

ON TUESDAY, APRIL 19, 2022 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: Mary Beth Robson, Chris Cobler, Pattie Wilson, Jeri Hartley, Dan Knight, Melvin Montgomery

MINUTES: Mrs. Wilson asked if there were any changes to the March 15, 2022 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS

Construction Plans - Turbine Cowboys, LLC – Midway Station, 724 Fisher St – Lot 24 – I-1 District – Abacus Engineering

Justin Rogers with Abacus Engineering was present via Zoom. Mr. Rogers noted that the Plans are for an office, warehouse and gravel lot for heavy machinery.

TRC deficiencies were listed as follows:

1. Remove map of Madison County from cover sheet.
2. Add signed copy of Final Development Plan to set (sheet 3 of 10).
3. Sheet 4 – Plan is hard to read. Can't see clearly where erosion control is being proposed. On construction entrance, specify what material and depth. Note – Lot 25 (on South) has not been developed yet, there is not a headwall inlet to protect.
4. Question – Can grinder lift station handle refuse truck weight/traffic? May want to shift out of pathway of dumpster.
5. Label Water Line Tap/Connection: add note - "Contractor is responsible for water line tap and meter per City of Midway Standard Specifications, tap to be made under the supervisions of the City of Midway. Contact Jack Blevins with the City of Midway a minimum or 24 hours prior to planned water line tap or connection: 859-846-4413.
6. Connect proposed private force main to public manhole with internal drop apparatus. Connect to existing sanitary manhole with Kor-N-Seal or approved equal.
7. Sheet 2 – check label of Title.
8. Sheet 4 – May need to coordinate with lot to south on grading plan. Add notes or reference that lot's grading plan.

Will need letter of approval on Construction Plans from Midway's engineer prior to issuing grading permit.

A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to forward the Construction Plans - Turbine Cowboys, LLC – Midway Station, 724 Fisher St – Lot 24 – I-1 District onto the Planning Director with deficiencies being corrected, as noted and letter from City of Midway and/or City Contracted Engineer to issue a Grading Permit with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Final Development Plan – Yellow Jacket, LLC – 159-161 and 171 Yellow Jacket Dr – B-4 District – Thoroughbred Engineering

Daniel Rehner with Thoroughbred Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Add reference to Plat Cab E, SI 41.
2. Add a vicinity sketch, oriented in the same direction as the design scheme.
3. Add topography with contour intervals at two feet or as shown on the local GIS.
4. Add dimensions of existing and proposed driveways, walkways, parking areas and arrangement of spaces, points of ingress and egress.
5. Label s.f. of each interior VUA on plan.
6. Need Owner's signature.
7. 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. 2022-021 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
8. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan (**folded to 8 ½ x 11**), **ALL signed and sealed.**
9. Will need encroachment permit from City at Construction Plan phase for access to Yellow Jacket Drive.
10. City of Versailles reserves the right for comment at Construction Plan phase.
11. Add more existing mapping on edge of pavement on Yellow Jacket and any sanitary and storm lines.
12. What are the dimensions along northeast side of parcel?
13. Add handicapped parking spaces.
14. Add address on vacant lot = 171 Yellow Jacket Dr.

A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to forward the Final Development Plan – Yellow Jacket, LLC – 159-161 and 171 Yellow Jacket Dr – B-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Preliminary Subdivision Plat – Roselawn Estates – 3079 Rosewood Dr – R-1B District – Vision Engineering

Jihad Hallany and Rich Newton with Vision Engineering were present via Zoom. Mr. Hallany noted that he was unaware that they couldn't exceed the maximum number of 28 lots and proposed to make adjustment to 28 lots and proceed to Planning Commission. Mrs. Wilson noted that if the number of lots changed then the Zone Change would need to be amended with the City of Versailles.

TRC deficiencies were listed as follows:

1. Too many lots; approved for 28 – not 33.
2. Need to re-submit next month with lot correction.
3. Send Mary Beth Robson something in writing regarding the floodplain encroachment.

Note: Street names can't be "Rose" anything. No more streets allowed with Rose_____.

A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to resubmit the Preliminary Subdivision Plat – Roselawn Estates – 3079 Rosewood Dr – R-1B District showing the approved 28 lots to TRC with other deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Construction Plans – Roselawn Estates – 3079 Rosewood Dr – R-1B District – Vision Engineering

Jihad Hallany and Rich Newton with Vision Engineering were present via Zoom.

TRC deficiencies were listed as follows:

1. CORRECT UTILITY CONTACTS.
2. **WATER:** 1) no plastic service lines to be used; all service lines to be copper and to be verified by City personnel before covering; 2) add blow off devices at all dead end water lines; 3) water meter lids to be plastic (DFW Plastics) and not cast iron; 4) Add locating/tracer wire to all new water mains; 5) City to be on-site during all water main taps and testing; 6) ensure that there is at least 18” vertical separation between any sewer main and water main.
3. **SEWER:** 1) can proposed sewer line from EX1 manhole to proposed MH6 be re-routed so as not to be in backyards? Could this line be extended from proposed MH4 to pick these lots up? 2) any existing manholes that will be tied-into will need to be tested and adjusted to grade; City needs to be on-site during all testing of sewer mains; 3) all existing sewer main shall CCRV’s and tested to verify compliance with design and testing standards; 4) all laterals shall be constructed to within 5’ of finished grade and have a clean out; 5) City to inspect all sewer taps prior to covering up; 6) all CCTV and test results shall be provided to the City.
4. Submit drainage calculations.
5. Headwall #4 was discharging upstream of a sanitary line, need to protect the sanitary line from erosion.
6. Has site been inspected for sink holes?
7. Will need construction in a floodplain permit in addition to FEMA.
8. Sheet 3.0 – remove site survey contours.
9. KU will need to place transformers on front of lot because of floodplain. Could be reviewed if released CLOMR.
10. Revise owners of 3040, 3036, and 3032 Rosewood Dr.

A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to resubmit the Construction Plans – Roselawn Estates – 3079 Rosewood Dr – R-1B District to TRC. The motion carried with six (6) aye votes.

Final Development Plan – Woodford County Board of Education – 145 School House Rd – R-1C/PUD District – RossTarrant Architects

TRC deficiencies were listed as follows:

1. In Title Block include address of subject property = 145 School House Road.
2. The boundary of the subject property, its record plan designation (if available), and the record plan name or owner’s name of all adjoining property.
3. Show required (existing and proposed) sidewalks in cross-sections of streets.
4. Label size, location, height, floor area, area arrangement and use of proposed and existing buildings and signs.

5. Show proposed and existing easements for utilities or other purposes.
6. Show typical parking dimensions with aisle widths.
7. Make boundary of property more prominent.
8. Will need state and local encroachment permits for access points and all work in public R.O.W.'s.
9. Show trees being preserved on plan, if any.
10. The Plan shall be tied to local horizontal and vertical GIS Datum.
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. 2022-024 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
12. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan (**folded to 8 ½ x 11**), **ALL signed and sealed** after corrections are made.
13. City of Versailles is reviewing sewer and water and reserves the right to comment.
14. Add detail where detention basins are discharging too.
15. Can review drainage analysis if desired. Make sure there is no drainage impact to the south.
16. Continue to work with the Versailles Fire Department on sprinkler system, connections, Knox box and hydrants.

A motion was made by Mrs. Robson, as seconded by Mr. Montgomery, to forward the Final Development Plan – Woodford County Board of Education – 145 School House Rd – R-1C/PUD District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Construction Plans - Woodford County Board of Education – 145 School House Rd – R-1C/PUD District – RossTarrant Architects

TRC deficiencies were listed as follows:

1. Add address of property to cover sheet – 145 School House Rd
2. Add copy of signed approved Final Development Plan to set.
3. Add proposed plans to set (water, sanitary, etc). How will existing sanitary line serving middle school be relocated? This easement will need to be released.
4. Will eventually need an approval letter from City on revised construction plans in order to issue a Grading Permit.
5. City of Versailles reserves the right for comment after further review.
6. Need more information on sink holes in the area and the area marked disposal area.
7. Northern detention is discharging to creek area.
8. Look into final surface coat of asphalt on School House Road needs to be reviewed.

A motion was made by Mrs. Robson, as seconded by Mr. Montgomery, to forward the Construction Plans - Woodford County Board of Education – 145 School House Rd – R-1C/PUD District onto the Planning Director with deficiencies being corrected, as noted and letter from City of Versailles Public Works and/or City Contracted Engineer to issue a Grading Permit with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Construction Plans – Brown-Forman Corporation – 1214 Georgetown Rd – Tract 3 - A-1 District – Lockett & Farley

Christopher Quirk and Lucas Garrett with Lockett-Farley Architects were present via Zoom. Mr. Quirk noted that there was a large pile of fill on the property and they are having a contractor sort through it to keep reusable fill and to make sure silt fence and other erosion in place.

TRC deficiencies were listed as follows:

1. Defer to Mary Beth Robson.
2. Lucas Garrett will turn layer off showing red boxes.

Will need letter of approval on Construction Plans from County's contracted engineer prior to issuing grading permit.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Construction Plans – Brown-Forman Corporation – 1214 Georgetown Rd – Tract 3 - A-1 District onto the Planning Director with deficiencies being corrected, as noted and letter from County Contracted Engineer to issue a Grading Permit with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Zoning Map Amendment – Woodford County Economic Development Authority – Midway Station – Unit 1, Section 1 – Lots 5 and 6; Unit 1, Section 2 – Lots 11-20 – (15.350 Acres) – B-5 to I-1 District – William K. Moore

William K. Moore, representing Woodford County Economic Development Authority, was present via Zoom. Mr. Moore noted that there had not been any interest in the Commercial district for the past twenty years and Industrial is needed.

TRC deficiencies were listed as follows

1. Post Zone Change signs (4) before noon, Wednesday, April 27, 2022. One (1) on Lot 6, McKinney Avenue facing northward; One (1) on Lot 18/ McKinney Avenue at Woodburn Blvd facing I-64; One (1) on Lot 11 at Woodburn and Lacefield; one (1) on Lot 15 at Woody Stephens and Ruth Roach Way.

A motion was made by Mrs. Hartley, as seconded by Mr. Montgomery, to forward the Zoning Map Amendment – Woodford County Economic Development Authority – Midway Station – Unit 1, Section 1 – Lots 5 and 6; Unit 1, Section 2 – Lots 11-20 – (15.350 Acres) – B-5 to I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

A motion was made by Mr. Montgomery, as seconded by Mrs. Robson, to adjourn at 10:50 a.m.

Patricia B. Wilson, Chair
PW:ko