

**ON TUESDAY, AUGUST 15, 2017 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE**

**MEMBERS PRESENT:** Griff Reed, Tom Walker, Buan Smith, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, J. Smith, John Varner

**MINUTES:** The July 18, 2017 minutes stood approved as submitted.

2<sup>nd</sup> Amended Final Development Plan -St Leo Parish Life & Education Center – 295 Huntertown Road – R-1B District – 1 lot – Brandstetter Carroll, Inc.

Joe Wolford was present on behalf of Brandstetter Carroll LLC and St. Leo Church.

TRC deficiencies were listed as follows:

1. Seal and Signature of professional who prepared plan.
2. Need owner's signature.
3. Submit an 11"x17" reduced copy of the plat, plus four (4) full size copies, all signed and sealed.

**A motion was made by Mrs. Delius, as seconded by Mr. Walker, to forward the 2<sup>nd</sup> Amended Final Development Plan -St Leo Parish Life & Education Center – 295 Huntertown Road – R-1B District – 1 lot onto the Planning Commission with the deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Consolidation and Easement Minor Amendment Plat – Bruce C. Lewis Property – 210 & 211 Cardinal Avenue – R-1B District – 2 lots – Tim Thompson, PE & LS

Mrs. Hartley recused herself. Tim Thompson was present for discussion. Mr. Thompson distributed a revised plan to change the access and UE.

TRC deficiencies were listed as follows:

1. Names of adjacent owners. Stewart is now Miller and revise DB\_\_\_\_ PG\_\_\_\_.
2. Zoning classification of adjoining properties. Some are R-1A (see Pattie's red line copy).
3. Show all existing and proposed utility easements with dimensions.
4. Need owner's signature.
5. Need Land Surveyor's signature and seal.
6. Will need a shared access easement for both lots to use on the property. ?Who will maintain. May need to include in deed.
7. Submit copies of approved entrance permits from City, if required by City.
8. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.
9. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.

10. 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. 2017-032 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
11. All lot corners must be pinned.
12. Pattie Wilson will follow-up with the Commission's legal counsel to check on note on old plat.
13. Check numbers on Statistics.

Comments: Pattie reserves the right to check with legal counsel to determine type of Plat.

**A motion was made by Mr. Walker, as seconded by Mrs. Delius, to forward the Consolidation and Easement Minor Amendment Plat – Bruce C. Lewis Property – 210 & 211 Cardinal Avenue – R-1B District – 2 lots onto the Chairman with the deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Minor Plat of Consolidation - Carl & Reeda Neff Estate Property and Donita N. Lodmell Property – 6995 McCracken Pike - A-1 District – 2 Lots – Tim Thompson, PE & LS

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Add building line. 80' from R.O.W. along McCracken Pike.
2. Show address on each lot, approved by E-911 Coordinator. (Tract 1 is 6997)
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 Certification and signature.(J. Smith will check on location of current system)
7. Show 100 year Flood Plain (if any) and note the Flood Insurance Rate Map (F.I.R.M.) number. There is Flood Plain on front of property.
8. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.
9. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
10. 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. 2017-033 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
11. All lot corners must be pinned.
12. Need 20' Utility Easement centered over the waterline. See map from S. Dutta.
13. Frankfort Plant Board reserves the right to modify these comments based on other agency reviews and changes to the plat or plan resulting from required or voluntary revisions.
14. Need 20' Utility Easement along road.

**A motion was made by Mr. Walker, as seconded by Mrs. Hartley, to forward Minor Plat of Consolidation - Carl & Reeda Neff Estate Property and Donita N. Lodmell Property – 6995 McCracken Pike - A-1 District – 2 Lots onto the Chairman with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Amended Final Plat – Helmsley II – The Shire - 100 – 162 Rumsey Circle – R-1A/PUD District – 1 Lot – Tim Thompson, PE & LS.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Type of Plat (2<sup>nd</sup> or 3<sup>rd</sup> Amended Final Plat).
2. Building envelope for 166 goes way into Building Line. **Homes cannot encroach into the Building Line more than 5'.**
3. Remove Co/City Engineer's Certification (no new infrastructure).
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
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. 2017-034 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
8. Need to change the #4 to #2 located inside the hexagon on Lot 21.
9. Reverse Road Cross Section B-B to the east.
10. Change City Engineer in note to City Public Works.

**A motion was made by Mrs. Delius, as seconded by Mr. Cobler, to forward the Amended Final Plat – Helmsley II – The Shire - 100 – 162 Rumsey Circle – R-1A/PUD District – 1 Lot onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Preliminary/Final Townhouse Plat – Woodford Habitat for Humanity, Inc. – 246 & 248 Martin Luther King Blvd. – R-2 District – 2 Lots – Tim Thompson, PE & LS.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Submit copies of two approved entrance permits from City.
4. Submit street name and address approval sign-offs from E-911 Coordinator.
5. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.

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. 2017-035 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
7. Need side yard variances from BOA complete Note #3.
8. All lot corners must be pinned.

**A motion was made by Mr. Walker, as seconded by Mr. Cobler, to forward the Preliminary/Final Townhouse Plat – Woodford Habitat for Humanity, Inc. – 246 & 248 Martin Luther King Blvd. – R-2 District – 2 Lots onto the Planning Commission, with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Minor Plat of Consolidation – Bluegrass Estates – Section 2, Lot 8 and Jonathan L. Woolums – 1024 Bluegrass Road – RR and RR/Residual Farmland Districts – 1 Lot – Tim Thompson, PE & LS.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Zoning classification of subject property and adjoining properties needs revised to show RR/Residual.
2. Need Owner's signature(s), both Cambron & Woolums.
3. Need Land Surveyor's signature and seal.
4. **Add** dashed line back of 75' Landscape Buffer Easement on rear of original Lot 8.
5. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.
6. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
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. 2017-036 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
8. All lot corners must be pinned.

**A motion was made by Mr. Walker, as seconded by Mrs. Delius, to forward the Minor Plat of Consolidation – Bluegrass Estates – Section 2, Lot 8 and Jonathan L. Woolums – 1024 Bluegrass Road – RR and RR/Residual Farmland Districts – 1 Lot onto the Chairman with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

**A motion was made by Mrs. Delius, as seconded by Mrs. Wilson, to adjourn the meeting at 10:36 a.m. The motion carried with nine (9) aye votes.**

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Patricia B. Wilson, Chair  
PW:ko