

ON TUESDAY, AUGUST 14, 2018 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Tom Walker, Mary Beth Robson, Chris Cobler, Mitzi Delius, Jeri Hartley, J. Smith, John Varner, Paul Simmons

The meeting was called to order by Mitzi Delius.

MINUTES: The July 17, 2018 minutes stood approved as submitted.

Minor Subdivision and Consolidation Plat – Ronald and Joyce Butler and United Bank and Trust Co. – 204 & 206 North Gratz St – B-2 District – Stephen Carroll, P.L.S.

Stephen Carroll was present for discussion. Mr. Carroll noted that there was an encroachment issue with the restaurant's deck on the bank property so they were adjusting lines to eliminate the encroachment.

TRC deficiencies were listed as follows:

1. Vicinity Map – Not readable. Need to be able to read street names in vicinity. Contact GIS Coordinator for street center lines if that will help.
2. Need Owners signatures.
3. Remove Board of Health Certification.
4. Cross parking area needs to be shaded. Colors not appropriate. Revise note 8 as well. Add shaded symbol to legend.
5. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
6. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures.
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. 2018-040 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
8. Add Recorder's Certification – A blank space (2"x2") shall be left for the recording stamp of the Woodford County Clerk's office in the **lower right hand corner** of the plat.

Comment: This is a Minor Plat that can be forwarded to the Chairman.

A motion was made by Mr. Walker, as seconded by Mr. Simmons, to forward the Minor Subdivision and Consolidation Plat – Ronald and Joyce Butler and United Bank and Trust Co. – 204 & 206 North Gratz St – B-2 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Third Amended Development Plan – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District – Klobber Engineering Svcs

There was no one present from Klobber Engineering for discussion.

TRC deficiencies were listed as follows:

1. Revise vicinity sketch to be just Daisy Hill shape.

2. Add dimensions of existing and proposed driveways, walk-ways, parking areas and arrangement of spaces.
3. Label use of proposed and existing buildings.
4. Show and label storm drainage areas, drainage controls and stormwater retention, and any other designated environmentally sensitive or geologic hazard area such as adjacent sinkholes.
5. Show proposed and existing easements for utilities or other purposes, including those on record plat.
6. Update statistical summary of all pertinent site data in Table on plan.
7. Add a note stating that no grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan.
8. Add a note stating that no building permits shall be issued unless and until an amended final development plan is approved by the Planning Commission.
9. Need to address filling in future Daisy Hill street connection to Preston Court and doing this on someone else's property.
10. Need to address Daisy Hill Road extension to Hospital/Preston Ct.
11. Have Owner's certification signed.
12. The plan shall be tied to local horizontal and vertical GIS Datum.
13. 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. 2018-038 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
14. Submit four (4) full size copies, 1 – 11"x17" reduced copy of the Plan, all signed and sealed.
15. Show dimensions between Villa's; must be a minimum of 12 feet.
16. Original plans showed driveway looping around building and connecting to Daisy Hill Drive; address this.
16. Need more detail showing how storm water (underground water storage) will be stored.
17. Re-location of electric cable – Need to address with Chris Cobler.
18. Gas line does not run where indicated; need to address this with Tom Walker.

A motion was made by Mr. Walker, as seconded by Mr. Varner, to require the Third Amended Development Plan – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District to be resubmitted for additional TRC review with the deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District – Klober Engineering Svcs

There was no one present from Klober Engineering for discussion.

TRC deficiencies were listed as follows:

1. Daisy Hill extended to north has been planned. There is fill proposed off-site in the recorded access easement. May need to construct a retaining wall in order to keep from blocking this easement/roadway.
2. Need to label existing contours more frequently.
3. Label underground storm water storage area and a note that this is private and maintained by the owner.

4. Need a landscape plan to address any required screening per Article XI. Vehicular Use will need interior islands with trees and perimeter screening.
5. Need to address the underground water storage; same as Amended Final Development Plan comment.

Comment: The Amended Final Development Plan needs to be approved by Planning Commission prior to issuance of a Grading Permit.

A motion was made by Mr. Walker, as seconded by Mr. Simmons, to require the Construction Plans – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr - R-3 District to be resubmitted for additional TRC review with the deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Amended Final Record Plat – Roscoe Eugene and Elaine C. Hornback/Hornback Family Living Trust – 210, 220 and 230 Frankfort St – B-4 – Malcolm Endicott, P.L.S.

Malcolm Endicott was present for discussion. Mr. Endicott noted that the purpose of the plat was to show all three tracts on one plat; to separate tract 1 into two tracts while planning the family trust.

TRC deficiencies were listed as follows:

1. Add building line of 30 feet along all public Right-of-ways.
2. Show all existing and proposed utility easements with dimensions or add note.
3. Need Owners's signature.
4. Need Land Surveyor's signature and seal.
5. In Purpose of Plat, add a note about this Plat voiding previous access easement in D.B. 117, PG. 624 by replacement with notes hereon.
6. May need to add a note saying "areas not covered by buildings are available for reasonable use and maintenance of utilities.
7. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
8. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures.
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. 2018-041 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
10. Add blanket easement for utilities.

A motion was made by Mr. Walker, as seconded by Mrs. Hartley, to forward the Amended Final Record Plat – Roscoe Eugene and Elaine C. Hornback/Hornback Family Living Trust – 210, 220 and 230 Frankfort St – B-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes. It was later determined by Pattie Wilson, Planning Director, that the plat was a Minor Plat (due to the number of lots affected) and can be forwarded to the Chairman.

Preliminary Development Plan and Preliminary Plat – Spring Ridge (Robert J. Radtke) – 983, 987, 991, 995, 999, 1000, 1003, 1004, 1007, 1008, 1012, 1015, and 1016 Cummins Ferry Rd – A-4 District - Malcolm Endicott, P.L.S.

Malcolm Endicott was present for discussion. This had been submitted for a zone change in 2006 but the Development Plan was never resubmitted to the Planning Commission.

TRC deficiencies were listed as follows:

1. Correct the spelling of Cummins Ferry in all locations on the plat.
2. Show easements, existing and proposed, on or abutting the property being platted shall be shown, labeled and dimensioned as to its purpose.
3. Submit copies of proposed deed restrictions, if any.
4. Correct Site Statistics – present zone is A-4 (remove A-1).
5. Need to justify not detaining storm water runoff generated by the new impervious area created with this development.
6. Update existing topography, normally with five (5) foot contour intervals using GIS data. Contour lines shall be shown one hundred (100) feet beyond the subdivision boundary at ten (10) foot intervals.
7. Due to time lapsed since prior review, get updated Site Evaluations from Woodford County Health Department.
8. Show proposed provision of water supply, fire protection, disposal of sanitary water, storm water drainage, street signs and sidewalks, and other proposed improvements. The providing agency must verify in writing that their corresponding utility or service is available and adequate for the proposed subdivision. Obtain a new letter from South Woodford Water (last one limited to four lots due to water tank construction in 2007).
9. Update encroachment permit(s).
10. Addresses are not correct. Contact E911 for correct ones.
11. Add a note regarding waiver of required 60% open space perimeter abutting a public street.
12. An overlay of the Preliminary Plat or a separate map showing the proposed location of trees and groves to be retained. This shall be required only on all subdivisions involving ten (10) lots or more.
13. Add Owners's signature and date.
14. Add preparer's signature, seal and date.
15. Planning Commission's Certification - Add with any waivers noted to end of this Certificate.
16. Board of Health Certification – Add Health Environmentalist's signature and date.
17. The plan shall be tied to local horizontal and vertical GIS Datum.
18. 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. 2018-042 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org

19. Submit 4 full size copies and 1-11"x17" reduced copy of the Preliminary Plat, **all signed and sealed.**
20. Site evaluations may need to be re-done; check with J. Smith.
21. Need fire hydrants – check requirements provided by Fire Department.
22. Waivers need to be included with delivery to Planning Commission.

A motion was made by Mr. Walker, as seconded by Mr. Simmons, to forward the Preliminary Development Plan and Preliminary Plat – Spring Ridge (Robert J. Radtke) – 983, 987, 991, 995, 999, 1000, 1003, 1004, 1007, 1008, 1012, 1015, and 1016 Cummins Ferry Rd – A-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Amended Final Development Plan – PIF Investments LLC and Central Kentucky Development Co. – Lot C, Block B – 105 Crossfield Dr – B-4 District – Endris Engineering

Kevin Phillips with Endris Engineering was present for discussion. The amendment is to be able to add a small addition on the back of the existing building.

TRC deficiencies were listed as follows:

1. Add dimensions to addition.
2. Title Block - Address should be 105 not 150.
3. Add cross-section of Crossfield Drive.
4. Add a note stating that no building permits shall be issued unless and until an Amended Final Development Plan is approved by the Planning Commission.
5. Need owners's signature.
6. 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. 2018-043 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
7. Submit 4 full size copies and 1-11"x17" reduced copy of the Preliminary Plat, **all signed and sealed.**
8. Update Utility contacts.

A motion was made by Mr. Walker, as seconded by Mrs. Hartley, to forward the Amended Final Development Plan – PIF Investments LLC and Central Kentucky Development Co. – Lot C, Block B – 105 Crossfield Dr – B-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Zoning Map Amendment – Woodford County Economic Development Authority – Midway Station – 73.314 gross acres, 60.074 net acres – R-1C & R-3 District to I-1 District – Vision Engineering

Jihad Hallany with Vision Engineering was present for discussion. Mr. Hallany noted that the property use to be zoned Industrial and then changed to residential and now the owner wished to change it back to Industrial.

TRC deficiencies were listed as follows:

1. Revise color exhibit of Midway Station to show correct zones to the north as well as correct location of Urban Service Boundary per 2018 Comp Plan.
2. Post two (2) Zone Change signs. One facing I-64 and one on McKinney Boulevard by noon, Wednesday, August 29, 2018.

A motion was made by Mr. Simmons, as seconded by Mr. Cobler, to forward the Zoning Map Amendment – Woodford County Economic Development Authority – Midway Station – 73.314 gross acres, 60.074 net acres – R-1C & R-3 District to I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – Larland Estates – 4395 Troy Pike and Carpenter Pike – RR and Residual Farmland Districts – Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Need to justify not detaining storm water runoff generated by the new impervious area created with this development.
 2. Insert a signed copy of the approved Final Development Plan and Preliminary Plat.
 3. Need geotechnical report on noted sink hole in the “tear drop” in the center of the street and any recommended engineering treatment of it.
 4. County reserves the right to make comment on these plans.
 5. Need to address fire hydrant location based on requirements provided by John Varner.
- Comment: Letter will need to be submitted by County before grading permit can be issued.

A motion was made by Mr. Walker, as seconded by Mr. Varner, to forward the Construction Plans – Larland Estates – 4395 Troy Pike and Carpenter Pike – RR and Residual Farmland Districts onto the Planning Director with deficiencies being corrected as noted and approval letter from County before a grading permit can be issued. The motion carried with eight (8) aye votes.

Minor Amended Plat – James L. Moore, Jr (Cedar Grove Subdivision) – 5240 McCracken Pike – A-1 and R-2 Districts - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion. Mr. Thompson noted that it has been an ongoing plat. There are some boundary issues that need to be resolved and a piece of land that is land locked. There may need to be some consolidations and may need to get the county to release the street on the property.

TRC deficiencies were listed as follows:

1. Building Line on New lot 3 needs to be where Lot is minimum width for R-2 zone.
2. Site Statistics – need clarification: Tract 1 = 19.229 (Parcel 5+6+7) Lot 1 shown for reference; New Lot 2 = 0.733 + Parcel 4 = 0.776; New Lot 3 = Parcel + Parcel 2 + Parcel 3 = 0.871; Parcel 8 = ?
3. Show address number on each lot, approved by E911 Coordinator – add one to Tract 1.
4. Need Owner’s signature.
5. Need Land Surveyor’s signature and seal.

6. Need Board of Health signature.
7. What is going on with Parcel #8? If it's not integral to this plat, remove it. If it is, state so in the Purpose.
8. Submit copy of Massie Drive closure once finalized by Fiscal Court.
9. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
10. Submit address approval sign-offs from E-911 Coordinator.
11. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
12. 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. 2018-046 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
13. All lot corners must be pinned.
14. Need to field locate waterline and show waterline and easement. (per FEWPB)

Comment: It appears that this creates Tract 1 with no public road frontage. This is not possible; needs a minimum of 150 feet.

Comment: This can't be a Minor Plat if Street right-of-way is being eliminated. Change Title to 1st Amended Final Plat. Need to meet with Pattie to address these two comments.

A motion was made by Mr. Walker, as seconded by Mrs. Hartley, to forward the Minor Amended Plat – James L. Moore, Jr (Cedar Grove Subdivision) – 5240 McCracken Pike – A-1 and R-2 Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Minor Plat – In-Family Conveyance – Anthony J. (son-in-law) and Rene E. (daughter) Guagliardo to Lillian Jen Mayo (mother-in-law and mother) – 7349 McCowans Ferry Rd and 7375 McCowans Ferry Rd – A-1 and CO-1 Districts - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Building line needs to be shown on Tract A-1
2. Site Statistics – Remove Mayo Stats. Leave only Guagliardo.
3. Show all existing and proposed utility easements with dimensions.
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Need Board of Health Signature.
7. QUESTION – If you are eliminating the 50' access easement, how does the lot created in D-14 (Tony's In-Family Tract) have access? He now owns that side of farm but his lot still needs an easement or needs to be consolidated to farm.
8. Need to make plat read more clearly. Take off Mayo in total Farm detail. Fade out Lot 1. This was created on last plat.

9. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
10. Submit street name and address approval sign-offs from E-911 Coordinator.
11. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
12. 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. 2018-047 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
13. All lot corners must be pinned.

Comment: The way this plat is drawn it looks like Mayo is getting an In-family from her own property, which can't happen. Need to show per previous plat; then show Guagliardo property and this coming out of it.

A motion was made by Mr. Walker, as seconded by Mr. Varner, to forward the Minor Plat – In-Family Conveyance – Anthony J. (son-in-law) and Rene E. (daughter) Guagliardo to Lillian Jen Mayo (mother-in-law and mother) – 7349 McCowans Ferry Rd and 7375 McCowans Ferry Rd – A-1 and CO-1 Districts onto the Chairman with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

A motion was made by Mr. Walker, as seconded by Mrs. Hartley to adjourn the meeting at 10:42 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko