

ON TUESDAY, APRIL 13, 2021 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. VIA ZOOM TELECONFERENCING.

The meeting was called to order by Pattie Wilson.

MEMBERS PRESENT: Autumn Dmytrewycz, Mary Beth Robson, Brandon Brown, Pattie Wilson, Jeri Hartley, Melvin Montgomery, Paul Simmons, Mary Nguyen

MINUTES: The March 16, 2021 minutes stood approved with two typo corrections as noted by Mrs. Delius via email.

NEW BUSINESS

Minor In-Family Conveyance – Jeff and Deborah Parrett (Parents) to Kyla Parrett Burkhardt (Daughter) and Benjamin Gregory Burkhardt (Son-in-law) – 2761 Pinckard Pike – A-1 District – Jared D. Stevens Land Surveying

Jared Stevens with Summit was present via Zoom and noted that some easements may be added at a later time.

TRC deficiencies were listed as follows:

1. Revise Title Block address. Lot #1 New address assigned is **2761** Pinckard Pike.
2. Add new address on the face of the lot.
3. Add an 80' building line to the new lot. Lot needs to be 200 feet wide minimum at this line. Needs to be parallel to the line that the front of the home faces.
4. Update Vicinity Map to show modified shape of new lot.
5. Show all existing and proposed utility easements.
6. Owner's Certificate needs to be signed
7. Add land surveyors signature and seal
8. Add the Board of Health Certificate and get it signed.
9. Submit utility easement signoffs if any easements are different from those shown hereon.
10. Submit mylar, plus 8 1/2 x 11 copy with all signatures except Commissions.
11. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2021-024 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
12. All lot corners must be pinned.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Minor In-Family Conveyance – Jeff and Deborah Parrett (Parents) to Kyla Parrett Burkhardt (Daughter) and Benjamin Gregory Burkhardt (Son-in-law) – 2761 Pinckard Pike – A-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Minor Subdivision Plat – Peristyle LLC – 4445 McCracken Pk – I-2/CO-1/R-1C Districts – EA Partners

Rory Kahly with EA Partners was present via Zoom and noted that the Plat was a division of one piece of property.

TRC deficiencies were listed as follows:

1. Title Block: Peristyle, LLC (formerly known as Old Taylor Distillery Property)
Add new address for new Lot #2 - Address is: 4241 McCracken Pike, Frankfort, KY 40601 located in Woodford County, KY
2. Add a 40 foot building line from the edge of the right-of-way on both sides of the road in I-2 zones. (You can show this in the cross section if you'd prefer)
3. Show new address number on Lot #2.
4. Show all existing and proposed utility easements and you will need sign-offs if they are different from what's shown hereon for TRC
5. Revise wording of Owner's Certificate: I (we) hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being recorded in Deed Book ____, Page ____, in the Woodford County Clerk's Office; and hereby adopt this Minor Record Plat for this property, and dedicate all existing streets to public use.
6. Add Land Surveyor's seal & signature
7. Add Board of Health Certificate and get their signature.
8. Submit mylar and one 8.5 x 11 reduced copy, all signed
9. Submit a digital copy i.e. Auto cad file (.dwg/.dxf) in a State plane north NAD83 projection and .pdf file of the Plan referencing Application No. 2021-025 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
10. Show gas easement in R.O.W. - Columbia Gas will be in touch and forward information.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Minor Subdivision Plat – Peristyle LLC – 4445 McCracken Pk – I-2/CO-1/R-1C Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

3rd Amended Final Development Plan – White Dog Trading and Storage, LLC – Midway Station – 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present via Zoom. Mr. Carter noted that this Plan proposes to build a second warehouse with a detention basin to the north of it. All utilities will be extend to serve future phase. Mrs. Wilson noted that As-builts are needed on everything supporting Phase I and will need to do a final site inspection.

TRC deficiencies were listed as follows:

1. Revise Title Block to reflect that this is the 3rd Amended Final Development Plan
2. Update the Purpose of the Amended Development Plan to address Phase #2.
3. Somehow emphasize the Phase #2 area on the plan (bold line around it maybe)
4. Question the future filling room, mesh production and equipment shed. Must have a minimum 20 foot rear yard setback. Also encroaching a 35' U.E. May want to remove for now since a future amended development plan will be required for these areas.
5. Does the Phase #2 Detention Basin accommodate only this Phase or is it sized for future phases?
6. Need to add shrubs along Georgetown Road with the trees in order to comply with Article XI and the Urban Service Boundary landscape buffer requirement.

7. Need the Owner's Certificate signed.
8. Submit digital copy i.e. Auto cad file (.dwg/.dxf) in State plane north NAD83 projection and .pdf file of the plan referencing Application No 2021-026.
9. Submit 4 full size copies, 1 - 11 x 17, all signed and sealed.

Comments:

- Be sure exterior lighting is shielded and directed downward so that the light does not trespass off site.
- All required landscaping shall be installed prior to Certificate of Occupancy.

A motion was made by Mrs. Hartley, as seconded by Mr. Simmons, to forward the 3rd Amended Final Development Plan – White Dog Trading and Storage, LLC – Midway Station – 167 McKinney Ave – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Amended Construction Plans – White Dog Trading and Storage, LLC – Midway Station – 167 McKinney Ave – Phase 2 - I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present via Zoom. Mr. Carter noted that the owner was aware of the lighting complaints and is proactively addressing that issue with new hoods.

TRC deficiencies were listed as follows:

1. Need to address additional impervious area and that detention basin is adequate with drainage report. This needs to be sent to David Brown @ HMB.
2. Need to update all utility contacts on all pages. (I think Midway provides water, not KAWC)
3. Insert approved 3rd Amended Final Development Plan once it is signed
4. Sheet C7.0 - Planting does not meet the minimum requirement. Not enough trees and shrubs are required. May be able to do all evergreens but need to provide variety for diversity of species. Will need to update other sheets that show plants so they all match.
5. Will need letter of approval from Midway's representative once plans are updated and resubmitted addressing all deficiencies in order to a Grading Permit after Final Development Plan approval.
6. Resubmit one set to P&Z (full size on 11x17) one set to David Brown @ HMB.
7. Sheet C2.0 – show piping.
8. Sheet C4.0 – show piping.
9. Sheet C5.0 – Need to identify and confirm the capacity of the first downstream structure from outlet of Phase 2 Detention Basin.
10. Sheet C6.0 – Clarify size for Note 2.
11. Sheet C6.0 – Clarify wording of Note 12 “Furnish and install 2” domestic water meter to meet the City of Midway...”
12. Sheet C6.0 – List the following as the Midway Water contact:
Jack Blevins – City of Midway Water
101 E Main St, Midway, KY 40347
(859) 846-4413
13. The stormwater analysis has not been fully reviewed, but appears to be acceptable.
14. Add gas line that runs along north side of McKinney Avenue.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Amended Construction Plans – White Dog Trading and Storage, LLC – Midway Station – 167 McKinney Ave – Phase 2 - I-1 District onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from the representative for City of Midway and with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Final Development Plan – Visumatic Industrial Products – 106 Fieldview Dr – I-1 District – Palmer Engineering

Chris Mischel with Palmer Engineering was present via Zoom. Mr. Mischel noted that the Plan had been previously submitted for a similar use but was never finalized.

TRC deficiencies were listed as follows:

1. Label elevation of contour lines
2. Remove County Clerk's recording square (Not needed on FDP).
3. Need Owner's Certificate signed.
4. Add seal and signature of design professional.
5. The plan shall be tied to local horizontal and vertical GIA Datum
6. Submit digital copy i.e. Auto cad file (.dwg/.dxf) in State plane north NAD83 projection and .pdf file of the plan referencing Application No 2021-028.
7. Submit 4 full size copies, 1 - 11 x 17, all signed and sealed and folded.
8. Correct water line size along Industry Drive to 12".
9. Add North arrow on vicinity map.
10. Add gas line in R.O.W. on Fieldview and Industry Drives.
11. Questioned entrance, not to be any closer to intersection.
12. Add placeholder for detention basin. Will need to look at storm water analysis when Construction Plans are submitted.
13. Add Detention note. See attached.

A motion was made by Mrs. Hartley, as seconded by Mr. Brown, to forward the Final Development Plan – Visumatic Industrial Products – 106 Fieldview Dr – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – CSI Group – Midway Station – Unit 1, Section 3 – 930 McKinney Ave – I-1 District – Palmer Engineering

Worth Ellis with Palmer Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Add a copy of the Approved Final Development Plan to the Set and sheet index.
2. Change Landscape Plan sheet number to "C4.0"
3. Sheet C5.0 – Keynote "H" should read as follows: "Proposed water meter and service line to be furnished and installed per City of Midway requirements and tap fees"

4. Sheet C5.0 – The City has already provided water service to the south-west corner of this lot. Clearly, the orientation of the building does not lend itself to using the existing service. The owner will be responsible for the cost of the new tap and meter.
5. Sheet C5.0 – List the following as the Midway Water contact:
Jack Blevins – City of Midway Water
101 E Main St, Midway, KY 40347
(859) 846-4413
6. The stormwater analysis has not been fully reviewed, but appears to be acceptable. Off-site runoff from developed lot 24 is taken into consideration.
7. Columbia Gas reserves the right to comment and will forward to Worth Ellis.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Construction Plans – CSI Group – Midway Station – Unit 1, Section 3 – 930 McKinney Ave – I-1 District onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from the representative for City of Midway and with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons to adjourn the meeting at 10:34 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko