

**ON TUESDAY, DECEMBER 15, 2020 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, Chris Cobler, Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Barrett Schoeck, Melvin Montgomery, Steve Goss

**MINUTES:** The November 17, 2020 minutes stood approved as submitted.

**NEW BUSINESS**

Minor In-family Conveyance Plat – Candice Baker (Wife) to Charles Baker (Husband) – 364 and 490 Fintville Rd – CO-1 District – Carroll Land Surveying

TRC deficiencies were listed as follows:

1. Title Block – Revise as follows:

Minor Plat for In Family Conveyance from Candice Lerille Baker (wife and sole member of Lerille, LLC) to Charles Baker (husband)

2. Title Block – show address(es) of both Tracts in the Title Block – 364 & 490.
3. Purpose of Plat Revise as follows:

The Purpose of this In-Family Conveyance Minor Plat is to show the creation and conveyance of Tract B-1 (14.212 acres) from Candice Lerille Baker (wife and sole member of Lerille, LLC) to Charles Baker (husband) with Tract B-2 (10.157 acres) remaining. **Need to verify that she is the sole member to be sure that's a true statement.**

4. Notes add: Pursuant to the Versailles-Midway-Woodford County Zoning Ordinance Article VII, Section 701C (as amended), the grantee (Charles Baker) shall hold title to Tract B-1 for a minimum of five years.
5. Scale of Plat not less than 1"=100' – needs to be 200' or 300'.
6. Graphic scale and written scale needs to be 200' or 300'.
7. Correct Vicinity Map – "site" is not labeled in correct location.
8. Show address number on each lot, 364 and 490.
9. Show all existing and proposed utility easements with dimensions.
10. Need Owner's signature – Add Plat cabinet and slide of previous plat.
11. Need Land Surveyor's signature and seal.
12. Need Board of Health signature.
13. In Note #1 – add Plat Cabinet and Slide of recorded Plat that created Tract "B".
14. Label 364, 14.212 acres as Tract B-1, remaining will be Tract B-2.
15. Submit copies of approved entrance permits from the County for each lot.
16. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
17. Submit an 11" x 17" reduced copy of the Plat plus mylar and one copy with **ALL certifications signed** except for Commission's Certification.

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. 2020-063 to [kjohns@woodfordcountyky.gov](mailto:kjohns@woodfordcountyky.gov); [pwilson@woodfordcountyky.gov](mailto:pwilson@woodfordcountyky.gov); [koreel@woodfordcountyky.gov](mailto:koreel@woodfordcountyky.gov)
19. All lot corners must be pinned.
20. Use different line style for Fintville Road.
21. Check floodplain zone on Tracts.

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Minor In-family Conveyance Plat – Candice Baker (Wife) to Charles Baker (Husband) – 364 and 490 Fintville Rd – CO-1 District, onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Minor In-family Conveyance Plat – Josephine E. Abercrombie Revocable Trust to Abercrombie Life Estate – 846 Grassy Springs Rd - A-1/CO-1 Districts – Dan Phillips Surveying

Trent Thompson was present via Zoom but did not comment.

TRC deficiencies were listed as follows:

1. Title Block – Need to show family relationship (i.e. parent to child, etc).
2. Title Block – Add address of property = 846.
3. Label street name on Grassy Springs Road.
4. Show address number on lot = 846.
5. Show all existing and proposed utility easements with dimensions.
6. Purpose of Plat note needs to be amended to show family relationship.
7. Need Owner's signature.
8. Need Land Surveyor's signature and seal.
9. Need Board of Health signature.
10. Update 100 year Flood Plain note with new Flood Insurance Rate Map (F.I.R.M.) number and date.
11. Do access easements need to be added from Grassy Springs Road over farm roads to get to Tract 1? If so, show and label. You will also need a Utility Easement with the access easement.
12. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
13. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed except for Commission's Certification.
14. 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. 2020-064 to [kjohns@woodfordcountyky.gov](mailto:kjohns@woodfordcountyky.gov); [pwilson@woodfordcountyky.gov](mailto:pwilson@woodfordcountyky.gov); [koreel@woodfordcountyky.gov](mailto:koreel@woodfordcountyky.gov)
15. All lot corners must be pinned.
16. Add 15' UE that serves the house for underground electric. Call to have marked.
17. Contact Barrett Schoeck at Health Department to do an existing septic inspection.

Comment: Unsure if a Revocable Trust can convey to a Life Estate. Attorneys are discussing to verify if meets In-Family requirements.

**A motion was made by Mrs. Robson, as seconded by Mr. Cobler, to forward the Minor In-family Conveyance Plat – Josephine E. Abercrombie Revocable Trust to Abercrombie Life Estate – 846 Grassy Springs Rd - A-1/CO-1 Districts, onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

3<sup>rd</sup> Amended Final Development Plan – Brown Forman Corporation - 7855 McCracken Pk – A-1/CO-1/I-2 – Districts – Lockett & Farley

Curtis Petty and Chris Quirk with Lockett and Farley and Steve Bishop, representative for Brown Forman were present via Zoom. Mr. Petty noted that the purpose of the new plan was to construct a new building over a historic foundation and installing new pipe that will extend from the existing stillage tank across the creek to the new stillage load out area on another tract.

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. 2020-065 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
2. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
3. Add another note agreed upon discussion of flood study and that being acceptable..... Showing elevation with new study.
4. The 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, but agrees with the plans as submitted.

**A motion was made by Mrs. Delius, as seconded by Mr. Cobler, to forward the 3<sup>rd</sup> Amended Final Development Plan – Brown Forman Corporation - 7855 McCracken Pk – A-1/CO-1/I-2 – Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

4<sup>th</sup> Amended Final Development Plan – Brown Forman Corporation - 5799 McCracken Pk – A-1 – District – Lockett & Farley

Curtis Petty and Chris Quirk with Lockett and Farley and Steve Bishop, representative for Brown Forman were present via Zoom. Mr. Petty noted that this plan shows the addition of a new pipe and results in a small increase in impervious area.

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. 2020-066 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
2. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the 4<sup>th</sup> Amended Final Development Plan – Brown Forman Corporation - 5799 McCracken Pk – A-1 – District onto the**

**Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Consolidation Plat – Donald L. & Cynthia M. Harpring and Roderick S. & Jordan H. Wachman – 7361 and 7375 McCowans Ferry Rd – A-1/CO-1 Districts – Malcolm Endicott, LS

Malcolm Endicott was present via Zoom. Mr. Endicott noted that a portion of the plat was submitted a couple of years ago and was recorded and properties were sold. Parents are conveying a consolidated tract to their daughter and son-in-law.

TRC deficiencies were listed as follows:

1. Title Block – Name of Subdivision – need to include formerly known as in parentheses.
2. Title Block – add “Minor”.
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. Does Parcel 1 have an existing driveway encroachment? If not, it will need an approved encroachment from KYTC prior to recording plat. If it has one, show location and firegate # on plat. If sharing one on firegate 150, an easement will need to be shown.
8. Submit copies of approved entrance permits from the State if needed.
9. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
10. Submit an 8 ½” x 11” reduced copy of the Plat plus mylar and one copy 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. 2020-067 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
12. All lot corners must be pinned.
13. Parcel H – should read 28.389 acres. Also change in site statistics and Purpose of Plat.
14. Add note of explanation for access easement release.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Consolidation Plat – Donald L. & Cynthia M. Harpring and Roderick S. & Jordan H. Wachman – 7361 and 7375 McCowans Ferry Rd – A-1/CO-1 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Consolidation Plat – Northside Homes, LLC – 314 N. Winter St – R-1A District – EA Partners

Phyllis Mattingly representing the owner was present via Zoom. Mrs. Mattingly noted that the name on the plat should be changed to Sanaya, LLC and the purpose of the plat is to consolidate a quit claim deed.

TRC deficiencies were listed as follows:

1. Names of adjacent subdivisions and owners to north, south and east with acreage.
2. Add street name to US62/Midway Road on Plat and in vicinity map.
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 to show and label remaining Northside Homes Property. Can be in vicinity map if to some scale and labeled.
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** certifications signed except for Commission's Certification.
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. 2020-068 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
10. All lot corners must be pinned.
11. Change name of the two lots of Scott Bradley to Sanaya, LLC.

**A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Consolidation Plat – Northside Homes, LLC – 314 N. Winter St – R-1A District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius to adjourn the meeting at 10:34 a.m. The motion carried with ten (10) aye votes.**

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Patricia B. Wilson, Chair

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