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

## September 21st, 2026

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, September 21st, 2026, 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 | Joan Norris |
| Joe Austin | David Rutherford |
| Lewis Bauer | Janis Turner |
| Bobby Bunnell | Maria Westcott |
| Tommy Gumm | Candy Wethington |
| Ricky Houchens | Forrest Wise |

Thomas Grubbs was absent.

Chairman Gumm entertained a motion to amend the Agenda for the September 21st meeting to add a Closed session at the end of the agenda. A motion was made by Eddie Atnip and was seconded by Janis Turner to add a sixth general business agenda item for the Commission to enter closed session. Motion carried unanimously.

A motion was also made by Forrest Wise and was seconded by Joan Norris to move the Closed session to the last agenda item for the September 21st meeting. Motion carried unanimously.

## I. GENERAL BUSINESS:

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

A motion was made by Forrest Wise and was seconded by Eddie Atnip to approve the meeting minutes for September 10th, 2026, as presented. Motion carried unanimously.

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

The Invoices were presented for payment.

Before the approval of invoices, Mr. Myatt stated there was a debit charge from July's meeting for $70.07 for postage that was not included in the bill summary and the charge needs to be added to the current bill summary.

A motion was made by Lewis Bauer and was seconded by Joan Norris to amend the bill summary to include the $70.07 charge, making the new invoice total $14,312.17. Motion carried unanimously.

**Agenda Item # 3 – *Committee Report***

Bobby Bunnell presented a Land Use Committee Report. Commission Member Bunnell stated that there have been two land use meetings so far and that the Committee is in their second review of the full zoning ordinance after receiving copies of the proposed zoning map during the second meeting. A summary was presented from the consultant for the HITI article that will be included in the zoning ordinance; the Land Use Committee also reviewed the merchant electric generating facilities article that is in the zoning ordinance. There will be two additional meetings scheduled. The first one will be September 29th at 6:00 PM in the Glasgow City Council Chambers, and the next one is Tuesday, October 13th at 6:00 PM, also in the Glasgow Council Chambers. And Mr. Bunnell reported that we've had good interaction between the staff and the committee members when we find a question or concern and discuss it. As the Land Use Committee makes recommendations, they will be included in the updated version of the zoning ordinance.

Mr. Myatt added that one more thing for the Land Use report is that all of the changes and mapping are available on the planning commission website, as well as the Facebook page, which will direct to the planning commission website.

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

Janis Turner, Treasurer, presented the Treasurer's Report for the period ending on September 21st, 2026.

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

Kevin Myatt, Planning Director, presented the Director's Report. Mr. Myatt stated that he wanted to mention that it would be the Staff's recommendation for there to be a special called meeting on Thursday, October 22nd, for public hearings of the land use ordinance, mapping, and future land use mapping.

**II. DEVELOPMENT PLAN:**

1. **092126-01-G – Preliminary and Final Development Plan** – *ATM Media Solutions / Glass Holdings, Owner / Applicant – McDonald's Development – Property located at 1305 Trojan Trail – 1 Tract – 1.23+/- Total Acres – Glasgow – Plans Prepared by STV.*

   Staff Findings:

   1. The applicant is proposing a McDonald's restaurant along Trojan Trail at the intersection of Trojan Trail and Scottsville Road (US 31-E), Glasgow; see the submitted application, Attachment A.

2. Approval of the preliminary grading and construction of the building pad was given by the Joint City-County Planning Commission on June 29, 2026. Sheet C-2.0 shows the site conditions prior to any development.

3. Attachment A.1 is a Certification of Compliance from the U.S. Army Corps of Engineers allowing the work to proceed adjacent to the existing creek.

4. Currently the subject property is vacant. The property is relatively flat in the center of the property, with steeper slopes on the southwest portion of the property leading toward the existing waterway and a steeper slope on the west side of the property toward the right-of-way of Scottsville Road. There is an existing construction entrance onto Trojan Trail and a designated concrete washout adjacent to it, see Sheet C-2.1.

5. Erosion control methods from the initial approval are still being used. Sheet C-2.2 shows the erosion control methods to be utilized during Phase II of the development.

    a. The construction entrance is to remain and eventually be the base for one of the entrances onto Trojan Trail and the silt fence from the initial approval is to be maintained.

    b. Inlet protection is proposed around all storm drainage inlets.

    c. Rip-rap and fabric are to be installed at the outlet of the proposed headwall on the south side of the property.

    d. All disturbed slopes will be covered with erosion control blanketing.

6. Sheet C-3.0 is the site layout for the proposed development.

    a. Two (2) entrances are proposed onto Trojan Trail. Attachment B.1 shows the findings as numbers show in the Traffic Impact Study performed by STV and stamped by an engineer. The study recommends Site Access 1 having one (1) ingress lane from Trojan Trail and Site Access 2 having one (1) ingress land and one (1) egress lane to Trojan Trail.

    b. Section 158.400(13) of the Glasgow Zoning Ordinance requires one (1) parking space for each four (4) seats at maximum capacity. This particular store layout provides forty-five (45) seats, which would require a total of twelve (12) spaces, the applicant is proposing forty-five (45) parking spaces.

        i. The two (2) ADA accessible parking spaces shown do meet the minimum amount required by the Building Code.

        ii. Six (6) of the proposed spaces are for mobile order pickups.

c. Section 158.405 of the Glasgow Zoning Ordinance requires a restaurant drive-thru have stacking space for a minimum of eight (8) spaces. This plan with a double drive-thru proposes thirteen (13) stacking spaces.

d. The main drive aisle is to be heavy duty asphalt pavement, while the parking spots will be light duty pavement. The enclosed dumpster pad and approach will be concrete pavement. Details of each are shown on Sheet SD-1.

e. Curb and gutter is proposed along the parking areas and landscape islands.

f. A monument sign is proposed along Scottsville Road (US 31-E).

7. All parking spaces and drive aisles meet or exceed the minimum standards of Section 158.400 of the Zoning Ordinance, see Sheet C-3.1.

    a. Sheet C-3.2 shows the drive-thru menu board area in greater detail.

8. The proposed storm drainage and calculations are shown on Sheet C-4.0.

    a. An existing 48" CMP is to remain with the headwall and water flow to be unchanged along Trojan Trail.

    b. No water from the site is proposed to flow on Trojan Trail. Stormwater runoff is to flow to proposed catch basins which are interconnected via piping, along with the buildings gutter system, and be collected in an underground detention system on the south end of the parking lot. The outlet for this system exits from a headwall into the existing creek on the south side of the property.

        i. Details for the underground retention chamber system are shown on Sheet SD-4.

    c. Sheet C-4.1 is an enlarged grading plan showing spot elevations for the parking area.

9. All the proposed utilities are shown on Sheet C-5.0.

    a. The proposed water service is to be fed from an existing waterline along Scottsville Road. The building size does not require that it sprinklered and no vault is proposed.

    b. The sanitary sewer is to exit the building on the west side and connect to a proposed grinder pump and lift station which will then require a new force main line which will attach to an existing force main within the right-of-way of Scottsville Road.

    c. Electrical service is to be fed underground from the existing pole on site.

d. Electrical service is to connect to an existing pole at the south west corner of the property which will then be fed underground to the building from a pad mounted transformer.

e. An existing Atmos gas line runs parallel with Scottsville Road which will feed the proposed development.

f. The proposed dumpster pad and storage building will also have electricity and water service fed directly from the building.

10. The site lighting plan is shown on Sheet C-5.1. As noted on the plans no light is to be directed toward other property lines. The foot candles diminish as they approach the property line. No lighting is to reach any residential zoned area. Light pole details are shown on Sheet SD-5.

11. Section 158.028 of the Glasgow Zoning Ordinance does not require landscaping within the Vehicle Usage Area and the Landscape Buffer Area requirements do not apply as there is no adjacent residential district.

12. Construction details are given on Sheets SD-1 through SD-3.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary and Final Development Plan, McDonald's 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.

A motion was made by Eddie Atnip and was seconded by Joan Norris to approve the Preliminary and Final Development Plan for ATM Media Solutions / Glass Holdings, Owner / Applicant, for the property located at 1305 Trojan Trail because the proposed development does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance, and Staff Findings do recommend approval of the proposed development with conditions of adequate soil erosion and sedimentation control measures, shown on the approved plans, to 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. Motion carried unanimously.

**2. 092126-02-G – Final Development Plan –** *Edmonton State Bank, New Office Building – Edmonton State Bank, Applicant / Owner(s) – Property located at 211 Rogers Road – 1 Tract – 3.43 +/- Total Acres – Glasgow – Plans Prepared by Arnold Consulting Engineering Services, Inc.*

Chairman Gumm recused himself from this agenda item and turned over the chair to Vice-Chairman Lewis Bauer.

Staff Findings:

1. Preliminary approval was given for the development by the Joint City-County Planning Commission on April 20, 2026.

2. The applicant is proposing a new office building along Rogers Road; see the submitted application, Attachment A.

3. The existing commercial buildings shown on the Sheet C1.0 have been removed since preliminary approval. The property is still relatively flat, grading for the building pad has already taken place, see Sheet C1.0, existing topographic map.

4. Proposed demolition is shown on Sheet C1.1. Both buildings have been demolished since given preliminary approval.

5. Sheet C2.0 is the site layout for the proposed development.

    a. One (1) entrance, utilizing an existing entrance, will be used for access onto Rogers Road. Access to drive aisles to the remainder of the development will also be installed.

    b. Section 158.400(9) requires one (1) parking space per three hundred (300) square feet. This would require a total of sixty-four (64) spaces, the applicant is proposing sixty-eight (68) parking spaces.

        i. The four (4) 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.

    c. Heavy duty asphalt pavement is proposed for all the drive aisles, while light duty pavement is proposed for parking spaces.

    d. Concrete curb is proposed along the parking areas and landscape islands.

    e. Internal sidewalk and staircases to access the remainder of the development is also proposed. Handrail and guards are proposed on both sides of the staircases.

6. The proposed grading and drainage is shown on Sheet C3.0.

a. An existing retention area is proposed to be enlarged on the south of the development to service the site. Storm water is proposed to flow to this retention area via storm piping and sheet flowing.

b. Storm water on the north side of the site is not calculated to increase beyond that of the previously developed area.

7. Sheet C4.0 shows the proposed erosion control for the development.

a. Temporary seeding and mulching and then permanent seeding and mulching is proposed for the entirety of the site that have no other erosion method shown.

b. A temporary construction entrance is proposed leading from Rogers Road.

c. Silt fence is proposed along entirety of the site.

d. Inlet protection is proposed around the proposed storm drainage inlets.

e. The silt fence along N L. Rogers Wells Boulevard (US 31-E) is shown within the State right-of-way. Coordination with the Transportation Cabinet must be done before installation.

8. All the proposed utilities are shown on Sheet C5.0.

a. The proposed water service is to be fed from the existing waterline along Rogers Road. The location of the meter and vault has been coordinated with the Glasgow Water Company and the Glasgow Fire Department.

b. The sanitary sewer is to exit the building on the north side and connect to an existing manhole located in the right-of-way of Rogers Road. The connection will need to be made per Glasgow Water Company recommendations.

c. Electrical service is to be fed underground from the existing pole on site.

9. Construction details are given on Sheet C6.0.

10. Proposed landscaping is shown on Sheet L1.0. Landscaping with the B-2, General Business District, is not required by the Glasgow Zoning Ordinance.

Staff Recommendation:

It is the Staff's recommendation that this Final Development Plan, Edmonton State Bank Office Building, 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.

A motion was made by David Rutherford and was seconded by Candy Wethington to approve the Final Development Plan for Edmonton State Bank, Applicant / Owner(s), for the property located at 211 Rogers Road because the proposed development does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance, and Staff findings do recommend approval with conditions of 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.

3. **092126-03-G – Final Development Plan –** *Scenic Lake Apartments – Little T, LLC, Applicant / Owner(s) – Property located along Britthaven Drive and in the Fifteen Hundred Block of Cleveland Avenue (Hwy. 1297) – 1 Tract – 20.913 +/- Total Acres – Glasgow – Plans Prepared by Van Meter and Slavey*

   Staff Findings:

   1. Preliminary approval was given for the development on August 21, of 2023 with an extension approved on October 20, 2025.

   2. The multi-family residential development contains approximately 20.913 total acres. The majority of the site consists of a lake with the majority of the remaining property being relatively flat and sheet flowing to the lake. Currently the Tract is vacant, see Sheet C 1-0.

   3. The open portion of the property is located within an R-4 (Medium Density Multi-Family Residential District). The applicant is proposing nine (9) 8-Plex, one bedroom, apartment buildings and eight (8) 6-plex, one bedroom, apartment buildings; totaling one hundred and twenty (120) total dwelling units. The R-4 zoning district has a maximum density restriction of thirty (30) dwelling units per net acre, Section 158.143. The proposed development within the R-4 zoning district meets this restriction.

   4. Sheet C 2-0 is an overall plan sheet showing the proposed development.

      a. As indicated on Sheet C 2-0 the applicant proposes two (2) entrances onto Britthaven Drive. These entrances have been approved by the Glasgow Street Department.

      b. The applicant is proposing two hundred forty-one (241) parking spaces. The parking requirement in Section 158.400(1) is two (2) parking spaces per dwelling unit. The proposed development would require two hundred forty (240) minimum parking spaces.

5. Sheets C 2-1 through C 2-3 are large scale drawings of the overall site plan. The sheets show detailed dimensions and specifications for the drive aisles, parking spaces and sidewalks.

    a. The main drive aisle width is 25.97'. This exceeds the minimum width of twenty-four (24') feet required by Section 158.403 of the Glasgow Zoning Ordinance.

    b. As noted on the plans the drive-aisle is proposed to have heavy duty paving while the parking spaces are proposed to be light duty paving.

    c. Sheet C 2-2 shows a proposed location for a cluster mailbox located within the landscape island before the large parking area.

    d. ADA accessible parking stalls are available for each building.

    e. The Building Code will require at least seven (&) of the dwelling units to be ADA accessible. Adherence to this requirement will be confirmed by the Building Inspector's Office.

    f. All apartment buildings access a five (5') foot sidewalk along the proposed drive aisle.

    g. Sheet C 2-3 shows a proposed dumpster pad at the end of the parking lot. The dumpster pad is proposed to be enclosed, see Sheet C 8-0.

6. The proposed drainage layout is shown on Sheets C 3-1 & C 3-2.

    a. As shown on the plans, the stormwater is proposed to be diverted to drainage structures located within the drive aisle and retention areas located to the west side of the development.

    b. There is also a larger retention area catching the majority of the piped stormwater as well as the stormwater that sheet flows from the parking area.

    c. The engineer has provided stormwater runoff calculations indicating that the runoff coefficient has been reduced for water leaving the site.

7. Profiles for the proposes storm sewer are provided on Sheet C 5-0.

8. Sheet C 4-1 and C 4-2 indicates the proposed utility connections for the project.

    a. A proposed 6" waterline is to connect to the existing waterline located at the South of the property along Victory Lane and also to an existing waterline within the right-of-way of Britthaven Drive.

b. Three (3) fire hydrants are proposed for the development. The locations have been approved by the Glasgow Fire Department.

c. Sewer connection is to be made to an existing manhole on the south side of the property adjacent to Victory Lane. The applicant proposes five (5) new manholes for the project with sewer service lines to each individual building.

d. Profiles are shown on Sheet C 6-0.

e. An existing three phase electrical line cuts through the property; this will service the development. The existing overhead line is located within an existing easement. No buildings are proposed within this easement.

9. Proposed erosion control measures are shown on Sheets C 7-0 through C 7-2.

a. Silt fence is shown at the toe of the slope along the south and east sides of the development.

b. A large temporary construction entrance is proposed at Britthaven Drive. The Glasgow Street Department has also requested that metal plates be used to limit damage to the existing street.

c. Inlet protection is provided at all the proposed storm inlet structures.

d. Rip-rap is to be installed at the outfall of all storm pipes.

e. As shown on the plans there are two (2) locations for stockpiling material.

10. Construction details are shown on the Sheet C 8-0.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final Development Plan 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 Bobby Bunnell and was seconded by Joan Norris to approve the Final Development Plan for Little T, LLC, Applicant / Owner(s), for the property located along Britthaven Drive and in the Fifteen Hundred Block of Cleveland Avenue (Hwy. 1297), because the proposed development does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance, and Staff findings do recommend approval with conditions of 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 developments. Motion carried unanimously. Vice-Chairman Bauer relinquished the Chair back to Chairman Gumm.

## I. GENERAL BUSINESS (continued):

**Agenda Item #6 – *Closed Session Pursuant to KRS 61.810(c)***

A motion was made by Bobby Bunnell and was seconded by Janis Turner for the Commission to enter a closed session. Motion carried unanimously.

A motion was made by Bobby Bunnell and was seconded by Eddie Atnip for the Commission to exit closed session and enter regular session. Motion carried unanimously.

A motion was made by David Rutherford and was seconded by Joan Norris for the Commission to seek council with Tom Davis, PSC, for proposed litigation against the Planning Commission.

There being no further business to come before the Commission, upon the motion of Forrest Wise, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 8:18 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF

BARREN COUNTY, KENTUCKY

By: _____

Tommy Gumm, Chairman

ATTEST:

_____

Janis Turner, Secretary-Treasurer