

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

**February 18<sup>th</sup>, 2025**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 18<sup>th</sup>, 2025, 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)	Ricky Houchens
Joe Austin	Joan Norris
Lewis Bauer	Janis Turner
Bobby Bunnell	Candy Wethington
Thomas Grubbs	Maria Westcott (Zoom)
Tommy Gumm	Forrest Wise

Commission Member David Rutherford was not present for the meeting.

**I. GENERAL BUSINESS:**

**Agenda Item # 1 – Approval of Minutes**

A motion was made by Forrest Wise and was seconded by Candy Wethington to approve the January 21<sup>st</sup> meeting minutes as presented. Motion carried unanimously.

**Agenda Item # 2 – Approval of Invoices**

The Invoices were presented for payment

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

**Agenda Item # 3 – Committee Report**

Chairman Gumm presented the Committee Report. Chairman Gumm stated that the Budget Committee for fiscal year 2025-2026 has not met yet, and that the Comprehensive Plan Committee is making progress towards completion.

**Agenda Item # 4 – Treasurer’s Report**

Janis Turner, Treasurer, presented the Treasurer's Report for the period ending on February 18<sup>th</sup>, 2025.

**Agenda Item # 5 – Director's Report**

Kevin Myatt, Planning Director, presented the Director's Report. He stated that on Thursday, February 27<sup>th</sup>, 2025, there will be a public meeting to solicit comments for the Urban Development Committee in regards to the small lot infield development for Glasgow, which is a housing initiative. Notice of the meeting has been shared on the Planning Commission's Facebook page.

**II. SUBDIVISION:**

**1. 021825-01-B – Subdivision Regulations Pre-Construction Variance Application – James and Patricia Cox, Owner / Applicants – 220 Bishop Road – Fifteen (15') feet to the Thirty-Five (35') foot Front yard Setback Requirement – Article 503.1 of the Barren County Subdivision Regulations – 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 Fifteen (15') foot variance to the Thirty-Five (35') foot Front Yard Setback for a proposed unattached structure. Article 503.1 the Barren County Subdivision Regulations.
3. Attachment B is a vicinity map showing the location of the subject property and property photos are shown in Attachment C.
4. A Six and One half (6.5') foot variance to the Thirty-Five (35') foot Front Yard Setback was granted by the Planning Commission on May 20, 2024, see Attachment D.
5. The applicant has provided a plot plan for the proposed construction, see Attachment E. Building construction has not started.
6. As explained in the application, Attachment A, the lot slopes very steeply in the rear which makes construction other than at the front of the property difficult. The request arises from a need to construct a garage which will allow for wheelchair accessibility.

Thom Kendall, Planning Administrator, presented the Variance Application and Staff Report.

Chairman Gumm asked if the proposed Variance would affect the line of sight adjacent to the roadway.

Mr. Kendall stated that the line of sight would not be affected.

A motion was made by Lewis Bauer and was seconded by Janis Turner to approve the proposed Variance Application for James and Patricia Cox, Owner/Applicants, for the property located at 220 Bishop Road because the proposed 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.

### **III. DEVELOPMENT PLAN:**

**1. 021825-01-G – Preliminary & Final Development Plan – Mass Grading Project – K&M Services, LLC, Applicant / Owner – Property located at 1320 West Main Street – 1 Tract – 2.51 +/- Total Acres – Glasgow – Plans Prepared by Pitman Green, LLC.**

Staff Findings:

1. The applicant is proposing a mass grading project to infill a portion of a larger site in order to have a potential development area, approximately 5.06 acres, for future area.
2. The site is currently zoned I-2, Heavy Industrial Zoning District.
3. Currently the subject property is vacant. There is a small area that is relatively flat along West Main Street, US 68 – KY 80, with the remainder having a steep slope that drains to an existing drainage area, see Sheets C-0.5, existing topographic map.
4. The proposed grading is shown on Sheet C-2.0.
  - a. As shown on the grading sheet there will be no increase in impervious area.
  - b. The proposed grading will be a relatively flat lot along West Main Street, US 68 – KY 80, and American Avenue with a steeper slope (2:1 slope) draining to the existing retention area.
5. Any future development will require a full set of civil plans which should either propose additional retention areas on the site or indicate that the existing retention area will adequately retain runoff from the proposed and existing developments.
6. Sheet C-3.0 shows the proposed erosion control for the development.
  - a. Silt fence is proposed at the toe of the 2:1 slope.
  - b. Erosion control details are shown on Sheet C-4.0.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary & Final Development Plan 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) Future development of the newly formed outparcel will require additional civil plans for Planning Commission approval.

Thom Kendall, Planning Administrator, presented the Preliminary and Final Development Plan and the Staff Report.

Commission Member Bobby Bunnell asked for more details regarding the drainage on the subject property.

Mr. Kendall stated that on this map, there are no details shown for drainage, however, there may be some existing drainage located on American Avenue, which is across the subject property.

A motion was made by Bobby Bunnell and was seconded by Joan Norris to approve the Final Development Plan for K&M Services, LLC, Owner/Applicant, for the property located at 1320 West Main Street because the proposed Preliminary and Final Development Plan is in agreement with section 152 of the Glasgow Development Ordinance, with approval being subject to the following conditions: soil erosion control measures to be implemented before, during, and after construction, and the submission of civil plans to the Planning Commission to approve any future developments. Motion carried unanimously.

**2. 021825-01-P – Preliminary Development Plan – Bhadresh (Bob) Patel Convenience Store – Mihir Patel, Applicant / Owner – Property located at 400 Mammoth Cave Parkway– 1 Tract – 1.96 +/- Total Acres – Park City – Plans Prepared by Rhodes Engineering and Environmental Services, LLC**

**Staff Findings:**

1. The applicant is proposing a convenience store, liquor store, coffee shop, and restaurant located along Mammoth Cave Parkway (KY 255), Mammoth Cave Avenue and Tisdale Street, Park City; see the submitted application, Attachment A.
2. Currently the subject property is vacant. The property is relatively flat, with a steeper slope along Mammoth Cave Parkway, see Sheet C-1.0, the existing topographic map.
3. Sheet C-2.0 is the site layout for the proposed development.

- a. The plans propose an entrance onto Mammoth Cave Parkway (KY 255), Mammoth Cave Avenue and an exit only access onto Tisdale Street.
  - i. Verification of approval for the proposed entrance onto KY 255 will be required before Final development plan approval can be given.
  - ii. Signage delineating the exit onto Tisdale Street should be located facing Tisdale Street.
- b. Section 14.5.1 requires one (1) parking space per four (4) seats at maximum capacity for restaurants and one (1) parking space per three hundred (300) square feet of retail space. This would require a total of twenty-eight (28) spaces. Plans propose the required twenty-eight (28) spaces.
  - i. The two (2) 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 14.5.4 of the Zoning Ordinance.
- c. Asphalt pavement is proposed for the drive aisles and parking areas. Concrete paving is proposed for the dumpster pad.
  - i. The staff recommends that heavy duty asphalt pavement or concrete be used for the entrances as well as the path of travel for all heavy trucks or commercial vehicle traffic while light duty pavement can be used in the light vehicle parking areas. Final plans should show the proposed paving type as well as details for such.
- d. Curb and gutter are not required by the Park City zoning ordinance or development ordinance.
- e. An ADA compliant concrete sidewalk is proposed along the south side of the proposed building where the ADA spaces are located.
- f. A separate fuel canopy is proposed in the southern parking lot.
- g. The proposed dumpster pad is located at the easternmost point of the site. It appears to be enclosed.
  - i. Final plans should include details for the dumpster location if it is proposed to be enclosed.
- h. A free-standing sign is proposed adjacent to the drive-thru area.

- i. Park City has a “Night Sky” ordinance which prohibits lighting from leaving the site. This is an ordinance that Park City has adopted outside the parameters of the Zoning Ordinance and details of this regulation can be obtained from City Hall in Park City.
4. Site Details are shown on Sheet C-2.1, including details for the retaining walls that will be used for the detention of area.
5. The proposed grading and drainage are shown on Sheet C-3.0.
  - a. All site drainage is proposed to sheet flow to the southwest and feed an existing drainage ditch within the right-of-way of Mammoth Cave Parkway (KY 255).
  - b. The drainage report submitted in a separate document, not shown, indicates the calculations for the runoff coefficient does increase, so on-site retainage will be required.
  - c. A retention area is proposed in the southwest corner of the development to service the entire site. Storm water is proposed to sheet flow to this retention area.
  - d. The retention area is mostly comprised of a series of retaining walls that range from eight (8’) to thirteen (13’) feet in height. The water will leave the site by a weir which will constrict the flow of water to that of the pre-developed site.
    - i. Details for the retention area are shown on Sheet C-2.1.
  - e. Culverts are proposed under the Mammoth Cave Avenue entrance location.
6. Sheet C-4.0 shows the proposed initial erosion control for the development.
  - a. A temporary construction entrance is proposed leading from Mammoth Cave Avenue.
  - b. Silt fencing is proposed along the perimeter of the south of west portions of the site, which is the direction of the proposed water runoff.
  - c. A stockpile location enclosed with silt fencing on the south side as well as a concrete washout area are also proposed.
7. Sheet C-4. shows the proposed intermediate and final erosion control for the development.
  - a. Erosion control blanket is proposed within the proposed detention area.
  - b. Seeding and mulching are proposed once final grade is achieved.

- c. It is noted on this sheet that vegetation should be established before removing the EPSC controls.
8. Sheet C-4.2 shows the details for the erosion control methods.
9. Construction details are given on Sheets C-400 through C-404.
10. There are no proposed utilities shown on the proposed plans. Coordination with the utilities must be done prior to final development plan submittal.
11. Sheet L-1.0, the Landscaping Plan and details shown on Sheet L-1.1, show the areas intended for landscaping. Park City has no adopted landscaping ordinance.

**Staff Recommendation:**

It is the Staff's recommendation that this Preliminary Development Plan, Bhadresh Patel Convenience Store, 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) Final Plans need to show a paving schedule on the plan sheet as well as a detail for the proposed paving.
- 3) If the dumpster pad is proposed to be enclosed a detail for it is required on the Final Plans.

A motion was made by Thomas Grubbs and was seconded by Bobby Bunnell to approve the Preliminary Development Plan for Bhadresh (Bob) Patel Convenience Store and Mihir Patel, Applicant / Owner, for the property located at 400 Mammoth Cave Parkway because the proposed development meets the standards set forth in section 155 of the Park City Development Ordinance. Approval of the proposed development plan is subject to the following conditions: adequate soil erosion control measures to be implemented before, during, and after site construction, final plans detailed with proposed paving and a paving schedule, and details of the dumpster pad in the Final Plans if the applicant chooses to enclose it. Motion carried unanimously.

**IV. PUBLIC HEARING:**

1. **021825-02-G – Zone Change Application – City of Glasgow, Owner / Applicant – I-1 (Light Industrial District) to PUD (Planned Unit Development District) – Property is located at 1573 Cleveland Avenue – 160.00 +/- Total Acres – Glasgow**

Chairman Gumm reminded the audience that if anyone wants to speak in favor or opposition, or if they have a general question, they will need to be sworn in. Chairman Gumm also reminded the Commission that any approval or denial will need to be in accordance with KRS 100.211-.213.

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 Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, posts on the Commission's Website and Facebook page, and certified mail sent out to adjacent property owners.

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

Commission Member Thomas Grubbs asked for clarification on any potential long-term implications as a result of the proposed Map Amendment.

Mr. Myatt stated that Planned Unit Developments, such as the proposed structure, are typically primary centers of imports, which can attract visitors to any amenities that can be placed in these developments. Amenities can include businesses, public spaces such as parks and spaces for recreational activities, multi-use facilities, and potentially living spaces.

Commission Member Grubbs asked if there was a green space requirement.

Mr. Myatt stated that there are no specific green space type or location requirements for the proposed Map Amendment, just that ten (10%) percent of the property is to remain as green spaces, and that the existing vegetation and tree canopies can serve as the green spaces.

Commission Member Lewis Bauer asked if there was a required list of services for potential residents.

Mr. Myatt stated that there is not a required list of services, however, there is not just one Zoning Classification for Planned Unit Developments. There can be multiple Zoning Classifications in these developments, so anything that is permitted in a Zoning Classification is also permitted to be in a Planned Unit Development. And anything that is prohibited in a Zoning Classification is also prohibited in a Planned Unit Development. This type of development is a mixture of several different kinds of Zoning Classifications.

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

Nobody present spoke in favor of the proposed Map Amendment.



Chairman Gumm asked if anyone in the audience wanted to speak in opposition of the proposed Map Amendment, or if anyone had a question.

Nobody present spoke in opposition or had any further questions of the proposed Map Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Bobby Bunnell and was seconded by Janis Turner to approve the proposed Map Amendment Application for the City of Glasgow, Owner/Applicant, for the property located at 1573 Cleveland Avenue because the proposed Map Amendment is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

**2. 021825-03-G – Zone Change Application – 6B Holdings, LLC, Owner / Applicant – I-1 (Light Industrial District) to B-2 (General Business District) – Property is located at 603 West Main Street – 0.29 +/- Total Acres – Glasgow**

Chairman Gumm reminded the audience that if anyone wants to speak in favor or opposition, or if they have a general question, they will need to be sworn in. Chairman Gumm also reminded the Commission that any approval or denial will need to be in accordance with KRS 100.211-.213.

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 Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, posts on the Commission's Website and Facebook page, and certified mail sent out to adjacent property owners.

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

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

Nobody present spoke in favor of the proposed Map Amendment.

Chairman Gumm asked if anyone in the audience wanted to speak in opposition of the proposed Map Amendment, or if they had a general question.

Nobody present spoke in opposition or had any further questions of the proposed Map Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Lewis Bauer and was seconded by Joan Norris to approve the proposed Map Amendment Application for 6B Holdings, LLC, for the property located at 603 West Main Street because the proposed Map Amendment is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

**3. 021825-04-G – Zone Change Application – Sam. D. Dickinson, Owner / Applicant – R-1 (Low Density Residential District) & B-2 (General Business District) to AG (Agricultural District) – Property is located approximately six hundred thirty-five (635') feet north of the North Jackson Highway and Hutcherson Road intersection – 12.80 +/- Total Acres – Glasgow**

Before reading this item, Charley Goodman, JCCPC Legal Counsel, recused himself from the meeting due to a conflict of interest.

Chairman Gumm reminded the audience that if anyone wants to speak in favor or opposition, or if they have a general question, they will need to be sworn in. Chairman Gumm also reminded the Commission that any approval or denial will need to be in accordance with KRS 100.211-.213.

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 Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, posts on the Commission's Website and Facebook page, and certified mail sent out to adjacent property owners.

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

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

Sam Day Dickinson, of Glasgow, Kentucky, was sworn in. Mr. Dickinson stated that he originally purchased the subject property because he wanted to develop his own easement to his house. Mr. Dickinson also stated that when he bought the house, the seller wouldn't sell the home without the land (12 acres) behind the house.

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

Harold Doxtater, of Glasgow, Kentucky, was sworn in. Mr. Doxtater said that the proposed Map Amendment would benefit himself and adjacent property owners.

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

Nobody else spoke in favor of the proposed Map Amendment.

Chairman Gumm asked if anyone in the audience wanted to speak in opposition of the proposed Map Amendment, or if they had a general question.

Nobody present spoke in opposition or had any further questions of the proposed Map Amendment.

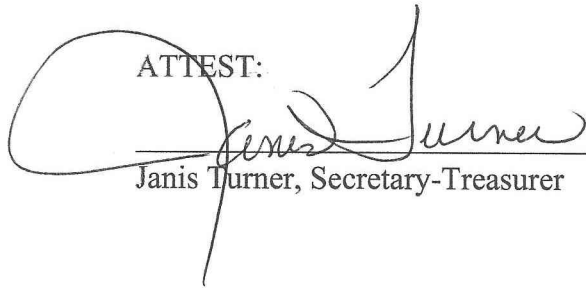
Chairman Gumm closed the public hearing.

A motion was made by Lewis Bauer and was seconded by Candy Wethington to approve the proposed Map Amendment Application for Sam Day Dickinson, Owner/Applicant, for the property located at approximately six hundred thirty-five (635') feet north of the North Jackson Highway and Hutcherson Road intersection because the proposed Map Amendment is not in agreement with the adopted Comprehensive Plan, however, there are many acres of Agricultural Zoning in the general vicinity. 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 8:29 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By:   
Tommy Gumm, Chairman

ATTEST:   
Janis Turner, Secretary-Treasurer