

ON TUESDAY, DECEMBER 14, 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: Autumn Dmytrewycz, Mary Beth Robson, Alex Burden (KU), Mitzi Delius, Pattie Wilson, Jeri Hartley, Melvin Montgomery, Paul Simmons, Dan Knight

MINUTES: Mrs. Wilson asked if there were any changes to the November 16, 2021 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS

Minor Subdivision Plat – CAMCO Properties, LLC – 93 Industry Dr – I-2 District – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Correct address of property – 99 Industry Dr.
2. Show address number on the lot = 99.
3. Show all existing and proposed utility easements with dimensions.
4. Add to “Purpose of Plat” note: 2. To add a 15’ sanitary sewer easement to remaining Tract 1; 3. To add 50’ access easement to remaining Tract 1.
5. Need Owner’s signature.
6. Need Land Surveyor’s signature and seal.
7. Show detention and add maintenance note: “The detention and drainage easement shall be maintained by the Property Owner. The detention and drainage easement shall be maintained by the Property Owner in such a fashion as to insure that the vegetative growth will not exceed five inches in height. All foreign objects, debris and silt will be removed from the detention site. No potential or actual health or safety hazard will be created. The Property Owner shall perform periodic maintenance on all areas, other than storm drainage pipes and head walls, to insure the hydraulic function of the project. Structural and landscaping intrusions onto the detention area shall not be allowed without written approval of the City Public Works. The Property Owner shall permit necessary access to City Public Works for periodic inspection. Failure to comply with the above requirements shall allow the City Public Works to take the necessary action to correct the non-compliance and the cost thereof shall be borne by the Property Owner. The City of Versailles shall have the right to assert a lien on the property to assure payment.
8. Remove all buildings, parking, etc. (not required on a Subdivision Plat)
9. Add a 20’ storm drainage easement along south property line to cover concrete flume and storm structures.
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. 2021-081 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
13. All lot corners must be pinned.
14. Show note: There shall be no intrusion within the right-of-way without an encroachment permit. Example: Driveway, trees, shrubs, etc.
15. Show note: All driveways are to cut the curb and to be make flush with the gutter line.
16. Change and Show "City Public Work's" Certification and signature.
17. Mitzi Delius needs Asbuilt survey for sewer line.
18. Show 15' sanitary sewer easement centered on the existing sanitary sewer line.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Minor Subdivision Plat – CAMCO Properties, LLC – 93 Industry Dr – I-2 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans - White Dog Trading and Storage, LLC – Midway Station, Unit 2, Lot 2, Phase 2 & 3 - 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. 50' LBA on North Side can be removed since adjoining property is now zoned I-1; on all construction plan sheets.
2. Sheet C7.0 – Plant schedule is not complete. (Missing trees and various shrubs shown in plan view). Where is interior VUA and interior trees, etc. Add landscape stats on this sheet. Note to be added: All exterior lights must be directed downward and shielded to prevent light from trespassing off site.
3. Construction plan sheets do not match parking spaces, etc. (shown and required) on the approved Final Development Plan. Construction Plans must follow FDP or it will need to be revised again. Revise all sheets to match FDP. Add parking space layout dimensions on staking plan.
4. Mary Beth Robson will meet with Matt Carter after reviewing storm water and drainage study and HMB will be looking at sanitary sewer or water or other concerns.
5. Add both FDP to sheet index for clarification.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Construction Plans - White Dog Trading and Storage, LLC – Midway Station, Unit 2, Lot 2, Phase 2 & 3 - 167 McKinney Ave – I-1 District onto the Planning Director with deficiencies being corrected, as noted and letters from City of Midway Representative and/or City Contracted Engineer to issue a Grading Permit. The motion carried with eight (8) aye votes.

Mrs. Wilson adjourned the meeting at 10:24 a.m.

Patricia B. Wilson, Chair
PW:ko