March 26, 2018

The Common Council of the City of Glasgow, KY met in regular session on Monday, the 26th day of March, 2018 at 7:00 p.m. in the Council Chambers with the following persons present:

HONORABLE MAYOR: Dick Doty

COUNCIL MEMBERS: Jake Dickinson
Patrick Gaunce
Brad Groce – absent
Stacy Hammer
Greg Harris
Wendell Honeycutt
Marna Kirkpatrick
Chasity Lowery
James Neal
Freddie Norris
Gary Oliver
Marlin Witcher

There being a quorum present, the Mayor declared the meeting open for business.

Pledge of Allegiance

Council Member Marna Kirkpatrick opened the meeting with a prayer.

MINUTES OF COUNCIL
MEETING ON 03-12-18

MOTION was made by Council Member Neal for the approval and adoption of the 03-12-18 Council Meeting minutes
SECOND was by Council Member Hammer
VOTE unanimous approval of the Council present

MINUTES OF SPECIAL CALLED
COUNCIL MEETING ON 03-19-18

MOTION was made by Council Member Norris for the approval and adoption of the 03-19-18 Special Called Council Meeting minutes
SECOND was by Council Member Kirkpatrick
VOTE unanimous approval of the Council present
A proposed ordinance was presented for the second time and caused to be read for the second time.

MOTION was made by Council Member Honeycutt for the second reading approval and adoption of the Ordinance
SECOND was by Council Member Neal
VOTE Yes – 11 No – 0 AB – 0

Dickinson – yes Kirkpatrick – yes
Gaunce – yes Lowery – yes
Hammer – yes Neal – yes
Harris – yes Norris – yes
Honeycutt – yes Oliver – yes

Prior to the vote, Council Member Oliver asked if there is some type of report with the number of tickets being written. Police Chief Guy Howie stated as of the last Public Safety Committee meeting, the department had written 354 traffic citations and that has been several weeks ago. Mayor Doty stated this has been effective in freeing-up parking and he believes it has aided the traffic flow around the Square. Chief Howie said he believes that has been a lot more compliance and the public was given a six month notice before citations would be written. Council Member Norris asked how long before citations have to be paid. Chief Howie stated they have 30 days.

A proposed ordinance was presented for the first time and caused to be read for the first time.

MOTION was made by Council Member Oliver for the first reading approval of the Ordinance
SECOND was by Council Member Kirkpatrick
VOTE unanimous approval of the Council present
Prior to the vote, Kevin Myatt, Planning Director of the Joint City-County Planning Commission of Barren County, addressed the Council. Mr. Myatt thanked Council Member Lowery, Council Member Harris and Mayor Doty for coming to the public meetings. Myatt gave a presentation with the text in the proposed amendment. Myatt stated what the Commission is trying to do is help citizens of this city and this county maximize their property under the rules and guidelines set forth. Myatt said they are trying to give another tool to developers, land owners, home owners and those that want to sell property the ability to offer their properties differently than what is currently being used. Myatt said they have some suggestions from the Planning Office being made to the Council.

Myatt stated one of the first major changes is Planned Unit Development (PUD) and it has its own zoning classification. Myatt stated you might think of it as its own neighborhood. Myatt said they have set this as a minimum 12 acre development minimum. Industrial development is not allowed inside of Planned Unit Development because there is usually not great buffers between low density residential and industrial uses. Myatt said these are set up in phases if the developer chooses. Myatt said first phase is a minimum of three acres. Myatt said the Planning Commission is trying to project into the future what we can have here in Glasgow. Myatt showed different diagrams of different concepts.

Mr. Myatt stated the next big use being recommended is Mixed Use Overlay District (MU). Myatt said the difference in the Mixed Use Overlay District and the Planned Unit Development is that the Planned Unit Development interacts within the same neighborhood. A Mixed Use Development allows you to mix the uses within the same structure; having apartment complexes on top of a building and having commercial development in the same building. Myatt stated the Mixed Use Overlay District has a 90% lot coverage and the minimum lot size is 2 acres. Myatt said there will be some design standards with Mixed Use Development in regards to fencing, lighting and signage and those type of things have to be kept at a minimum. Myatt said typically you will see these types of development adjacent to parks. The Overlay District is a just an overlay itself and not a zoning classification. Myatt said there were three public meetings and not a lot of public input. Myatt said if a developer comes and fails to go through with the Mixed Use Development but they come to the Planning Commission to start the Overlay District process, the same as you would do a zone change or a map amendment, and they fail to start the project within two years, it automatically reverts back to its original zoning classification. The overlay is just an overlay on top of the zoning classification. Myatt said revitalization is a good word to cover up the fact that you may be pushing people out of an area. Myatt said what they have incorporated into this Mixed Use is if you are purchasing property and there are tenants there and you want to bulldoze those homes down to put those lots together, they have required that a minimum of 20% must meet the Glasgow Housing Authority ordinances and rules so those individuals are not pushed out. Myatt said they can still live in that same neighborhood if they do not want to leave the neighborhood but gives the developer incentive to offer other residential development too. Myatt said 25% of the development has to be residential, 25% has to be commercial at a minimum and 10% has to be public.

Mr. Myatt said next is what is called Townhomes. Myatt stated a townhome is not the same as a duplex. Myatt said a Townhome is usually single family homes adjacent to the homes with zero lot lines where the property line goes through the building. Myatt said they are usually deeded
and platted separately and are not usually rented. Myatt said you will see these type of developments in Bowling Green, Nashville, Louisville and Lexington. Myatt said these are allowed in all the R-2 through R-4 zoning classifications outside of the R-1, which is low density residential developments. Myatt said this is typically the single family housing. Myatt stated some other are, they have included a design standard that where they have to look separate from one another, as a design standard to break them up. Myatt showed pictures describing this. Mr. Myatt said Townhomes are in the Planned Use Developments and the Mixed Use Development plans. Mr. Myatt said if a Townhome is being proposed, the minimum lot size is 1 acre. Myatt showed pictures of many different designs.

Mr. Myatt said the next item is Green Building and Development. Myatt said this is the part with the incentive. Myatt said Glasgow High School with built LEED Certificate, with regards to designed relating to the sunlight. Myatt stated nowhere in the state of Kentucky has any other entity, legislative body or community offering incentives for Green Development and this would be the first. Myatt said they are recommending to the Council that if they want to see this type of development come in, they are going to have to try to include this. Myatt said they don’t have to do this, but there would be some incentives, such as extra units and a 25% reduced fee. Myatt said the incentives are there and no other community has done this. Myatt said there are penalties if standards are not met and if a person is going to do this, they will have to put the money up and prove they are going to do it or stiff penalties will be applied.

Myatt said there is other information that was distributed includes definitions for restaurants and bars because there was no definitions before and parking requirements for both. Myatt also explained the fee schedule that had to be changed.

Mr. Myatt showed the proposed zoning map and explained the proposed areas for the Mixed Use Development and Planned Unit Development. Myatt said this does not mean someone can’t come in and propose another location and it would be just a zone change. Myatt said if it is approved by the Planning Commission, it would be forwarded to the Mayor and City Council for final consideration. Council Member Dickinson asked if he could get a copy of the map and Mr. Myatt stated he would provide a copy.

RESOLUTION NO. 2018-2375

RESOLUTION FOR THE CITY OF GLASGOW TO MAKE APPLICATION FOR A RECYCLING GRANT ADMINISTERED BY THE KENTUCKY PRIDE FUND

A proposed resolution was presented and caused to be read

MOTION was made by Council Member Witcher for the approval and adoption of the Resolution
ANNOUNCEMENTS:

BARREN-METCALFE EMERGENCY COMMUNICATIONS CENTER WAS RECENTLY RECOGNIZED ON THE FLOOR OF THE KENTUCKY HOUSE OF REPRESENTATIVES WITH A CITATION OF VALOR FOR THEIR 911 RESPONSE EFFORTS ON NOVEMBER 12, 2017 WHEN A PLANE CRASHED IN SOUTH BARREN COUNTY. REPRESENTATIVE STEVE RILEY PRESENTED LAURA LEE WILLIAMS, AMY HOUCHIN AND TABITHA TRAN BEFORE THE HOUSE OF REPRESENTATIVES FOR THEIR HEROIC EFFORTS AND THEIR SERVICE.

CONFEDERATE RAILROAD WITH SPECIAL GUESTS BULL ROOSTER, PRESENTED BY THE KIWANIS CLUB OF GLASGOW, WILL BE PERFORMING AT THE PLAZA THEATRE ON FRIDAY, APRIL 20TH AT 8:00 P.M. TICKETS WENT ON SALE FEBRUARY 23RD AND ARE $25 EACH. TO PURCHASE TICKETS, CONTACT THE PLAZA THEATRE BOX OFFICE AT 270-361-2101 OR VISIT THEIR WEBSITE AT HISTORICPLAZA.COM.

THE ANNUAL EASTER EGG HUNT, THROUGH THE EFFORTS OF THE GLASGOW RECREATION DEPARTMENT AND THE BARREN COUNTY YMCA WILL BE HELD THIS SATURDAY, MARCH 31ST AT BEAVER TRAIL PARK. THERE WILL BE OVER 10,000 EGGS HIDDEN AND DIFFERENT AGES GROUPS HUNTING AT DIFFERENT TIMES. THIS WILL BEGIN AT 1:00, 1:15 AND 1:30. FOR MORE INFORMATION, CONTACT THE PARKS AND RECREATION DEPARTMENT OR CHECK ONLINE FOR FURTHER DETAILS.

COUNCIL MEMBER GAUNCE COMMENTED THAT THEY ARE STRUGGLING IN THE PARKS AND RECREATION COMMITTEE HAVING A QUORUM. COUNCIL MEMBER GAUNCE SAID THERE ARE DECISIONS THAT REALLY NEED TO BE MADE AND PUSHED FORWARD. COUNCIL MEMBER GAUNCE SAID HE DIDN’T KNOW IF THE COULD BE SOME REASSIGNING IF IT’S NOT SOMEBODY’S PARTICULAR AREA THAT THEY DON’T WANT TO BE INVOLVED WITH. COUNCIL MEMBER GAUNCE STATED THE LAST THREE MEETINGS BUSINESS HAS NOT BEEN DONE BECAUSE THEY HAVE NOT HAD A QUORUM AND HE REALLY DOES NOT KNOW WHAT TO DO ABOUT IT OTHER THAN TO BRING IT TO THE MAYOR’S ATTENTION AND CITY ATTORNEY RICH ALEXANDER’S ATTENTION. MAYOR DOTY SAID HE AGREES THAT IT IS EVERYONE’S RESPONSIBILITY TO BE AT THEIR ASSIGNED MEETINGS, WHATEVER COMMITTEES THEY MAY BE AND THEY ARE LOOKING TO TAKE ACTION ON THOSE COMMITTEES TO DO DUE DILIGENCE TO TAKE ACTION FOR THE ENTIRE GROUP. MAYOR DOTY SAID ATTENDANCE IS VITAL AND IMPORTANT IN THE DECISION-MAKING PROCESS. MAYOR DOTY STATED HE WOULD ENCOURAGE EVERYONE TO RECOMMENTo THOSE TO SEE IF THEY
CAN’T MOVE THE CITY’S BUSINESS FORWARD.

COUNCIL MEMBER NORRIS SAID SOMEONE MENTIONED ABOUT THE CLOCKS ON THE SQUARE. MAYOR DOTY SAID SOMEONE HAS WORKED ON THE CLOCKS AND THEY ARE OLD, MAYBE TO THE POINT THAT THOSE ARE GOING TO NEED TO BE REPLACED. MAYOR DOTY SAID HE THINKS ONE SIDE IS CURRENTLY CURRENT. MAYOR DOTY SAID THE OTHER IS NOT, BUT THEY ARE WORKING ON THAT SIDE AS WELL. MAYOR DOTY STATED THEY WILL CONTINUE TO DO THAT AND IF THEY CAN’T SEEM TO MAKE ANY PROGRESS, THEN THEY WILL MAKE ARRANGEMENTS TO INVESTIGATE REPLACING THOSE.

There being no further business to come before Council, Council Member Oliver made a motion for adjournment, Council Member Norris seconded. Motion carried.

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DICK DOTY, MAYOR

ATTEST:

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JAMIE MCFARLIN
CITY CLERK