

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

February 19, 2013

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, February 19, 2013 at 7:00 PM in the Glasgow City Building. The following Commission Members were present:

Eddie Atnip
Brad Bailey
Rondal Brooks
Freddie Button
Tommy Gumm

Joan Norris
Roscoe Ramey
Sarah Smila
Janis Turner
Bobby White
Joel Wilson

Lewis Bauer and Forrest Wise were absent.

Chairman Gumm announced that Forrest Wise's father had passed away the previous weekend.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Roscoe Ramey and seconded by Rondal Brooks to approve the January 22, 2013 minutes as presented. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following invoices for February, 2013 were presented for payment.

A motion was made by Rondal Brooks and seconded by Joel Wilson to pay the invoices as presented. Motion carried.

Agenda Item # 3 – Treasurer's Report

Sarah Smila, Treasurer, presented the following report:

The bank balance at the end of January, 2013, was \$72,338.65. Deposit in the amount of \$64,142.00 consisted of \$850.00 from Barren County fees, and \$375.00 from City of Glasgow

fees, \$786.00 for Park City's budget for fiscal year 2012-2013, \$36,377.00 for one-half of Barren County's 2012-2013 budget, and \$25,754.00 for one-half of Glasgow's 2012-2013 budget.

Agenda Item # 4 – Committee's Report

There were no committee reports.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, asked the Commission if they would approve the 40 hours of GIS training he received at Lake Cumberland for his continuing Education hours under KRS 147A.027(4).

A motion was made by Brad Bailey and seconded by Janis Turner to approve the 40 hours of GIS training Mr. Myatt received at Lake Cumberland as part of his Continuing Education hours. Motion unanimously carried.

Mr. Myatt told the Commission there would be several meetings with David Pike where the members could get their continuing education hours completed by the end of the year.

II. PUBLIC HEARING:

- 1. 021913-01-G – Zone Change Application – L-1 (Light Industrial) District to B-2 (General Business) District – Mike and Peggy Sherfey, Applicant/Owners – Property located at 921 Happy Valley Road – 0.61 +/- Total Acres – Glasgow.**

A public hearing was conducted.

Chairman Gumm read the findings necessary for a proposed map amendment from KRS 100.211.

Thom Kendall, Planning Administrator, reported to the best of his knowledge all appropriate notices had been posted. Mr. Kendall explained the proposed Annexation and Map Amendment.

Chairman Gumm asked if anyone present would like in favor of the proposed request.

Chairman Gumm: Would you come up, please Sir? Sir, I need to swear you in. Please state your name and address.

Michael Sherfey: Michael Sherfey, 260 Horton Rigdon Road, Glasgow, KY.

Gumm: Ok. Michael, do you solemnly swear or affirm that the testimony you are about to give is the truth and nothing but the truth.

Sherfey: Yes

Gumm: Ok, you may proceed.

Sherfey: Well, the station has been, the service station as you all guys know since 40 years and it's been an I-1 and in '07, August or September, we had the gas tanks taken out, had the pumps taken out and all the ground is completely clean and that is why we, we thought about doing this or tried to this for 7 years and we just thought we would like to try to get it changed to B-2 and that's, we're just trying to move ahead. That's all I've got to say. Thank you sir.

Chairman Gumm asked if anyone else present would like to speak in favor of the proposed request.

No one present addressed the Commission.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed request.

No one present addressed the Commission.

The public hearing was closed.

A motion was made by Janis Turner and seconded by Eddie Atnip to approve the proposed map amendment because the proposed map amendment is in agreement with the adopted Comprehensive Plan. Motion unanimously carried.

II. DEVELOPMENT PLAN:

- 1. 121913-02-G Final Development Plan** – *Omni-Care, Inc., Applicant, Glasgow – Barren County IDEA, Owners – Carroll Knicely Drive – 1 Lot – 14.55 Total Acres – Glasgow – Plans prepared by American Engineers, Inc.*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The development received Preliminary approval on August 20th, 2012.
2. The subject property is located along Carroll Knicely Drive; see Attachments A and B.
3. Currently the subject property is located within the I-2 (Heavy Industrial District); see Attachment C.
4. Attachment D is an aerial photo of the subject property and the surrounding area.
5. The proposed structure are proposed to be constructed behind the applicable setbacks shown in the Setback drawing; see Attachment E.
6. Currently the subject property is a vacant lot located within the existing industrial park as depicted in the property photo; see Attachment F.
7. The existing tract of land contains 26.78 total acres; however only 14.55 total acres are being disturbed. The existing tract is relatively steep, sloping from the middle of the property toward the adjacent properties as shown on the C-2 sheet of the Development Plans.
8. Sheet C-3 shows the proposed building arrangement and parking configuration. The applicant is proposing one hundred and fifty four (154) parking spaces to service the proposed facility. This total is four (4) more than the minimum required by Section 158.400 of the Zoning Ordinance. The clouded areas on sheet C-3 represent a slight change in the HVAC pads that were shown on the Preliminary Development Plans. Other changes from the Preliminary Plans include making the driveway twenty six (26') feet instead of the initial thirty (30'); twenty six (26') feet still being two (2') feet wider than the required minimum and making the entire parking lot for employees and visitors light duty pavement. The original Preliminary Plans showed the main drive aisle in the middle of the parking lot as heavy duty pavement. No heavy truck traffic is permitted within this area.
9. As noted on sheet C-3 the applicant is proposing a single entrance onto Carroll Knicely Drive, connecting to the existing cul-de-sac. Kurt Frey, Superintendent of Public Works, has reviewed the plans and approves of the proposed entrance locations.

10. As noted on the aforementioned sheet the applicant is planning a potential future expansion. Any future development that results in an acre or more of disturbed ground will require Planning Commission approval.
11. Section 158.028 (B) of the Glasgow Zoning Ordinance requires any development located within an I-2, Heavy Industrial District landscape any vehicle use area (VUA) over six thousand (6,000) square feet in area. Sheet C-3 shows the proposed plan and it has almost five thousand (5,000) square feet in excess of the required minimum.
12. All the drive aisles, parking spots and curb radii meet the required minimums.
13. Sheet C-4 , Site Grading and Storm Drainage Plan, shows the majority of the storm drainage being diverted to one of two proposed basins before leaving the site. The remainder of storm water drainage will leave the site at the same locations storm water currently exits the site without displacing more water than pre-construction allowed.
14. Storm water leaving the basin closest to Carroll Knicely Drive will eventually lead to the basin designed to accommodate the entire park.
15. The drainage pipe proposed at the entrance to the development has been approved by Kurt Frey, Superintendent of Pubic Works.
16. The clouded area on sheet C-4 shows that the proposed concrete pad has now been lowered approximately 9 inches to flow off the pad and into the proposed ditch which has not changed since the Preliminary approval. There has also been a slight change in a downspout connection elevation.
17. Sheet C-5, Soil Erosion and Sediment Control Plan, proposes rock check dams be located in the seven ditches that feed the proposed ponds. These ditches are also to be lined with KYTC Class II Turf Mats. The hatched area represents proposed erosion control blankets.
18. Class III rip-rap is proposed at the exit headwalls for all pipes and silt fence is proposed at the toe of all proposed slopes.

19. The proposed development entrance is to be utilized as a construction entrance according to Sheet C-5 and inlet protection is proposed around all drainage structures.
20. The Glasgow Water Company has approved the proposed water lines, sewer lines, fire hydrants and valve pit shown on Sheet C-6, Utility Plan. The Final Plans show an additional domestic line feeding the building and a fire line which the Preliminary Plans did not.
21. Glasgow Fire Chief, Tony Atwood, has approved the proposed location of the two (2) proposed hydrants. There is also an existing hydrant at the bottom of the hill, adjacent to Carroll Knicely Drive.
22. The developer has coordinated with FRECC in regards to providing electricity.
23. According to sheet C-6 the contractor is to coordinate with Atmos in regards to connecting to the existing gas line which runs parallel with the CSX railway. The Final plans depict a slightly shorter distance for the proposed gas line.
24. Sheet C-7 reflects the profile of the proposed sewer lines. The proposed manhole will be required to be deeper than originally anticipated.
25. Construction details for the proposed project are depicted on Sheet C-8 through C-11.
26. Trees shown on Sheet L-1 and Sheet L-2, Landscape Plan, are in excess to the required minimum set forth in Section 158.028 of the Glasgow Zoning Ordinance. All proposed foliage is in agreement with the adopted plant materials list.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final Development Plan 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 in order to reduce soil erosion and to minimize water quality impacts where the natural ground cover has been disturbed.
2. The applicant must comply with the City of Glasgow storm water maintenance agreement.

A motion was made by Rondal Brooks and seconded by Bobby White to approve the proposed Final Development plan for Omni-Care, Inc., Applicant, because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff Findings and Recommendations. Motion unanimously carried.

2. 021913-03-G – Final Development Plan – Scenic Lake Apartments, Phase 1, Harold and Randy Heers, Applicant/Owners – Lauderdale Drive – 1 Lot – 2.81 +/- Total Acres – Glasgow – Plans prepared by Van Meter and Slavey, LLC.

Due to the lack of adequate information be submitted to take action on this agenda item, a motion to table this item was requested.

A motion was made by Bobby White and seconded by Eddie Atnip to table any action on the Final Development Plan for Scenic Lake Apartments, Phase I, due to the lack of information regarding the required Letter of Credit being submitted. Motion carried.

There being no further business to come before this commission, upon the motion of Janis Turner and seconded by Freddie Button, and unanimously carried, the meeting was adjourned at 7:34 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

By: _____
Lewis Bauer, Vice Chairman

ATTEST:

Sarah Smila, Secretary-Treasurer