connect to an existing manhole inside the existing Harold Bishop Road.
 - b. This system has been approved by the Glasgow Water Company.
 11. As noted on Sheet C-601 there is an existing Glasgow Electric Plant Board easement on the property. Connection coordination is taking place with the EPB.

12. Details for the site development are shown on Sheets C-700 through C-703.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary Development Plan for Harold Bishop Road 4-Plex Development be approved subject to the following conditions:

- 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) The roadway improvements must be approved by the Superintendent of Public Works prior to grading beginning. A land disturbance permit will not be issued until this approval is given.

Commission Member Eddie Atnip asked if the turnarounds were designed with the consideration of school buses.

Mr. Myatt confirmed that the turnarounds were designed to accommodate both school buses and garbage trucks.

A motion was made by David Rutherford and was seconded by Joan Norris to approve the Preliminary Development Plan for Harold Bishop Lane and 4-plex Harold Bishop Lane because the proposed development does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinances, and Staff Findings do recommend the approval of the proposed development with the conditions of adequate soil erosion controls implemented during and after site construction. In addition to this, there must also be silt fencing to encompass the development during construction, and the Roadway improvements must be approved by the Superintendent of Public Works. Motion carried unanimously.

3. 061724-04-G – Final Development Plan – 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. American Legion Park Renovation received Preliminary Plan Approval on May 20, 2024.
2. 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.
3. Demolition plans are shown on Sheet C-102 and C-103. Much of the demolition has been underway since the Preliminary approval.

4. 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 aisles 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).
5. 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.
 - 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, including a guard rail for the required areas.
 - c. Signed engineered drainage calculations have been submitted accompanying the plans.
6. 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 two (2”) inch 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. See a larger scale drawing on Sheet C-110.
 - b. A six (6”) inch
 - c. 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.
 - d. A sewer line extension with five (5) proposed manholes are to supply sanitary sewer for the property which lead to an existing gravity manhole along Happy Valley Road (KY 90).
 - i. Profiles for the sanitary sewer are shown on Sheet C-109.
 - e. Proposed storm piping is also shown on the plans.

- 7. Sheets C-501 through C-504 are details for the plan sheets.
- 8. The proposed sign detail on Sheet C-505 is to be located adjacent to Happy Valley Road (KY 90). The location is shown on Sheet C-104.
- 9. Utility details are shown on Sheets C-510 through C-520.
- 10. 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.

Staff Recommendation:

It is the Staff’s recommendation that the Final Development Plan the American Legion Park Renovation be approved subject to the following conditions:

- 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.

Commission Member Eddie Atnip asked if this development will be a fenced area.

Mr. Myatt confirmed that was correct, and it will also have a gate.

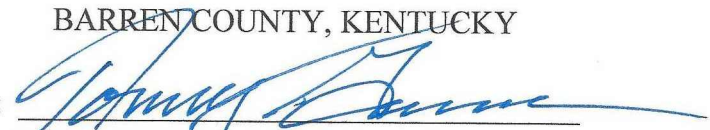
A motion was made by Bobby Bunnell and was seconded by Candy Wethington to approve the Final Development Plan for American Legion Park because the proposed development does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinances and because the Staff Findings do recommend the approval of the proposed development with conditions of adequate soil erosion controls being implemented during and after site construction. Motion carried unanimously.

There being no further business to come before the Commission, upon the motion of Eddie Atnip, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 8:55 PM.


JOINT CITY-COUNTY PLANNING COMMISSION

OF
BARREN COUNTY, KENTUCKY

By:


Tommy Gumm, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer