

ON TUESDAY, AUGUST 16, 2022 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. VIA ZOOM TELECONFERENCING.

The meeting was called to order by Mary Beth Robson.

MEMBERS PRESENT: Mary Beth Robson, Chris Cobler, Mitzi Delius, Jeri Hartley, Barrett Schoeck, Melvin Montgomery, Dan Knight

MINUTES: Mrs. Robson asked if there were any changes to the July 19, 2022 minutes, hearing none, minutes stood approved as submitted.

OLD BUSINESS:

Zoning Map Amendment/2nd Amended Final Development Plan – F146, LLC (Bluegrass Distillers) – 158 W Leestown Rd – 9.46 acres - A-1 to I-1 District – MLH Civil Engineering

John Hunt with MLH Civil Engineers and Sam Rock were present via Zoom. Mr. Montgomery had questions regarding the buildings on the property located in the county portion, Mr. Rock answered the question. Mr. Hunt will add a note for the septic system serving the little house in the rear of the property.

TRC deficiencies were listed as follows:

1. Submit 4 full size copies, 1 – 11”x17” reduced copy of the Preliminary Plat (**folded to 8 ½ x 11**), **ALL signed and sealed** after corrections are made.
2. If this plan is accompanying a Zone Change Application, 2 zone change signs must be posted on the property facing Leestown Rd. and Georgetown Rd) by noon Wednesday, August 24, 2022.
3. 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. 2022-062 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
4. Revise Notes:
#6. Remove “Site” and add: “or development plan”.
#8. Add: , shall be void with the final action related to the Zoning Map Amendment.

Add the following:

9. All development within the I-1 Zone shall be connected to public sanitary sewer. Need to discuss with Planning Director and Barrett Schoeck with Health Department.

10. Need better detailed note related to remaining Mansion; reference Kentucky Heritage Council covenants (BK and PG).

5. Comment: Will areas shown for detention be adequate?

A motion was made by Mrs. Delius as seconded by Mr. Montgomery, to forward the Zoning Map Amendment/2nd Amended Final Development Plan – F146, LLC (Bluegrass Distillers) – 158 W Leestown Rd – 9.46 acres - A-1 to I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

NEW BUSINESS:

Construction Plans – CH Holding Company – 105, 115, 125 Park St – B-2 District – Dan Phillips Surveying

Trent Thompson and John Lauderdale were present via Zoom.

TRC deficiencies were listed as follows:

1. Add approved dev plan to construction set.
2. What is the detention plan?
3. Submit drainage calculations.
4. Each building needs own sewer tap.
5. Add water and sewer detail.
6. Will need letters from City Public Works and Commission's Engineer to issue Grading Permit.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Construction Plans – CH Holding Company – 105, 115, 125 Park St – B-2 District onto the Planning Commission staff with deficiencies being corrected, as noted, and letters from City Public Works and Commission's Engineer to obtain a Grading Permit. The motion carried with seven (7) aye votes.

2nd Amended Final Record Plat – Midway Station – Unit 1, Section 2 –301 Lacefield St – B-5 District – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Add Parcel #38-0000-036-00
2. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
3. 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. 2022-064 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
4. All lot corners must be pinned.
5. Parcel includes the regional detention basin. Indicate drainage easement area on the Plat.

A motion was made by Mr. Montgomery, as seconded by Mrs. Delius, to forward 2nd Amended Final Record Plat – Midway Station – Unit 1, Section 2 –301 Lacefield St – B-5 District, onto the Planning Commission Chair, with deficiencies corrected, as noted. The motion carried with seven (7) aye votes.

Minor Consolidation Plat – Bryan T. and Heather Fannin & Henry Fannin Estate – 2978 and 3100 Cummins Ferry Rd – A-1 District – Dan Phillips Surveying

Trent Thompson and Bryan Fannin were present via Zoom.

TRC deficiencies were listed as follows:

1. Need Owner's Signature.
2. Need Preparer's signature and seal.

3. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
4. 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. 2022-068 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
5. Recorder's Certification – move to lower right hand corner.
6. All lot corners must be pinned.

A motion was made by Mr. Montgomery, as seconded by Mrs. Hartley, to forward Minor Consolidation Plat – Bryan T. and Heather Fannin & Henry Fannin Estate – 2978 and 3100 Cummins Ferry Rd – A-1 District onto the Planning Commission Chair, with deficiencies corrected, as noted. The motion carried with seven (7) aye votes.

Minor Consolidation Plat – Church Barn Farm LLC – 4440 Fords Mill Rd – A-1/R-1B/R-2 Districts – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Need Owner's Signature.
2. Need Preparer's signature and seal.
3. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
4. 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. 2022-066 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
5. All lot corners must be pinned.
6. Add 25' U.E. on Fords Mill Rd. within ROW.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Minor Consolidation Plat – Church Barn Farm LLC – 4440 Fords Mill Rd – A-1/R-1B/R-2 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

2nd Amended Final Development Plan – James Cousins/Bigby Coffee – Equestrian Park – 120 A.P. Indy Ln – B-1/B-4 Districts – Thoroughbred Engineer

William Horton with Thoroughbred Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. 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. 2022-067 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
2. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Development Plan (**folded to 8 ½ x 11**), **ALL signed and sealed** after corrections are made.

A motion was made by Mr. Montgomery, as seconded by Mrs. Delius, to forward the 2nd Amended Final Development Plan – James Cousins/Bigby Coffee – Equestrian Park – 120 A.P. Indy Ln – B-1/B-4 Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Consolidation Plat – Keith McHenry, Diana McHenry and John Patterson – 985 and 1127 Fintville Rd – CO-1 District – Thoroughbred Engineer

Keith Winstead with Thoroughbred Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Need Owner's Signature.
2. Need Preparer's signature and seal.
3. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
4. 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. 2022-068 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
5. [Recorder's Certification – move to lower right hand corner.](#)
6. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Montgomery, to forward the Minor Consolidation Plat – Keith McHenry, Diana McHenry and John Patterson – 985 and 1127 Fintville Rd – CO-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Final Development Plan – Orange Consulting Inc./WCEDA – Midway Station – Unit 1, Section 1 – Lots 5&6 – I-1 District – Barrett Partners, Inc

Tony Barrett with Barrett Partners, Bryce Anderson and Duane Bowling were present via Zoom.

TRC deficiencies were listed as follows:

1. City of Midway encroachment permits needed; check those entrances with them.
2. Title Block - Correct the spelling of "Stephens".
3. 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. 2022-069 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
4. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Development Plan (**folded to 8 ½ x 11**), **ALL signed and sealed** after corrections are made.

A motion was made by Mr. Montgomery, as seconded by Mrs. Delius, to forward the Final Development Plan – Orange Consulting Inc./WCEDA – Midway Station – Unit 1, Section 1 – Lots 5&6 – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Consolidation Plat – Goodland Properties, LLC and Ridley USA, Inc – 111 Broadway St and 284-288 N. Main St – I-2 District – Prime AE (Steve Garland)

Steve Garland with Prime AE Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
2. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed except for Commission’s Certification.
3. 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. 2022-070 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
4. Recorder’s Certification – move to lower right hand corner.
5. Remove Board of Health Certification and signature.
6. All lot corners must be pinned.

A motion was made by Mr. Montgomery, as seconded by Mrs. Delius, to forward the Minor Consolidation Plat – Goodland Properties, LLC and Ridley USA, Inc – 111 Broadway St and 284-288 N. Main St – I-2 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Final Development Plan – Goodland Properties, LLC and Ridley USA, Inc – 284 N. Main St – I-2 District – Prime AE (Steve Garland)

Steve Garland with Prime AE Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. 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. 2022-071 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
2. Submit 4 full size copies, 1 – 11”x17” reduced copy of the Development Plan (**folded to 8 ½ x 11), ALL signed and sealed** after corrections are made.
3. Clarify Parking requirements.
4. Combine all existing parking sub-statistics into one number, combine all parking (proposed) sub-statistics into one #.
5. Show where shared parking location is if needed and distance from property.
6. Needs underground detention maintenance note.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Final Development Plan – Goodland Properties, LLC and Ridley USA, Inc – 284 N. Main St – I-2 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans – Castle and Key – 120 US 60 Bypass – I-1 District – Abbie Jones

Abbie Jones was present via Zoom.

TRC deficiencies were listed as follows:

1. Difficult to read due to layers on. Remove survey layers and will look at again.
2. Need clarification on water and sewer in plan.

A motion was made by Mrs. Delius, as seconded by Mr. Montgomery, to forward the Construction Plans – Castle and Key – 120 US 60 Bypass – I-1 District onto Planning Commission staff with deficiencies being corrected, as noted and letters from City Public Works and Commission’s Engineer in order to issue a grading permit. The motion carried with seven (7) aye votes.

Minor Easement Plat – Versailles-Woodford Co. Economic Development Authority – Midway Station – Unit 1, Section 2 – Lot 17 – I-1 District – Calico Surveying

Josh Calico with Calico Surveying and John Soper were present via Zoom. Mr. Soper noted that he represented Stone Commercial Real Estate and they had they listing on the property and represent the buyer and the seller and were asking to remove the cross access easements; like the other EDA lots had been done. Mr. Soper noted that upon asking Kentucky Utilities to release the easement they requested a 20’ easement around the entire perimeter of the lot and the buyer and seller are not in agreement with that and would like to maintain the 10’ easement on McKinney Avenue.

TRC deficiencies were listed as follows:

1. Add purpose.
2. Remove extra lines from vicinity map.
3. Street section labels are incomplete.
4. David Brown reserves the right for comment (checking on easements).
5. Title Block – Need owner name and property address.
6. Move Plat CAB and Slide to top right hand corner.
7. Add names of adjoining property owners with zoning.
8. Legend – change released to “removed” and change on lot as well.
9. Site Statistics – Zone = I-1 (change on lot as well).
10. Maintain 20’ U.E. on McKinney Avenue and change 20’ to 10’ U.E. on other three streets.
11. Kentucky Utilities and owner need to work out details on U.E.

A motion was made by Mr. Montgomery, as seconded by Mrs. Delius, to forward the Minor Easement Plat – Versailles-Woodford Co. Economic Development Authority – Midway Station – Unit 1, Section 2 – Lot 17 – I-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to adjourn at 10:58 a.m. Motion carried with seven (7) aye votes.

Mary Beth Robson, Chair
MBR:ko