

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

**March 17<sup>th</sup>, 2025**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 17<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	Joan Norris
Joe Austin	David Rutherford (Zoom)
Bobby Bunnell	Janis Turner
Thomas Grubbs	Maria Westcott
Tommy Gumm	Candy Wethington
Ricky Houchens	Forrest Wise

Commission Member Lewis Bauer was absent.

**I. GENERAL BUSINESS:**

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

Commission Member Thomas Grubbs stated that the February 18<sup>th</sup> minutes listed himself and Commission Member Westcott as attending via Zoom. Both Commission Members were present for the meeting.

A motion was made by Thomas Grubbs and was seconded by Joan Norris to approve the February 18<sup>th</sup> meeting minutes as amended. Motion carried unanimously.

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

The invoices were presented for payment.

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

**Agenda Item # 3 – Committee Report**

The proposed Budget for fiscal year 2025-2026 was presented by Commission Member Candy Wethington. The budget will be housed in the Planning and Zoning Office located at 200 South Green Street in Glasgow for any inquiries. A motion was made by Candy Wethington and was seconded by Joan Norris to approve the proposed budget for fiscal year 2025-2026. Motion carried unanimously.

Kevin Myatt, Planning Director, gave an update on the Comprehensive Plan Committee. Mr. Myatt stated that the 2024 Comprehensive Plan is being sent to the Commission to review, and that there will be a public meeting for discussion regarding the 2024 Comprehensive Plan. Mr. Myatt stated that an advertisement in the local newspaper will go out this week to give notice of the public meeting, and that a specific date will be determined at the April JCCPC Meeting.

Commission Member Bobby Bunnell gave an update on the Urban Housing Committee. Commission Member Bunnell stated that the Committee met in January, in the Planning and Zoning Office, to discuss proposed suggestions. The Committee also held a public meeting on February 27<sup>th</sup> in the Council Chambers of Glasgow City Hall to solicit feedback from the public. Commission Member Bunnell also stated that the Urban Housing Committee is planning another meeting in April or near future.

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

Janis Turner, Treasurer, presented the Treasurer’s Report for the period ending on March 17<sup>th</sup>, 2025.

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

Kevin Myatt, Planning Director, presented the Director's Report. He stated that the BRADD Office is going to have a free CEDS Summit, for continuing education, in Glasgow. The summit is scheduled for May 19<sup>th</sup> and attendance will give Commission Members five hours of Continuing Education credits.

## **II. SUBDIVISION:**

### **1. 031725-01-B – Subdivision Regulations Setback Encroachment Variance Application – Holly Edwards, Owner / Applicant – 801 Vernon School Road – Five (5’) feet to the Ten (10’) foot Side Yard Setback Requirement – Article 503.1.4 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 Five (5’) foot variance to the Ten (10’) foot Front Yard Setback for a dwelling. Article 503.1.4 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 Building Permit, Attachment D, was issued to the applicant in August of 2024. The Barren County Building Inspector's Office allows an applicant that has property in excess of two (2) acres and is willing to sign a waiver acknowledgement that the setbacks will be doubled, at a minimum, the ability to negate a Plot Plan. Attachment E is the signed waiver confirmation and the accompanying map in which the applicant labeled the intention to double the required setbacks.
5. Since the issuance of the permit the applicant decided to build on the adjacent parcel they owned and pushed the house to the edge of the property. When the neighboring property was surveyed it was discovered that the house had been built too close to the side yard Setback.
6. Attachment F is a survey provided by the applicant showing the proximity to the property line and the need for the Variance.

Kevin Myatt, Planning Director, presented the Variance Application and the Staff Report.

Commission Member Eddie Atnip asked if any adjoining property owner has contacted the Planning and Zoning Office.

Mr. Myatt stated that no other property owners have contacted the Planning and Zoning Office regarding the proposed Variance Application.

A motion was made by Bobby Bunnell and was seconded by Forrest Wise to approve the proposed Variance Application for the property located at 801 Vernon School Road for Holly Edwards, Owner / Applicant, 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 to the public. Motion carried unanimously.

### **III. PUBLIC HEARING:**

1. **031725-01-G – Zone Change Application** – *Chip Morgan, Owner / Applicant – I-1 (Light Industrial District) to B-3 (Highway Service Business District) – Property is located at 1517 & 1523 Cleveland Avenue – 20.035 +/- 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 Thom Kendall, Planning Administrator, 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. Kendall 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 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.

Nobody present spoke in opposition of the proposed Map Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and was seconded by Janis Turner to approve the proposed Map Amendment Application for Chip Morgan, Owner / Applicant, for the property located at 1517 and 1523 Cleveland Avenue because the proposed Map Amendment is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

**2. 031725-01-C – Zone Change Application – Jason & Heather Terry, Owners / Applicants – R-1 (Single Family Residential District) to B-2 (General Business District) – Property is located at 102 South 6th Street – 0.16 +/- Total Acres Under Review, 0.47 +/- Total Acres – Cave City**

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 Map Amendment 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 Map Amendment Application and the Staff Report.

Commission Member Thomas Grubbs asked if there are any other potential uses for the subject property based upon the square footage.

Mr. Myatt stated that the property's size is below any minimum threshold that Cave City has.

Chairman Gumm asked when a survey will be conducted on the property, and when exactly the survey will be done, for instance before the proposed Map Amendment goes to Cave City's Council.

Mr. Myatt stated that the applicants are going to attend the first reading before having the survey recorded, and that the applicants have had discussions with a surveyor. He also stated that he has received a preliminary drawing from Richard Wood, with Pride Land Surveying, but that it does not provide specific dimensions or detailed measurements.

Commission Member Forrest Wise asked if a binding element could be implemented for parking if the proposed Map Amendment was approved.

Mr. Myatt stated that the Commission can place binding elements on the property if the applicant agrees to it.

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

Chairman Gumm swore in Jason Terry, of Clarkson, Kentucky. Mr. Terry stated that the property line is very close to the building. When Mr. Terry initially purchased the 6<sup>th</sup> Street property, his goal was to eventually have a spot for future parking, but the lot does not have very much space to make changes. He also stated that if approval is granted, he plans to use the subject property for parking, with five or six parking spaces.

Commission Member Eddie Atnip asked Mr. Terry if the parking spaces would be for employees.

Mr. Terry Stated that the parking spaces will be for employees, or potentially for people staying in the rooms on the top floor of the building because he may potentially rent them out as Airbnb units or apartment units.

Chairman Gumm asked if anyone else in the audience 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.

Chairman Gumm swore in Dusty Barrett, of Cave City, Kentucky. Mr. Barrett stated that he was speaking on behalf of Ms. Peggy Barrett. Mr. Barrett stated that he is concerned about potential future developments that may cause changes in the neighborhood's current character, and specifically if a buffer would be needed in between the subject property and the existing neighborhood.

Mr. Myatt stated that the lot at 502 Broadway Street is currently a non-conforming lot, and that if the existing building was demolished the property owner could rebuild, however, the size of the lot would cause limitations on what the owner can build due to Cave City's parking requirements. If the structure is demolished and rebuilt, the parking requirement would still take up the same amount of space, so there would be no further encroachment.

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

Commission Member Atnip asked if the applicant would discuss and agree to a binding element for the subject property to only be used as a parking facility.

Mr. Terry stated that he does not intend to construct a building or tear down the existing building, as he has been in the process of remodeling the existing building for roughly four years. He also stated that he would only use the subject property for parking, or potentially a small recreational area, such as a playground.

Charley Goodman, JCCPC Legal Counsel, suggested a binding element of no structure being permitted on the subject property.

Mr. Terry asked if a small storage unit would be permitted on the subject property, such as an outbuilding for storage.

Commission Member Wise asked Mr. Terry if he would agree to the binding elements including Broadway Street as the only access to the subject property.

Mr. Terry stated that he would agree.

Commission Member Atnip stated that he would like for the opposition to give feedback regarding a potential structure on the subject property.

Mr. Barrett stated that a structure like what Mr. Terry described would be acceptable, he just opposes a large structure.

Mr. Myatt stated that regarding a storage structure, usually they are classified as ten feet (10') by twelve feet (12'), or ten feet (10') by ten feet (10').

Chairman Gumm asked if anyone in the audience had any further questions.

Nobody else had any further questions about the proposed Map Amendment.

Chairman Gumm closed the public hearing and entertained a motion.

A motion was made by Eddie Atnip and was seconded by Joe Austin to approve the proposed Map Amendment for the property located at 102 South 6<sup>th</sup> Street, Jason and Heather Terry, Owner / Applicant, with the binding element that there will be no structure larger than one hundred and twenty square feet (120') for storage, and the only access to the subject property will be from Broadway Street, which the applicant has agreed to in testimony. In addition to this, the findings in fact show that the B-2 General Business zoning classification is a more appropriate use for the subject property. Motion carried unanimously.

#### **IV. DEVELOPMENT PLAN:**

**1. 031725-02-C – Preliminary Roadway Construction Approval – *Mid-South Industrial Park – Kentucky Industrial Alliance, LLC, Applicant / Owner – Property located at the end of Gardner Lane – Cave City – Plans Prepared by MSE of Kentucky, Inc.***

Staff Findings:

1. The applicant is proposing an approximately eight thousand and four hundred (8,400') foot roadway beginning at Happy Valley Street (KY 90), starting at the current intersection of Gardner Lane, a Cave City, City Street and running the entire length of the Mid-South Industrial Park.
2. The proposed roadway is for preliminary development construction only at this time.
3. Any Final Plans will be required to show roadway typicals, cross-sections, plan and profiles, pavement sections complying with the Subdivision Regulations (12" compacted subgrade, 8" DGA, 4" base asphalt, and 1.25" paving surface. This can be incorporated into an overall / partial development plan application.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary Roadway Construction 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 plans show roadway typicals, cross-sections, plan and profiles, pavement sections complying with the Subdivision Regulations.
- 3) This approval be given with the understanding that this is not an approval of the roadway for street acceptance by Cave City, even in a "preliminary" sense. It is only to ensure that

the roadway during this preliminary/construction phase is intended to provide access throughout the construction site and if it is constructed in agreement with the Barren County Subdivision Regulations including being given approval on the required plans it will be a candidate for street acceptance.

Kevin Myatt, Planning Director, presented the Preliminary Roadway Construction Application and the Staff Report.

Chairman Gumm asked if the need for the application is because the applicants will be disturbing acreage.

Mr. Myatt confirmed that is correct, as the applicants will be disturbing eleven (11) acres to cut the road in. Mr. Myatt further explained that the applicants have to show documentation to the tenants that they have approval from the local body to complete the project.

A motion was made by Candy Wethington and was seconded by Janis Turner to approve the Preliminary Roadway Construction Application for the property located at the end of Gardner Lane, Cave City, for Kentucky Industrial Alliance, LLC, Applicant / Owner, because the Staff Findings do recommend approval of the proposed development with the conditions of adequate soil erosion control measures to be implemented before, during, and after site construction. In addition to this, approval is contingent upon the binding element that all future plans must show roadway typicals, cross-sections, plan and profiles, and pavement sections complying with the Subdivision Regulations. Also, the approval of this application is given with the understanding that it is not an approval of the roadway for street acceptance by Cave City, even in a "preliminary" sense. It is only to ensure that the roadway during the preliminary/construction phase is intended to provide access throughout the construction site and if it is constructed in agreement with the Barren County Subdivision Regulations, including being given approval on the required plans, it will be a candidate for street acceptance. Motion carried unanimously.

There being no further business to come before the Commission, upon the motion of Bobby Bunnell, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 8:03 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF

BARREN COUNTY, KENTUCKY

By *Lewis Bauer*  
Lewis Bauer, Vice-Chairman

ATTEST:

*Janis Turner*  
Janis Turner, Secretary-Treasurer