

**ON WEDNESDAY, AUGUST 18, 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:** Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Paul Simmons, Melvin Montgomery, T.A. Rankin, Barrett Schoeck, Mary Nguyen

**MINUTES:** Mrs. Wilson asked if there were any changes to the July 13, 2021 minutes, hearing none, the minutes stood approved as submitted.

**OLD BUSINESS:**

RE-SUBMITTAL - Construction Plans – Paynes Crossing – Ball Homes - 2001 Lexington Rd – Unit 1, Phase 1 – R-1C District – Eagle Engineering

Bill McAlpin with Eagle Engineering was present via Zoom. Mr. McAlpin noted that they had addressed all of the comments and requested approval.

TRC deficiencies were listed as follows:

1. Will need approval letter from City of Versailles Public Works/Engineer in order to issue a Grading Permit.
2. A detailed existing tree inventory and plan must be included as part of these construction plans. Only 20% of existing trees can be removed per Subdivision Regulations. These areas must be protected throughout construction and be included in recorded Landscape Buffer Areas on the Final Record Plat. Need before Grading Permit issued.
3. A construction entrance off Granger Lane will not be permitted.
4. Put dates on plan sheets.
5. Other comments related to stormwater and erosion to be provided via email.
6. Need to request availability of water and sewer to City of Versailles Public Works.
7. Waiting on approval from Division of Water.
8. Mitzi Delius needs anticipated flow for the phase.

**A motion was made by Mr. Simmons, as seconded by Mrs. Delius, to forward the Construction Plans – Paynes Crossing – Ball Homes - 2001 Lexington Rd – Unit 1, Phase 1 – R-1C District onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from the City of Versailles with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

RE-SUBMITTAL - Construction Plans –2001 Lexington Road, LLC (Wright Homes) – Paynes Crossing – Unit 2 – 1851 Lexington Road (F.K.A. 2001 Lexington Rd) – R-1A/R-1B Districts – Eagle Engineering

Bill McAlpin with Eagle Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Needs a detailed existing tree inventory sheet to comply with Subdivision Regs, Article VI, Section 680(A). No more than 20% can be removed. Trees need to be protected during all aspects of construction. Need this prior to Grading Permit being issued.
2. Encroachment Permit on US60 must be approved by KYTC prior to Grading Permit being issued.
3. Put dates on plan sheets.
4. Will there be a culvert at Lucas Lane?
5. Other comments related to stormwater and erosion to be provided via email.
6. Need to request availability of water and sewer to City of Versailles Public Works.
7. Waiting on approval from Division of Water.
8. Mitzi Delius needs anticipated flow for the phase.
9. Will need approval letter from City of Versailles Public Works/Engineer in order to issue Grading Permit.

**A motion was made by Mrs. Delius, as seconded by Mr. Brown, to forward the Construction Plans – Construction Plans –2001 Lexington Road, LLC (Wright Homes) – Paynes Crossing – Unit 2 – 1851 Lexington Road (F.K.A. 2001 Lexington Rd) – R-1A/R-1B Districts onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from the City of Versailles with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

RE-SUBMITTAL - Minor Consolidation and In-Family Conveyance Plat – Keith and Dianna McHenry (parents) to Travis and Kristen McHenry (son & daughter-in-law) and John Patterson (Consolidation Only) – 985, 1125 and 1127 Fintville Rd – CO-1 District – Thoroughbred Engineering

Gordon Stacy with Thoroughbred Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Need Board of Health Certification and signature.
4. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
5. 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. 2021-036 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
6. Add a blank space (2x2) in the lower right hand corner of the plat for the recording stamp of the Woodford County Clerk's office.
7. Need site evaluation from Health Department/Barrett Schoeck.

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Minor Consolidation and In-Family Conveyance Plat – Keith and Dianna McHenry (parents) to Travis and Kristen McHenry (son & daughter-in-law) and John Patterson (Consolidation Only) – 985, 1125 and 1127 Fintville Rd – CO-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

## NEW BUSINESS

### Amended Final Development Plan/Preliminary Subdivision Plat – JLG Land Company LLC (JPG Storage and Rental LLC) – 1051 Tyrone Pike – I-2 District

Steve Garland with Integrated Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Add “2<sup>nd</sup>” Amended Final Development Plan/Preliminary Subdivision Plat.
2. In cross section B-B, add (private).
3. Show proposed and existing easements for utilities or other purposes.
4. Add a note: The BOA granted an amended dimensional variance on August 2, 2021 (Case No. 08-015-2021) for a 50’ rear yard setback from 100 feet.
5. Need owner’s signature.
6. The Plan shall be tied to local horizontal and vertical GIS Datum.
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. 2021-053 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
8. Submit 4 full size copies, 1 – 11”x17” reduced copy of the Plan, **ALL signed and sealed.**
9. Why doesn’t 6’ privacy fence with trees not extend the full 1700’+ along the south property line? Buffering is required along all.
10. Update 4 of 6 utility contacts or remove all (not required).
11. Will need another encroachment permit from KYTC for proposed sanitary sewer work in KY2113 R.O.W. (and any other disturbances in their R.O.W.).
12. Shows more impervious area and less basin. Has the drainage analysis been redone?
13. Label existing and proposed utilities.
14. Show water lines to hydrants.

Comment: Crosshatching is showing trees to be protected. How can this happen with extensive grading, especially in SE corner? Re-evaluate and maybe use different symbol.

**A motion was made by Mrs. Delius, as seconded by Mr. Brown, to forward the Amended Final Development Plan/Preliminary Subdivision Plat – JLG Land Company LLC (JPG Storage and Rental LLC) – 1051 Tyrone Pike – I-2 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

### Minor Subdivision Plat – Castle & Key/QG Printing II LLC – 100 US 60 Bypass – B-4 District – Thoroughbred Engineering

Gordon Stacy with Thoroughbred Engineering was present via Zoom. Mrs. Wilson noted that she had several conversations with Keith Winstead of Thoroughbred Engineering and the prospective buyer and they are working with the seller to shift the new line to the west. If that is the proposed suggestion then they will need to return to TRC for another review.

TRC deficiencies were listed as follows:

1. Title Block – Revise name of subdivision – 100 US60, LLC (Formerly Rand McNally & Company Properties).
2. Title Block – Type of Plat – 3<sup>rd</sup> Amended Minor Subdivision Plat.
3. Title Block – addresses of property – 100 & 120 US60 Bypass.
4. Site Statistics:
  - a. Total Net area.
  - b. Number of Lots.
  - c. Zone – I-1 & I-2
5. Correct street name: US60 Bypass(not Versailles Byp)
6. Show address number on each lot.
7. Need Owner’s signature (is DB & PG correct?)(DB320, PG 502).
8. Need Land Surveyor’s signature and seal.
9. Add a note referencing previous Plat of Record in Plat Cab B, SL 233.
10. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
11. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed 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. 2021-058 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
13. Add a blank space (2x2) in the lower right hand corner of the plat for the recording stamp of the Woodford County Clerk’s office.
14. All lot corners must be pinned.
15. Please flatten pdf, so the tags don’t keep flashing.
16. Is Tract 2 being subdivided?
17. Does the access easement to the fire department property extend to Big Sink Rd? Need to make sure access is still available to the emergency entities.
18. Need to get in touch with Brandon Brown of the City Fire Department regarding use of building and storage.
19. Drainage easement between buildings will need to remain open to allow flow of water.

Comment: Need to re-submit to TRC.

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to re-submit the Minor Subdivision Plat – Castle & Key/QG Printing II LLC – 100 US 60 Bypass – B-4 District to TRC with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Consolidation Plat – Juanita Ladd and Arthur & Mary Lou Pascal – 745 Germany Road – A-1/CO-1 Districts – Dan Phillips

Trent Thompson was present via Zoom. Mr. Thompson did not have not comments. Mrs. Wilson noted that the committee looked at this property several years ago an In-family Conveyance. In order to amend the plat, that plat has to be pulled back in because if not, it would make it a more non-conforming lot.

TRC deficiencies were listed as follows:

1. Title Block – Revise type of Plat to “Minor Amended In-Family Conveyance Plat via Consolidation of Juanita Ladd.
2. Title Block – Add address of property – 80 Shoreacres Road.
3. Site Statistics: Add remaining Parcel 3 (Tract C) = 12.295± acres.
4. Show all existing and proposed utility easements with dimensions.
5. Revise “Purpose of Plat” note as follows: The purpose of this Minor Plat is to amend the In-Family Conveyance Plat recorded in Plat Cabinet “E”, Slide 163 via this consolidation plat. Parcel 1 consisting of 3.288 acres owned by Juanita Ladd (mother) will be consolidated with Parcel 2 consisting of 13.890 acres owned by Arthur Leroy Pascal (son-in-law) and Mary Lou Pascal (daughter) to create new Tract B consisting of 17.178 acres; with the remaining Parcel 3 consisting of 12.295± acres being owned by Juanita Ladd.
6. Need Owner’s signature.
7. Need Land Surveyor’s signature and seal.
8. Need Board of Health Certification and signature. Need to contact Barrett Schoeck to get site evaluation.
9. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
10. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed except for Commission’s Certification.
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. 2021-059 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
12. Current FEMA flood maps are dated 2017, please revise.

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Consolidation Plat – Juanita Ladd and Arthur & Mary Lou Pascal – 745 Germany Road – A-1/CO-1 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Mrs. Hartley recused herself.

Final Record Plat – Legends at Versailles – 906 Troy Pk – Unit 1-B – R-1A/PUD District – EA Partners, PLC

Rick Nunnery and Rory Kahly with EA Partners were present via Zoom. Mr. Nunnery noted that this plat was for the second phase for The Legends, final twenty lots, of the original construction plans.

TRC deficiencies were listed as follows:

1. Call this Unit 2. So it matches As-built.
2. Vicinity map – Add streets in the Legends area.
3. Show address number on each lot to the nearest square foot (change from acres to square foot and add non-building lot 149A to the table).

4. Show address number on each lot approved by E-911 coordinator.
5. Show all existing and proposed utility easements with dimensions when not parallel. (No UE's are shown at all)
6. Need Owner's signature.
7. Need Land Surveyor's signature and seal.
8. Show tree protection area on rear of Lots 110-114 and refer to note #9.
9. Add notes:
  8. Sidewalk between Lots 109 and 110 shall be constructed to school property line prior to Occupancy of either Lot 109 or 110.
  9. Denotes Tree Protection Area. Add Note: Quality trees located within the hatched tree protection areas shall be saved. Acceptability is based on aesthetics, health, maturity and compatibility with residential uses. Homeowners are required to protect and preserve the trees per the subdivision regulations as maintained by the Planning and Zoning Office.
  10. Lot 14A is non-buildable.
10. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
11. Submit street name and address approval sign-offs from E-911 Coordinator.
12. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
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. 2021-060 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
14. Submit itemized bond estimate for final surface course, sidewalks, and clean up only, plus 15%, if needed.
15. Request in writing on-site inspections by City of Versailles Public Works and County's Engineer.
16. Submit Certificate of Deposit per Sub Regs once amount is approved after on-site inspection, if needed.
17. All lot corners must be pinned.
18. Identify and note any lots with minimum finished floor elevations (Lot #116) and complete min FPE note.
19. Show cross sections of all street within and adjoining properties shown on the plat – include sidewalk and easement between Lots 109 and 110.
20. Submit revised as-builts to Pattie and Kenneth.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Final Record Plat – Legends at Versailles – 906 Troy Pk – Unit 1-B – R-1A/PUD District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

Mrs. Hartley rejoined the meeting.

1<sup>st</sup> Amended Final Plat – Benjamin and Ashley Geiser – 7008 Arbor Meadow Way – Unit 3, Lot 92 – R-1B District – Grid2Ground Surveying

Nicholas Jerdon with Grid 2 Ground was present via Zoom and did not have any comments. The owners were requesting to have easements released.

TRC deficiencies were listed as follows:

1. Can only release 15' due to location of lines. Revise shaded area and dimension from 20' to 15'.
2. Update "Purpose of Plat" note from 10 feet to 15 feet.
3. Need Owner's signature.
4. Need Land Surveyor's signature and seal.
5. Submit Utility Easement approval sign-offs from each utility company since this specifically deals with releasing U.E.
6. Submit mylar, plus one 8 1/2x 11 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. 2021-061 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
8. A review in July 2019, indicated drainage problems on the downhill property owner at 2017 Tuscan Way. Need to take caution when planning for location of pool.

Comment: Since Landscape Buffer is also being released, this must go to full commission

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the 1<sup>st</sup> Amended Final Plat – Benjamin and Ashley Geiser – 7008 Arbor Meadow Way – Unit 3, Lot 92 – R-1B District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

**A motion was made by Mrs. Delius, as seconded by Mr. Montgomery to adjourn the meeting at 10:51 a.m. The motion carried with eight (8) aye votes.**

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Patricia B. Wilson, Chair  
PW:ko