

ON TUESDAY, JULY 14, 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, Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Barrett Schoeck, John Varner, Paul Simmons

MINUTES: The June 16, 2020 minutes stood approved as submitted.

NEW BUSINESS

Minor Consolidation Plat – White Dog Trading and Storage, LLC – 167 McKinney Ave - Midway Station - Unit 2, Lots 2 & 3 – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present. Mr. Carter noted that the purpose of the plat was to consolidate the rest of the property into one tract.

TRC deficiencies were listed as follows:

1. Title Block – Address of Property: Add 167 McKinney Avenue.
2. Title Block – Before “Developer: Mark Harris add Owner/.
3. The 35’ access easement is no longer necessary and can be removed. The 35’ UE may or may not still be needed. Contact utility companies.
4. Show all existing and proposed utility easements with dimensions.
5. Show a Purpose of Plat note. (If an amendment be specific about items being amended.) Add an access easement and maybe UE.
6. Need Owner’s signature.
7. Need Land Surveyor’s signature and seal.
8. Correct to “Retention” throughout plat.
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. 2020-025 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Minor Consolidation Plat – White Dog Trading and Storage, LLC – 167 McKinney Ave - Midway Station - Unit 2, Lots 2 & 3 – I-1 District, onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Final Record Plat – JPG Storage and Rental – Tract 5 – 1051 Tyrone Pike – I-2 District – Vision Engineering

Matt Carter with Vision Engineering was present. Mr. Carter noted that the plat creates the lots; lot #6 will be detention basin which was under construction. The entrance road will be completed by the end of July.

TRC deficiencies were listed as follows:

1. Title Block - Add type of Plat (Minor, Final, Consolidation, etc). Final Record Plat
2. Show address number on each lot, approved by E-911 Coordinator.
3. Show all existing and proposed utility easements with dimensions.
4. Revise "Purpose of Plat" note to create 5 buildable lots plus one lot for detention.
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Revise Detention Maintenance Note to City of Versailles (not Midway).
8. Add a note regarding the 30' Landscape Buffer that has to be installed prior to C.O. and maintained by property owner, per Article XI.
9. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
10. Submit street name and address approval sign-offs from E-911 Coordinator.
11. 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.
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. 2020-026 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
13. Submit As-built construction plans (one to P&Z, two to City Public Works) consisting of, one full set, one 11 x 17" reduced set, and a pdf.
14. Submit itemized bond estimate for detention maintenance and clean up only, plus 15%.
15. Request in writing an on-site inspection by City Public Works.
16. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
17. All lot corners must be pinned.
18. Show and label bench mark.
19. Identify and note any lots with minimum finished floor elevations.
20. Shoe note: There shall be no intrusion within right-of-way without an encroachment permit.
Example: Driveway, trees, shrubs, etc.
21. Show City Public Works Certification (if improvements were installed) and signature.
22. Need sewer lateral lines and water lines installed to each lot before Final Record Plat can be approved.
23. Need to install fire hydrants.
24. Need to add 20' storm sewer easement on lot 4 centered on the line.
25. Change certification on County Engineer to "County's Engineer".

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to re-submit to TRC the Final Record Plat – JPG Storage and Rental – Tract 5 – 1051 Tyrone Pike – I-2 District with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

2nd Amended Final Development Plan – Central Kentucky Stair – 331 Kentucky Ave – I-2 District – Kentucky Engineering Group

Mark Upton with Kentucky Engineering was present via Zoom without audio capability.

TRC deficiencies were listed as follows:

1. Title Block – Revise/add 2nd Amended Final Development Plan.
2. Show proposed and existing easements and utilities.
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.
4. All parking/driveway areas will need to be paved and striped.
5. Update “Retention” Easement note to “Detention”.
6. Revise note #11 to be 30’ off rear.
7. Need owner’s signature.
8. The Plan shall be tied to local horizontal and vertical GIS Datum.
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. 2020-026 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
10. Submit 4 full size copies and 1-11” x 17” reduced copy of the Preliminary Plat, all signed and sealed.
11. Add a Landscape Statistics Table. (sample attached)
12. Show one (1) tree every 40’ around perimeter of VUA along with proposed hedge.
13. Revise City Engineer note.
14. City Public Works reserves the right for comment on Construction Plans.
15. Need to adjust the building square footage in the statistics.
16. May need to revise drainage study depending on the building size.
17. Correct typos in certification statement.
18. Need explanation of typical on Kentucky Avenue centerline.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the 2nd Amended Final Development Plan – Central Kentucky Stair – 331 Kentucky Ave – I-2 District onto the Planning and Zoning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Consolidation Plat – AST Environmental – 665 & 685 McKinney Ave – Midway Station – Unit 2, Lots 38-A and 38-B - I-2 District – Gary Roland/Cam Surveying

Gary Roland with Cam Surveying was present and noted that AST wanted to acquire a portion of an adjoining lot for truck turnaround.

TRC deficiencies were listed as follows:

1. Show zoning classification of adjoining properties.
2. Need to add bearings and distances of new lot line.
3. Need Owner's signature.
4. Need Land Surveyor's signature and seal.
5. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
6. 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.
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. 2020-020 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
8. City of Midway reserves the right for comment.

A motion was made by Mrs. Robson, as seconded by Mr. Varner, to forward the Consolidation Plat – AST Environmental – 665 & 685 McKinney Ave – Midway Station – Unit 2, Lots 38-A and 38-B - I-2 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Consolidation Plat – Legends at Versailles – Unit 1, Lots 14 & 15 – 145 & 149 Classic Court – R-1A/PUD District – EA Partners, PLC

Mrs. Hartley recused herself.

Rory Kahly with EA Partners was present via Zoom.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. 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.
4. 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. 2020-029 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Consolidation Plat – Legends at Versailles – Unit 1, Lots 14 & 15 – 145 & 149 Classic Court – R-1A/PUD District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Construction Plan (Erosion and Sediment Control Plan) – Imperial Asphalt - 775 McKinney Ave – Midway Station Unit 1, Lot 39 – I-2 – District – SynTerra

Chris Dent with Synterra was present via Zoom.

TRC deficiencies were listed as follows:

1. City of Midway reserves the right for comment.
2. Need encroachment permit for driveway.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Construction Plan (Erosion and Sediment Control Plan) – Imperial Asphalt - 775 McKinney Ave – Midway Station Unit 1, Lot 39 – I-2 – District to the Planning Director for issuance of Grading permit upon receipt of approval letters from City of Midway and with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Construction Plans – Polo Run Subdivision – 3473 Troy Pike – RR/Residual Farmland Districts – Tim Thompson, PE, LS

Tim Thompson was present via Zoom video (but no audio).

TRC deficiencies were listed as follows:

1. A Preliminary Plat needs to be filed prior to approval of Grading Plan.
2. Show proposed pond and provide any necessary stream construction permit approvals. Depending on size, may need approval from Dam Safety; may impact SFHA south of it.
3. Need erosion control plan.
4. Correct typo on waterline plan.
5. Correct county engineer to County's Engineer, Mary Beth Robson.
6. Need two full size hydrants on 6" line (so ISO will recognize them).

A motion was made by Mrs. Robson, as seconded by Mr. Varner, to re-submit to TRC the Construction Plans – Polo Run Subdivision – 3473 Troy Pike – RR/Residual Farmland Districts with Preliminary Subdivision Plat and deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Retracement and Consolidation Plat – William Beverly and Cheryl A. McClain – 4060 Troy Pike – A-1 District - Tim Thompson, PE, LS

Tim Thompson was present via Zoom video (but no audio).

TRC deficiencies were listed as follows:

1. Title Block – Name of Subdivision – add (formerly known as Richard F. Randolph property).
2. "Purpose of Plat" note – add that amending Plat of Record in Plat Cabinet "B", Slide 237.
3. Need Owner's signature.
4. Need Land Surveyor's signature and seal.
5. Notes regarding the non-buildable aspect of Parcel 1 needs to be carried forward on this plat.

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. 2020-032 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
9. Check spelling of "McCain".

A motion was made by Mrs. Hartley, as seconded by Mr. Brown, to forward the Retracement and Consolidation Plat – William Beverly and Cheryl A. McClain – 4060 Troy Pike – A-1 District to the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

A motion was made by Mr. Simmons, as seconded by Mrs. Hartley to adjourn the meeting at 10:48 a.m. The motion carried with nine (9) aye votes.

Patricia B. Wilson, Chair
PW:ko