

ON TUESDAY, JANUARY 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: Autumn Dmytrewycz, Mary Beth Robson, Alex Burden (KU), Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Melvin Montgomery, Dan Knight

MINUTES: Mrs. Wilson asked if there were any changes to the December 14, 2021 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS

Minor Consolidation Plat – Maurice & Anne Bakke and Jason & Monica Elmore – 2860 and 2800 Oregon Road – A-1 District – Grid2Ground Surveying

Nicholas Jerdon was present via Zoom. Mrs. Wilson noted that the lots were legal nonconforming lots and neither one could be made smaller so equal parcel are being exchanged.

TRC deficiencies were listed as follows:

1. Add building line 80' from R.O.W. (95' from centerline).
2. Revise Lot numbers: 15 acres = Tract 2/5 acres = Tract 1.
3. Show all existing and proposed utility easements with dimensions.
4. Revise "Purpose of Plat" note: "To consolidate Parcel 1-A consisting of 0.58 acres with old Parcel 2 to create new Tract 1 consisting of 5.00 acres; To consolidate Parcel 2-A consisting of 0.58 acres with old Parcel 1 to create new Tract 2 consisting of 15.00 acres.
5. Need Owner's signature (all four).
6. Need Land Surveyor's signature and seal.
7. Check with Board of Health to see if Certificate is needed. If so, add Certificate and get signature.
8. Add arrow from Oregon Rd. name to centerline of Road.
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. 2022-001 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
12. All lot corners must be pinned.

Comment: Usually see bearings and distance on old lines to verify closure. As Land Surveyor, use professional judgement on this.

A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to forward the Minor Consolidation Plat – Maurice & Anne Bakke and Jason & Monica Elmore – 2860 and 2800 Oregon Road – A-1 District

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

Zoning Map Amendment/Preliminary Development Plan/Final Record Plat – Henry Fannin – 3224 and 3206 Cummins Ferry Rd – A-1 to A-4 District – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Topography with contour intervals at two (2) feet or as shown on the local GIS – can be submitted as an EXHIBIT.
2. Show floodplain along northeast property line and update Note #1 21239C0120D Zone A 12/21/2017.
3. Show all existing and proposed utility easements and other purposes.
4. If this Plan is accompanying a Zone Change Application one (1) zone change sign must be posted on the property by noon Wednesday, January 26, 2022.
5. Need letter from South Woodford Water District stating “they are able to provide sufficient water service and pressure to ensure adequate supply for private use and fill-up for fire trucks”.
6. Need an approved encroachment permit for Tract 1-B to ensure that an entrance can be installed and used safely and efficiently for vehicular ingress and egress.
7. Need the Small Community Policies and Guidelines addressed in writing. (page 115 in 2018 Comp Plan)
8. Add address(es) of property in Title Block = 3206 & 3224.
9. Add building line on Tract 1-A as well.
10. Site Statistics
 - a. Existing zone = A-1
 - b. Proposed zone = A-4
11. Show address number on each lot, approved by E-911 Coordinator.
12. Show all existing and proposed utility easements with dimensions.
13. Need Owner’s signature.
14. Need Land Surveyor’s signature and seal.
15. Need Board of Health Certification and signature.
16. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
17. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, 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. 2022-002 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
19. All lot corners must be pinned.
20. Show note: There shall be no intrusion within the right-of-way without an encroachment permit. Example: driveway, trees, shrubs, etc.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Zoning Map Amendment/Preliminary Development Plan/Final Record Plat – Henry Fannin – 3224 and 3206 Cummins Ferry Rd – A-1 to A-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Minor Amended and Consolidation Plat – Troy Junction, LLC and Karen Jeannine Crouch – Troy Village, Unit 1 – 11002 & 11070 Troy Pike and 1575 Troy Road – R-1B/A-1 Districts - Dan Phillips Surveying

Trent Thompson was present via Zoom. Bea Stringer, owner, was present via Zoom. Ms. Stringer noted that the primary purpose was to get a larger buildable lot and to create a large detention basin to protect their current house.

TRC deficiencies were listed as follows:

1. Add building line of 30' from R.O.W. on new Tract 1.
2. Show address number on each lot, approved by E-911 Coordinator on lots.
3. Show all existing and proposed utility easements with dimensions.
4. Revise "Purpose of Plat" note to add: To reduce 3 buildable residential lots to 1, shown hereon as "New Tract 2"; and, to increase the size of the existing Detention Area from 0.956 acres to 1.907 acres.
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Need Board of Health Certification and signature, if required.
8. In note on plat, revise "county engineer" to "County's Engineer."
9. Add KY HWY 33 to Troy Pike.
10. Label centerline of Troy Pike and Troy Road. (can't tell if it is edge of R.O.W. or centerline)
11. Expand Note #6 to say: used for agriculture purposes, excluding residence or accessory residential structures.
12. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
13. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, 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. 2022-003 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
15. All lot corners must be pinned.
16. Correct spelling of "detention" throughout plat.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Minor Amended and Consolidation Plat – Troy Junction, LLC and Karen Jeannine Crouch – Troy Village, Unit 1 – 11002 & 11070 Troy Pike and 1575 Troy Road – R-1B/A-1 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Minor Consolidation Plat – Jeanette Facer, Michael & Elizabeth Thatcher and Michael Roberts & June Smith – 6896, 6930 and 6968 McCowans Ferry Rd – A-1 District – Malcolm Endicott, LS

Malcolm Endicott was present via Zoom. Mr. Endicott noted that the plat was to clean up parcel lines and the lots would remain the same size.

TRC deficiencies were listed as follows:

1. Title Block - add address of property – 6968 McCowans Ferry Road and 130 Hifner Road.
2. Zoning classification of subject property and adjoining properties is A-1 (not A-4).
3. Site Statistics: Existing Zone - revise to A-1.
4. Show all existing and proposed utility easements with dimensions.
5. Add a "Purpose of Plat" note to have property lines follow fence lines and keep barn all on Tract 2.
6. Need Owner's signature.
7. Need Land Surveyor's signature and seal.
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. 2022-004 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
11. All lot corners must be pinned.
12. May need to add an access easement along the north side of Tract 2.
13. Update F.I.R.M. date.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Minor Consolidation Plat – Jeanette Facer, Michael & Elizabeth Thatcher and Michael Roberts & June Smith – 6896, 6930 and 6968 McCowans Ferry Rd – A-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Amended Final Record Plat – Norma Bradley Arnold Trust Property – 1000 and 1079 Crossfield Dr – R-3 District – EA Partners, PLC

Rory Kahly with EA Partners was present via Zoom. Mr. Kahly noted that this plat would legally separate the lots so they can sell the lot for the apartments. Mrs. Wilson noted that the Commission is still waiting on the rezoning from the City of Versailles and this plat cannot be recorded until that is received.

TRC deficiencies were listed as follows:

1. Title Block - add address of property – 1000 & 1079 Crossfield Drive.
2. Tract numbers need to be added: Tract 4 = 1.79 acres, Tract 3 = 12.49 acres.
3. Show address number on each lot: add 1000 to Tract 4.
4. Show all existing and proposed utility easements with dimensions.
5. Revise "Purpose of Plat" note: Tract 3 & Tract 4 are both being platted as buildable lots. Adjust as needed.
6. Need Owner's signature.
7. Need Land Surveyor's signature and seal.

8. The wording of the “Stormwater Management Area Maintenance” note needs to work. First line does not state who maintains it. Then rest refers to “Association”. Need to finalize this (check with Dan and Mary Beth to make sure language is correct).
9. Need dimensions (maybe bearings and distances) to define the Stormwater Area on the plan view.
10. Note that no permanent structures can be built in this area.
11. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
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. 2022-005 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
14. [If the 60’ access easement release agreement was recorded, refer to the DB and PG# in Purpose or in a Note.](#)
15. All lot corners must be pinned.
16. Show and label benchmark.
17. Identify and note any lots with minimum finished floor elevations.
18. Show cross section of Daisy Hill Drive and label it as “Public Right-of-Way” like other two streets.
19. Show note: There shall be no intrusion within the right-of-way without an encroachment permit. Example: driveway, trees, shrubs, etc.
20. Show note: All driveways are to be cut the curb and to be made flush with the gutter line.
21. Show City Public Works/City Engineer Certification.
22. Need to check if water and sewer is ran to lot consisting of 1.79 acres.
23. Mitzi Delius had concerns regarding the easement lines not being drawn the way they are currently constructed.
24. Brandon Brown reserves the right for comment.

Comment: Need Ordinance back from City confirming rezoning before this plat can be recorded. 2nd reading is on City Council for 1/18/22.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Amended Final Record Plat – Norma Bradley Arnold Trust Property – 1000 and 1079 Crossfield Dr – R-3 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

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

Steve Garland and Harrison with Integrated Engineering were present via Zoom. Joe Gay and Jon Gay were present via Zoom. Mr. Garland noted that the Construction Plans were for three mini-warehouses on the back of the property. Mrs. Wilson noted that she had trouble reviewing the plans and had problems and questions. Mrs. Robson noted that she had the same issues and offered a teleconference with Mr. Garland to address the issues. Mr. Brown still has concerns with fire protection in the area.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to resubmit Construction Plans – JPG Rental and Storage, LLC – 1051 Tyrone Pk (part of Lot 5) – I-2 District – Integrated Engineering to TRC after meeting with some of the members. The motion carried with nine (9) aye votes.

Motion was made by Mrs. Delius, as seconded by Mr. Montgomery to adjourn the meeting at 10:40 a.m. Motion carried with nine (9) aye votes.

Patricia B. Wilson, Chair
PW:ko