

ON TUESDAY, DECEMBER 17, 2019 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Lezlie Allison, Mary Beth Robson, Chris Cobler, Pattie Wilson, Jeri Hartley, John Varner, Paul Simmons, Bruce Southworth

The meeting was called to order by Pattie Wilson.

MINUTES: The November 19, 2019 minutes stood approved as submitted.

NEW BUSINESS

Re-submittal - Minor Subdivision Plat – Woodford Plaza – Lot 1 – 470 & 480 Lexington Road – B-4 District – Alan Leake, L.S.

It was noted that there wasn't a representative present.

TRC deficiencies were listed as follows:

1. 30' Building Line along Wilson Avenue needs to be drawn 30' from new R.O.W. of road.
2. Show all existing and proposed utility easements with dimensions.
3. "Purpose of Plat" note needs to include dedication of R.O.W. on Wilson and all new utility easements.
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
7. 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.
8. 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. 2019-085 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
9. Recorder's Certification space needs to be in lower right hand corner of the plat.
10. All lot corners must be pinned.
11. Show City Public Works Certification (if public improvements were installed) and signature.
12. Need 30' UE along Lexington Road within building line.

Comment: If using dedicated Right of Way from DB 66, Pg 11 then this becomes Right of Way and land gets dedicated from Tracts. Then building line is measured and shown from that. If adding 10' to the existing 40' Right of Way is done then that needs to be edge of lot, etc. Need to contact Paul Simmons, City Public Works to go over Right-of-Way before resubmitting.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Minor Subdivision Plat – Woodford Plaza – Lot 1 – 470 & 480 Lexington Road – B-4 District onto the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Preliminary Subdivision Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present. Mr. Carter noted that the City of Midway had approved the encroachment permit for the entrance.

TRC deficiencies were listed as follows:

1. Title Block should be like previous plat Midway Station, but be “Unit 2, Lot 2”.
2. Vicinity Map is not legible. Can’t see any of the local streets.
3. North arrow, scale (graphic and written) are all missing.
4. Streets which adjoin the property being platted shall be shown and its right-of-way width indicated. Georgetown Road (KY341) is not drawn or labeled. McKinney Avenue is also not labeled.
5. Need to show how Lot #2 is going to be served by sanitary sewer.
6. 50’ Landscape Buffer on North (Freeny) side can be removed now since that is now zoned Light Industrial (still need it along Georgetown Road).
7. Show proposed provision of water supply, fire protection, disposal of sanitary waste, storm water drainage, street trees, street lighting fixtures, street signs and sidewalks, and other proposed improvements. The providing agency must verify in writing that their corresponding utility or service is available and adequate for the proposed subdivision.
8. 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. 2019-087 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
9. Submit 4 full size copies and 1-11” x 17” reduced copy of the Preliminary Plat, all signed and sealed.
10. Need to show connection to Midway water (not Kentucky American).
11. Need to show Kentucky Utilities underground line that could be under the proposed office building.

A motion was made by Mr. Southworth, as seconded by Mr. Varner, to forward Preliminary Subdivision Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Final Record Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present.

TRC deficiencies were listed as follows:

1. Title Block – Midway Station – Unit 2, Lot 2 and Future Lot 3 (non-buildable).
2. Vicinity Map needs to be more legible. Can’t see any of the local streets.

3. Show Zoning classification and adjoining properties to north and east, all are I-1 (Light Industrial).
4. Site Statistics – Revise Lot #'s to be 2&3. Label Lot 3 as non-buildable/future.
5. Site Statistics - Remove street from table and add Lot acreage for each lot.
6. Correct Lot numbers to #2 and #3.
7. Show address number on each lot, approved by E-911 Coordinator.
8. Show all existing and proposed utility easements with dimensions.
9. Show a Purpose of Plat note to create Lot 1 consisting of 6.65 net acres with Future Lot 2 consisting of 15.467 acres being a non-buildable tract that must be resubmitted once all infrastructure is constructed.
10. Need Owner's signature.
11. Need Land Surveyor's signature and seal.
12. Add detention 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 the 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 Midway, shall have the right to assert a lien on the property to assure payment.
13. Submit copy of approved entrance permit from City.
14. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
15. Submit street name and address approval sign-offs from E-911 Coordinator.
16. Submit an 8 1/2" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed except for Commission's Certification.
17. 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. 2019-086 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
18. Submit As-Built construction plans (one to P&Z, one to City of Midway Public Works and one to Midway's Engineer), consisting of, one full size set, one 11"x17" reduced set and a pdf.
19. Submit itemized bond estimate for final surface course, sidewalks, and clean up only, plus 15%, if needed. (Bruce Southworth noted that a bond would not be needed)
20. Request in writing on-site inspections by City of Midway Public Works and Midway's Engineer.
21. All lot corners must be pinned.
22. Show and label bench mark.

23. Show City Public Works Certification (if public improvements were installed) and signature.

A motion was made by Mr. Southworth, as seconded by Mr. Simmons, to forward the Final Record Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plans – White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present.

TRC deficiencies were listed as follows:

1. Sheet C7.0 – Need to add a hedge at end of parking lot adjacent to McKinney Avenue (beside first parking space and backup area from side of the office building to the side of the guard shack.) **ALL** landscaping must be installed prior to occupancy.
2. Defer to Midway for other comments.
3. Need to re-evaluate shut-off valve system; valve should remain off on outlet structure.
4. Need to work with HMB Engineers on detention basin and drainage.
5. City of Midway and County's Engineer reserve the right to comment when plans are finished.

Comment: Cover sheet should have project subdivision name as Midway Station, Unit 2, Lot 2.

A motion was made by Mr. Southworth, as seconded by Mrs. Robson, to approve the Construction Plans – White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District, onto the Planning Director to issue Grading Permit once letters from City of Midway and County appointed Engineer have been received and deficiencies have been corrected, as noted. The motion carried with eight (8) aye votes.

Re-submittal - Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm and Vision Engineering – 1470 Troy Pike – 41.276 Acres - A-1 (Agriculture) to R-1B (Single Family Residential) and R-4 (High Density Residential) Districts – Vision Engineering

Jihad Hallany with Vision Engineering was present.

1. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table. Appears some landscaping is missing along Troy Pike.
2. Where is detention for the R-1B area? If in SFHA, will need FEMA approval.
3. Show building line along Troy Pike and Old Dry Ridge.
4. Minimum rear yard setback in R-4 is minimum of 30', or equal to height of building if more. Check units adjacent to Barrows.
5. Need to adjust stub street location on proposed Street "A" to connect to vacant land.
6. Show existing sidewalk along Old Dry Ridge Road. Will a path be constructed to connect to it? Show, if so.
7. Need owner's signature.
8. Submit 4 full size copies and 1-11" x 17" reduced copy of the Preliminary Plat, all signed and sealed.

9. If this Plan is accompanying a Zone Change Application 4 Zone Change signs must be posted on the property by noon December 26, 2019 if re-submitting for January 10th P&Z meeting. (January 22nd for February 13th)
 - a. 1 sign at end of Rosewood Drive – A-1 to R-1B
 - b. 1 sign at end of Apple Road – A-1 to R-1B
 - c. 1 sign facing Old Dry Ridge Road – A-1 to R-4
 - d. 1 sign facing Troy Pike – A-1 to R-4
10. Need letter verifying availability of City water and sewer from City of Versailles.
11. Will need waiver on open space frontage requirement. Needs to have 60% frontage on open space.
12. A letter will need to be written to Commission itemizing all waivers with their justifications per Sub Regs and Zoning Ordinance (for parking).
13. Need letter from Superintendent of Schools about capacity of schools.
14. Need to address geotechnical aspects of site with report.
15. Need to address traffic impacts of units onto Troy Pike.
16. Need Preliminary encroachment approval from KYTC.
17. A stream construction permit from KDOW will be required for any modification of the Special Flood Hazard Area.
18. Jeri Hartley reserved the right for comment.
19. Need to re-evaluate Lot 9; corner is in SFHA.
20. Need to investigate what KGS dye test states.
21. Label elevation of SFHA.
22. Connect ends of Flood Plain area line to show it's a closed loop.
23. Check with Division of Water.
24. Check for wetlands.
25. Need to work with Kentucky Utilities to determine overhead and underground utilities.
26. Show all existing utilities.
27. Mitzi Delius reserves right for comment on Construction Plans.
28. Need to add note that utility Companies shall have access to all open space areas for the provision and maintenance of services.

NOTE: When Development Plans are resubmitted to go onto the Planning Commission, if ALL deficiencies are not addressed, the Plan will NOT be placed on the Commission's agenda.

A motion was made by Mrs. Allison, as seconded by Mr. Cobler, to forward the Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm and Vision Engineering – 1470 Troy Pike –41.276 Acres - A-1 (Agriculture) to R-1B (Single Family Residential) and R-4 (High Density Residential) Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Re-submittal - Preliminary Subdivision Plat – JPG Rental & Storage, LLC – 1051 Tyrone Pike – I-2 District – Vision Engineering

Jihad Hallany with Vision Engineering was present.

TRC deficiencies were listed as follows:

1. Submit copies of proposed deed restrictions, if any.
2. Add Detention/Drainage Maintenance note to plans.
3. Note #10 on page 2 needs to be updated.
4. Add a note regarding the 30' Landscape Buffer (30'LS Buffer).
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. 2019-080 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
6. Submit 4 full size copies and 1-11" x 17" reduced copy of the Preliminary Plat, all signed and sealed.
7. Need owner's signature.
8. Need engineer's signature and seal.
9. Need City Public Works signature (both Paul and Mitzi).
10. Paul Simmons reserves the right for comment after consulting with Mary Beth Robson.
11. Need to add Utility easement along Abbey Alley on subject property.
12. Remove call outs.
13. All plans need to match, if they don't, then they will need to be amended.
14. Submit revised site construction plans to match this, for administrative review and approval.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Preliminary Subdivision Plat – JPG Rental & Storage, LLC – 1051 Tyrone Pike – I-2 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

2nd Amended Preliminary/Final Townhouse Plat – Parkview Subdivision – 310-367 Parkview Place – R-3 District – Tim Thompson, P.E., L.S.

Tim Thompson was present.

TRC deficiencies were listed as follows:

1. Revise address(es) of property – 310 & 329-367 Parkview Place and Townhouse Lot 4, & 17-25 in the Title Block.
2. Need Owner's signature.
3. There are 2 places that refer to "see Note 12" and there is not a Note #12. Remove or add Note.
4. Minimum rear yard setback is 15 feet for townhouses. Looks like Lots 20, 21, 23 and 24 are too close.
5. Question how this layout will impact existing locations of sewer taps and water lines? Verify that there is no impact.
6. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
7. 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.
8. 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. 2019-089 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
9. Remove note regarding infrastructure bond.

10. Need to add note that utility Companies shall have access to all open space areas for the provision and maintenance of services.

A motion was made by Mrs. Hartley, as seconded by Mr. Varner, to forward the 2nd Amended Preliminary/Final Townhouse Plat– Parkview Subdivision – 310-367 Parkview Place – R-3 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Amended Final Record Plat – Lucia R. Davis – 1615 Cummins Ferry Rd – A-1 District - Tim Thompson, P.E., L.S.

Tim Thompson was present.

TRC deficiencies were listed as follows:

1. Add address of property = 1615.
2. Need owner's signatures – both Davis and owner of 1779 since this easement was in favor of that property. Will need to add a signature line.
3. Need Land Surveyor's signature and seal.
4. Need Board of Health Signature.
5. Submit copies of approved entrance permits from County.
6. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
7. 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.
8. 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. 2019-090 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Minor Amended Final Record Plat– Lucia Davis – 1615 Cummins Ferry Rd – A-1 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

A motion was made by Mrs. Robson, as seconded by Mr. Varner to adjourn the meeting at 11:13 a.m. The motion carried with seven (7) aye votes.

Patricia B. Wilson, Chair
PW:ko