

**ON TUESDAY, JULY 13, 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:** Mary Beth Robson, Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Barrett Schoeck, Paul Simmons, Melvin Montgomery, T.A. Rankin, Mary Nguyen

**MINUTES:** Mrs. Wilson asked if there were any changes to the June 15, 2021 minutes, hearing none, the minutes stood approved as submitted.

**OLD BUSINESS:**

RE-SUBMITTAL - Construction Plans – Paynes Crossing – Ball Homes - 2001 Lexington Rd – Unit 1, Phase 1 – R-1C District – Eagle Engineering

John Hill with Eagle Engineering was present via Zoom. Mrs. Wilson noted that this item would not be discussed because the City was still missing some items from Eagle Engineering.

RE-SUBMITTAL - Construction Plans –2001 Lexington Road, LLC (Wright Homes) – Paynes Crossing – Unit 2 – 1851 Lexington Road (F.K.A. 2001 Lexington Rd) – R-1A/R-1B Districts – Eagle Engineering

John Hill with Eagle Engineering and Robbie Stiliz were present via Zoom.

TRC deficiencies were listed as follows:

1. Needs a detailed existing tree inventory sheet to comply with Subdivision Regs, Article VI, Section 680(A). No more than 20% can be removed. Trees need to be protected during aspects of construction. Need this prior to Grading Permit being issued.
2. What is status of Encroachment Permit on US60?
3. Change address back to 2001; add this to Title Block on all sheets.
4. Sheet 5 – Stop 6’ wood fence at the 35’ B.L. along Bensington Drive.
5. Date the cover and each sheet of the plan set. Change the dates when sheets are revised.
6. Check land disturbance area pg 6, it appears to be incorrect.
7. What is happening with grading on lot 5 near the entrance?
8. Add erosion controls at inlets and outlets of basins (slow water down while basin vegetation establishes, prevent sediment discharge from basin during construction).
9. Submit the stormwater pollution prevention plan to the city (this is required as part of the KPDES permit). The City will conduct periodic inspections of erosion control.
10. Prepare phased erosion control plans with one phase addressing mass grading operations. Indicate locations of controls during this phase, including, but not limited to, soil stockpile and borrow areas.
11. If grading will be done outside Unit 2 area, provide map indicating all areas to be disturbed.
12. Indicate the size, material and outlet invert of the detention ponds (1B, 2A, and 2B) on plan sheet. Did you check 2A and 2B for backwater? Describe in detention report narrative.
13. Intersection profiles Glastonbury at Lucas, Lucas at Hampshire, Lucas at Bensington--- can these be smooth?

14. Indicate construction entrance and concrete washout location(s) on erosion control plan sheets.
15. Label ponds on watershed maps. Label outlets.
16. Calculate the excess volume being discharged to the Big Sink drainage basin because of the change in land use. Consider measures to prevent additional flooding at Big Sink. Describe in narrative.
17. Did you prepare a storm sewer report?

Comment: Need to resubmit to TRC. Units and lot numbers on plan are very confusing.

**A motion was made by Mr. Simmons, as seconded by Mr. Schoeck, to re-submit Construction Plans – 2001 Lexington Road, LLC (Wright Homes) – Paynes Crossing – Unit 2 – 1851 Lexington Road (F.K.A. 2001 Lexington Rd) – R-1A/R-1B Districts – Eagle Engineering to TRC with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

### **NEW BUSINESS**

Minor Non-Building Subdivision Plat – 2001 Lexington Road, LLC – 1851 Lexington Road – R-1A, B, C and R-2 Districts – Eagle Engineering

John Hill with Eagle Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Revise to be similar to F-164.
2. Title Block - Address of Property – Tract 2A = 1851 Lexington Road, Tract 2B = 125 Shepherds Trce.
3. “Purpose of Plat” note “to divide Tract 2 into 2 lots as shown.....Then also add “amends Plat in “F”-164.
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. 2021-056 to [kjohns@woodfordcountyky.gov](mailto:kjohns@woodfordcountyky.gov); [pwilson@woodfordcountyky.gov](mailto:pwilson@woodfordcountyky.gov); [koreel@woodfordcountyky.gov](mailto:koreel@woodfordcountyky.gov)
7. Delete “secretary” on Planning Commission Certificate.

**A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to forward the Minor Non-Building Subdivision Plat – 2001 Lexington Road, LLC – 1851 Lexington Road – R-1A, B, C and R-2 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Zoning Map Amendment/Preliminary Development Plan/Final Record Plat – Margaret M. Entekin – 9125 & 9127 Clifton Road – A-1 to A-4 District – Malcolm Endicott, L.S.

Malcolm Endicott was present via Zoom. Mr. Endicott noted that this plat would change the Zone from A-1 to A-4 (Small Community) and creates a tract on the rear of the property for family to build on.

TRC deficiencies were listed as follows:

1. Add location and cross-sections of Clifton Rd/KY Hwy 1964.
2. Show proposed and existing easements for utilities or other purposes.
3. Show general areas of substantial existing trees including those located along fence rows and drainage areas along with a general description of the type and size of such trees. This can be submitted as one exhibit.
4. Question 50' B.L. to the North. Is the home going to be facing north?
5. FIRM #21239C0055D 12/21/2017 "Special Flood Hazard Area".
6. Need owner's signature.
7. Submit mylar, plus one 1 full size and 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
8. One (1) Zone Change Sign, must be posted on the property by noon, Wednesday, July 28, 2021.
9. Need to address (in writing) the Comprehensive Plan Area Wide Policies & Guidelines (pages 99-102) and also those for the Small Community District (page 115).
10. Frankfort Plant Board reserves the right for comment.
11. A private waterline easement will be required if the water service line for Tract 1 will cross over Tract 2. If the proposed route for the water service is to be within the 30' utility and access easement, please rename to indicate it is an easement for private utilities as well. (30' public/private utility and access easement). A second option is to dedicate a separate 10' private waterline easement. Please contact me with any questions.
12. 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.

**A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Zoning Map Amendment/Preliminary Development Plan/Final Record Plat – Margaret M. Entrekin – 9125 & 9127 Clifton Road – A-1 to A-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

1<sup>st</sup> Amended Final Development Plan – Bluegrass Distillers – 158 W. Leestown Road – A-1 & I-1 Districts – MLH Civil Engineers, PLLC

John Hunt with MLH Civil Engineers and Sam Rock with Bluegrass Distillers were present via Zoom. Mr. Rock noted that the changes were driven by the Office of Historic Preservation in Frankfort and the original setup had the distillery in the northeast corner and it is possible that the house in the back was enslaved quarters and they wanted to be cautious about moving dirt and disturbing any artifacts. They also moved some parking and terminated the drive at the existing tobacco barn.

TRC deficiencies were listed as follows:

1. Need Owner's signature on certification.
2. Submit 4 full size copies **folded**, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed and folded**.
3. Need drainage report.

4. Check with Health Department on site evaluation.
5. Does City of Midway have access easement for sewer plant?

Comment: Distillery needs to shift to fall in I-1 Zone only or plan will need to go back to AARC and BOA.

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the 1<sup>st</sup> Amended Final Development Plan – Bluegrass Distillers – 158 W. Leestown Road – A-1 & I-1 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

1<sup>st</sup> Amended Final Record Plat – White Dog Trading and Storage, LLC – Midway Station, Unit 2 Lots 1-3 and Future and Lot 4 (non-buildable) – 167, 171, 175 and 179 McKinney Ave - I-1 District – Vision Engineering

Rich Newton with Vision Engineering was present via Zoom. Mr. Newton noted that they were filing the amended plan for financing purposes. The tracts will coincide with warehouses and eventually will be consolidated when completed.

TRC deficiencies were listed as follows:

1. Title Block – add addresses of property - 167, 171, 175 and 179 McKinney Ave.
2. Title Block – Correct property owner’s name in title block “Big Dog Holding, LLC”
3. Site statistics – label Lot 4 (non-buildable)
4. Remove or correct “Utility Contacts”, 3 are not correct.
5. Show all existing and proposed utility easements with dimensions.
6. “Purpose of Plat” note – add lot 4 at the end.
7. Need Owner’s signature and correct owners name (no longer Roach).
8. Need Land Surveyor’s signature and seal.
9. Add detention easement on lot #3 and add minimum FFE on this lot.
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. 2021-052 to [kjohns@woodfordcountyky.gov](mailto:kjohns@woodfordcountyky.gov); [pwilson@woodfordcountyky.gov](mailto:pwilson@woodfordcountyky.gov); [koreel@woodfordcountyky.gov](mailto:koreel@woodfordcountyky.gov)
13. Submit As-built construction plans (one to P&Z, one to City’s engineer), consisting of, one full size set, one 11”x17” reduced set, and a pdf.
14. Request in writing an on-site inspections by Midway City Public Works and City’s engineer (David Brown at HMB)(all valves, etc. must be in place and functioning on detention).
15. All lot corners must be pinned.
16. Show and label bench mark.

Comment: The new rear line does not meet minimum rear yard setbacks. Minimum is 20 feet for 1 story building and 30 feet for 2 story. Office is definitely too close. Line nearest guard shack is as well. Not sure about equipment shed.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the 1<sup>st</sup> Amended Final Record Plat – White Dog Trading and Storage, LLC – Midway Station, Unit 2 Lots 1-3 and Future and Lot 4 (non-buildable) – 167, 171, 175 and 179 McKinney Ave - I-1 District onto the Planning Commission with deficiencies being corrected, as noted and review by City of Midway. The motion carried with ten (10) aye votes.**

Amended Final Development Plan/Preliminary Subdivision Plat – JLG Land Company LLC (JPG Storage and Rental LLC) – 1051 Tyrone Pike – I-2 District – Integrated Engineering

Mrs. Wilson noted that the Plat was not ready and will be resubmitted.

Minor Consolidation Plat – Joseph S. and Cecelia O. Johnson & George and Rosemary Oberg – 2295 Patterson Road and 1595 Oregon Road – RR & A-2 Districts – Grid 2 Ground Surveying

Nicholas Jerdon with Grid 2 Ground was present via Zoom and did not have any comments.

TRC deficiencies were listed as follows:

1. Title Block – Remove deeds from Title Block and put elsewhere.
2. Title Bock – Change name of Subdivision: Add - Joseph S. & Cecelia O. Johnson, 2295 Patterson Road; George & Rosemary Oberg, 1595 Oregon Road
3. Title Block – Address of property – Remove 2345 Patterson Road
4. Zoning classification of subject property and adjoining properties – change in 2 places: R-1 to R.R. (Rural Residential).
5. Site Statistics – add existing zone to each parcel.
6. Lot numbers and blocks – Call bigger “New Tract #6”.
7. Show address number on each lot – 1595 & 2295.
8. Show all existing and proposed utility easements with dimensions.
9. “Purpose of Plat” note – add to #2 – New Tract 6 consisting of 28.58 acres.
10. Need Owner’s signature. Add 2 more lines, need all 4 signatures.
11. Need Land Surveyor’s signature and seal.
12. Board of Health Certification can be removed. Both lots are getting larger.
13. Add note: The A-2 zoned portion of New Tract 2 is not buildable for residential purposes.
14. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
15. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed except for Commission’s Certification.
16. 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. 2021-054 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)

17. Add recorder's certification blank space (2" x 2") - shall be left for recording stamp of the Woodford County Clerk's office in the lower right hand corner of the plat.
18. All lot corners must be pinned.
19. Add county wide vicinity map.
20. Label width of access easement that serves Tract 5.

**A motion was made by Mr. Simmons, as seconded by Mrs. Hartley, to forward the Minor Consolidation Plat – Joseph S. and Cecelia O. Johnson & George and Rosemary Oberg – 2295 Patterson Road and 1595 Oregon Road – RR & A-2 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Preliminary Townhouse Subdivision Plat – Joseph Crabbe (Platinum Developments, Inc) – 150 Macey Ave – R-3 District – Thoroughbred Engineering

Liz McCullough with Thoroughbred Engineering was present via Zoom and did not have any comments.

TRC deficiencies were listed as follows:

1. Show zoning classification on the adjoining properties.
2. Show easements, existing and proposed, on or abutting the property being platted, labeled, and dimensioned as to its purpose. Front yard setback building lines shall also be shown. (20' along Macey Ave – label distance between front of building and parking lot curb = 20' minimum).
3. Show ½ R.O.W. dimension in Macey Ave cross-section.
4. In the typical townhouse detail show area of garage with dimensions and then add s.f. of living area (must be a minimum of 890 s.f. exclusive of garages).
5. Detention basin needs to be on a lot of its own. Show proposed lot lines and adjust other lot areas. (page 6-10 of Subdivision Regulations)
6. Revise retention/detention note to be **detention only**. Then remove the references to County Engineer; should only be "the City" and "City of Versailles".
7. On plan view, cross hatch proposed interior VUA areas to correspond to the 309 s.f. referenced in Landscape Data Table.
8. Correct Lot Numbers in plan view.
9. Label patio dimension.
10. Label table "Site Statistics".
11. Add date to FEMA map.
12. Show Garnett Court location.
13. There are no existing water or sewer taps to serve this property; label proposed utilities as such.
14. Paul Simmons reserves the right for comment on Construction Plans.

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Preliminary Townhouse Subdivision Plat – Joseph Crabbe (Platinum Developments, Inc) – 150 Macey Ave – R-3 District – Thoroughbred Engineering onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

**Construction Plans – Mi Pueblito Restaurant – 360 Commerce Dr – B-4 District – Carman Civil Engineering**

Seth Farmer with Carman was present via Zoom and did not have any comments.

TRC deficiencies were listed as follows:

1. Add Cover sheet with index.
2. Add a signed copy of the approved Final Development Plan to the set and index.
3. Add a sit location map.
4. Question the construction of curb where the sluice to McDonald's is. Are you tying into an existing curb? Transition does not look smooth.
5. Show detail of connection into water main and location of water meter; City will only provide meter.
6. Water meter shall not be covered with landscaping.
7. City to be on-site when water main is tapped with ample notice.
8. Provide detail of external grease trap for approval by City.
9. Sanitary clean out shall not be covered by landscaping.
10. Confirm with Brandon Brown of Versailles Fire Department if sprinkler or alarm will be used.
11. Need to get plumbing plans to Barrett Schoeck at Health Department.

Comment – Construction Plans do not go onto the Commission. Once plans are corrected and resubmitted and a letter is received from the City approving plans, a site Grading Permit can be obtained.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Construction Plans – Mi Pueblito Restaurant – 360 Commerce Dr – B-4 District – Carman Civil Engineering onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from the City of Versailles with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

**A motion was made by Mr. Montgomery, as seconded by Mr. Brown to adjourn the meeting at 10:54 a.m. The motion carried with ten (10) aye votes.**

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**Patricia B. Wilson, Chair**  
**PW:ko**