

ON TUESDAY, FEBRUARY 15, 2022 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, Melvin Montgomery, Dan Knight, David Brown

MINUTES: Mrs. Wilson asked if there were any changes to the January 18, 2022 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS

Construction Plans – JPG Rental and Storage, LLC – 1051 Tyrone Pk (part of Lot 5) – I-2 District – Integrated Engineering

Steve Garland with Integrated Engineering and Harrison Fredericksen with Prime AE were present via Zoom.

TRC deficiencies were listed as follows:

1. CE-1 – Add dimensions on parking spaces as well as RV/Boat spaces.
2. Need detail sheets on water and sewer (hydrants, meter setter, etc.).
3. Mitzi Delius questioned drop for new manhole.
4. Has application been sent to DOW for new waterline?
5. Is waterline going to be private (City doesn't care for dead end lines).
6. City Public Works will need to be onsite when main waterline is tapped and sewer.
7. Rear hydrant in last phase of project to be placed between two mini warehouses.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Construction Plans – JPG Rental and Storage, LLC – 1051 Tyrone Pk (part of Lot 5) – I-2 District onto the Planning Director with deficiencies being corrected, as noted and letters from City of Versailles Public Works and/or City Contracted Engineer to issue a Grading Permit. The motion carried with nine (9) aye votes.

4th Amended Final Development Plan - JLG Land Company – 1051 Tyrone Pike – I-2 District – Integrated Engineering

Steve Garland with Integrated Engineering and Harrison Fredericksen with Prime AE were present via Zoom. Mr. Garland noted that this plan was being revised to match the Construction Plans.

TRC deficiencies were listed as follows:

1. Add copy of 4th Amended Final Development Plan to Construction Plans and index.
2. Purpose of Plan – Add to revise locations of proposed water and sewer.
3. Question sanitary sewer main still being shown in easement in front of large warehouse building. Remove and add to Purpose if this is not going to be implemented.
4. Need Owner's signature.

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. 2022-010 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
6. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
7. Can remove erosion control measures.
8. Question sewer line under parking lot.
9. May need to get with Mary Beth Robson on minor items listed on plat that don't need to be on there.

A motion was made by Mrs. Hartley, as seconded by Mr. Montgomery, to forward the 4th Amended Final Development Plan - JLG Land Company – 1051 Tyrone Pike – I-2 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Minor Subdivision Plat – CAMCO Properties – 97 Industry Dr – I-2 District - Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Add reference to Tract 1-A, Plat Cab. F, Slide 191; to show previous division.
4. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
5. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
6. 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. 2022-008 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
7. All lot corners must be pinned.
8. Correct spelling of "detention".

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Minor Subdivision Plat – CAMCO Properties – 97 Industry Dr – I-2 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Minor Consolidation Plat – Rev. Lucille Jessie Raglin Living Trust, Sharon Braboy and Carolyn Belmar – 1031, 1041, 1065 Kidds Mill Rd – A-1 District – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Correct owner's names in Title Block.
2. Correct type of plat in Title Block = Minor Consolidation Plat
3. Add building line of 80' along south side of Tract 7, if that's legal access to that lot.

4. Correct "Purpose of Plat" note with regard to owner's names.
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Remove Board of Health Certification.
8. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
9. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
10. 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. 2022-009 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
11. All lot corners must be pinned.
12. Need encroachment permits for new entrances.
13. Show existing entrances.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Minor Consolidation Plat – Rev. Lucille Jessie Raglin Living Trust, Sharon Braboy and Carolyn Belmar – 1031, 1041, 1065 Kidds Mill Rd – A-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Construction Plans – Norma Bradley Arnold Trust Property – 1079 Crossfield Dr – R-3 District – EA Partners, PLC

Tom Hatfield with EA Partners was present via Zoom. Mr. Hatfield noted that the plans were for an apartment complex and the Zone Change was recommended by the Commission to the City of Versailles and they have had two readings. The Preliminary Plat can be signed once received from the City. Mr. Hatfield noted that the Geotech report was forthcoming.

TRC deficiencies were listed as follows:

1. Need to submit a Final Development Plan which goes to TRC and Commission.
2. Still waiting on final rezoning documents from City of Versailles.
3. Need Plat (previously submitted) recorded to create lot.
4. Sidewalk needs to be added along frontage where former Daisy Hill Drive was supposed to go. (add to all sheets)
5. Sheet 5 – How will new sanitary line under Crossfield/Daisy Hill intersection be constructed? Bore under street or cut pavement? Add detail(s).
6. Sheet 3 – May need wheel stops on parking spaces facing retaining wall No. 2.
7. Construction Plans – need letter of approval from City before Grading Permit can be issued (after Final Development Plan approved by Commission) and Plat is recorded.
8. Provide access to sink hole.
9. Mary Beth Robson reserves right for comment after reviewing geotech report.
10. Move waterline to parking driving lane.
11. Building #1 – how is the north side of that building being served for sanitary sewer.
12. Show hydrant location and Fire Department wants to have input on placement for connections and sprinkler systems.

13. Add Final Development Plan to plans once it is signed and add to sheet index.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Construction Plans – Norma Bradley Arnold Trust Property – 1079 Crossfield Dr – R-3 District onto the Planning Director contingent upon the Final Development Plan being signed, the Final Record Plat being recorded and with deficiencies being corrected, as noted and letters from City of Versailles Public Works and/or City Contracted Engineer to issue a Grading Permit. The motion carried with nine (9) aye votes.

Amended Final Development Plan – Barnhill Realty, LLC – Midway Station, 825 Bradley St – Lot 30 – I-1 District – MLH Civil Engineers

John Hunt with MLH Civil Engineers was present via Zoom. Mr. Hunt noted that the only changed was that the building size was slightly increased.

TRC deficiencies were listed as follows:

1. Add 1st Amended Final Development Plan to Title Block.
2. Purpose of Plan – 1. Changing size of buildings which increases building square footage from a total of 20,000 sf to 24,000 sf; 2. Re-configure parking area separating office/visitor parking from truck/service parking which reduces the overall V.U.A.
3. Location and cross-sections of any proposed or existing streets within or abutting the subject property – sidewalks not required.
4. Proposed sign must be a minimum of 10' back of R.O.W. and a monument sign (8' x 10' max).
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. 2022-007 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
8. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
9. Correct - Gas line location as shown are not accurate. On north side of McKinney coming from the northwest moving southeast, in front of 701 McKinney the line crosses to south side of McKinney and continue to the east and runs along with sanitary, will be under entrance to parking lot. No gas running down Bradley Street.
10. Correct radius 30 (it's misplaced).

Comment: The entrance on McKinney Avenue has changed. Will need updated encroachment permit from the City of Midway.

Comment: Site construction plans will need to be amended to match this AFDP. They will need to go to TRC as well.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Amended Final Development Plan – Barnhill Realty, LLC – Midway Station, 825 Bradley St – Lot 30 – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Final Development Plan – City of Midway and Woodford County Fiscal Court – Midway Station – 301 Lacefield St – B-5 District – HMB Engineering

David Brown with HMB Engineering was present via Zoom. Mr. Brown noted that most of Midway Station was on shared storm water and this lot was not so that is why it shows a detention.

TRC deficiencies were listed as follows:

1. Add subject property address = 301 Lacefield St.
2. The boundary of the subject property, its record plan designation (if available), and the record plan name or owner's name of all adjoining property. Show entire lot and label easements.
3. Label proposed detention on plan.
4. Show general areas of substantial existing trees including those located along fence rows with a general description of the type and size of such trees.
5. Add a 30' building line along Lacefield Street R.O.W.
6. Will need an approved encroachment permit from City of Midway at construction phase.
7. Need Owner's signature.
8. A tree preservation plan, data block and tree protection areas shall be provided.
9. The plan shall be tied to local horizontal and vertical GIS Datum.
10. 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. 2022-012 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
11. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
12. Need to remove gas line location (not in that location yet).
13. Remove reference to Urban County Planning.
14. Spell out U.N.O. (unless noted otherwise).
15. Make property line darker.
16. 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's Engineer. The Property Owner shall permit necessary access to the City's Engineer for periodic inspection. Failure to comply with the above requirements shall allow the City's Engineer 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.

Comment: The Final Record Plat of this area will need to be amended to eliminate POA. Notes #1 and #5 on the FRP also need to be removed or modified.

A motion was made by Mrs. Robson, as seconded by Mr. Montgomery, to forward the Final Development Plan – City of Midway and Woodford County Fiscal Court – Midway Station – 301 Lacefield St – B-5 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Construction Plans - City of Midway and Woodford County Fiscal Court – Midway Station – 301 Lacefield St – B-5 District – HMB Engineering

David Brown with HMB Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Add approved Final Development Plan to the set and list in Index on Cover sheet.
2. Sheet C5.0 – Keynote #4 – Need to specify shrubs now. Can include alternates if needed.
3. Mary Beth Robson will contact David Brown regarding minor details.
4. Chris Cobler with KU noted that the electric transformer location on keynote #10, needs to be closer to the generator; stay within 100' of building.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Construction Plans - City of Midway and Woodford County Fiscal Court – Midway Station – 301 Lacefield St – B-5 District onto the Planning Director with deficiencies being corrected, as noted and letter from the City of Midway and/or County's Contracted Engineer to issue a Grading Permit. The motion carried with nine (9) aye votes.

Motion was made by Mrs. Delius, as seconded by Mrs. Robson to adjourn the meeting at 11:02 a.m. Motion carried with nine (9) aye votes.

Patricia B. Wilson, Chair
PW:ko