

ON TUESDAY, JUNE 14, 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, Brandon Brown, Pattie Wilson, Jeri Hartley, Dan Knight, Sharmista Dutta

MINUTES: Mrs. Wilson asked if there were any changes to the May 17, 2022 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS

Zoning Map Amendment and Preliminary Development Plan/Preliminary Subdivision Plan – Springs of Versailles, LLC (Estate of Josephine Barrows) – 581 Falling Springs Blvd – 93.52 Net Acres - A-1 to R-1B/PUD District – EA Partners, PLC

Al Gross, Rick Nunnery and Rory Kahly with EA Partners were present via Zoom. Mr. Nunnery noted that the development was located south of Adena Woods Subdivision, along Falling Spring Boulevard and the developer was the same as the Legends development. The property is approximately 93 ½ acres, consisting of 232 buildable lots, 5 HOA lots with 3 stormwater management facilities. Mr. Nunnery noted that they requested a Zone Change from A-1 to R-1B/PUD. Currently the property lies in the county and they have application to have it annexed into the city and hope to have that completed prior to the Planning Commission meeting in July.

TRC deficiencies were listed as follows:

1. Add Purpose of Plan.
2. The vicinity sketch needs to be oriented in the same direction as the design scheme.
3. Show location and cross-section of any proposed or existing streets within or abutting the subject property including Dylan, Flint Ridge and Falling Springs Blvd.
4. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table. Required 50' LBA along USB (along entire West property line).
5. Show proposed and existing easements for utilities or other purposes. Sanitary sewer (along entire West property line).
6. 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.
7. Show conformance of the development plan with the Comprehensive Plan and Zoning District Regulations.
8. Need Owner's signature.
9. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Preliminary Plat (**folded to 8 ½ x 11**), **ALL signed and sealed** after corrections are made.
10. If this plan is accompanying a Zone Change Application, 3 zone change signs must be posted on the property by noon Wednesday, June 29, 2022.
11. Show all easements, existing and proposed, on or abutting the property being platted shall be shown, labeled, and dimensioned as to its purpose. (sanitary sewer main easement along entire rear property line)
12. Submit copies of proposed deed restrictions, if any.

13. Show all existing pertinent features either natural or manmade that may influence the design of the subdivision, such as water courses, tree groves, rock outcrops, outstanding natural topographic features, power transmission towers/lines, scenic or historic areas, existing buildings, sewers, water mains, culverts, utility lines, and fire hydrants. Where underground utilities exist within or adjacent to the tract the approximate location, pipe size, and direction of slope shall be indicated.
14. Collector street (60/36) needs to be carried through site and tie to future Barrows to the south.
15. Need Owner's Certification – Needs to include with this since both PDP and PSP are included:
I (or We) do hereby certify that I am (or We are) the only owner (or owners) of record of the property platted hereon, said property being recorded in Deed Book ____, Page ____, (or Plat Cabinet ____, Slide ____), in the Woodford County Clerk's Office; and do hereby adopt this as my (or our) Preliminary Plat for this property. (Owner's signature, address, & date) and (Witness signature, address, & date)
16. Preparer's Certification (registered engineer, land surveyor or landscape architect) - Preparer's signature, seal, and date.
17. Planning Commission's Certification – Revise to include Preliminary Plat.
18. The plan shall be tied to local horizontal and vertical GIS Datum.
19. 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. 2022-040 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
20. [Submit geotech study to Mary Beth Robson.](#)
21. [Include sidewalk/walking path to run parallel to Falling Springs Boulevard that connects to KY Hwy. 33, 5' to 8' wide.](#)
22. Water and sewer availability letters will need to be submitted to the City contingent on annexation of the property into the City.

Comments:

- Question necessity of P.U.D. at all? Lots all meet R-1B requirements except for Lot #10, which could be adjusted. If PUD, then staff would recommend **not** allowing averaging on side yards.
 - Question the required 4% of **useable** open space. The 2 areas at the entrance are not useable except for landscaping.
 - Connection to Dylan Pl. needs to be discussed/addressed.
 - Need C&D #10 of Application addressed.
 - Need Area Wide Policies & Guidelines addressed, as well as, CND Policies & Guidelines.
1. Storm water basin/basins supporting Phase I needs to be included with Phase I.
 2. Question 2.c. Application #4 – Property is currently in County, needs to be annexed by City or Zone Change recommendation will go to Fiscal Court.

A motion was made by Mr. Brown, as seconded by Mrs. Robson, to forward the Zoning Map Amendment and Preliminary Development Plan/Preliminary Subdivision Plan – Springs of Versailles, LLC (Estate of Josephine Barrows) – 581 Falling Springs Blvd – 93.52 Net Acres - A-1 to R-1B/PUD Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Final Development Plan – Anderson Acquisitions, LLC – Midway Station, Unit 1, Section 1, Lot 4 - 300 Lacefield St – B-5 District – Barrett Partners, PLLC

Tony Barrett with Barrett Partners was present via Zoom. Mr. Barrett noted that the plan was for a gas station (Clark's Pump and Shop) consisting of two pump islands. Mrs. Wilson noted that this plan consolidates two lots.

TRC deficiencies were listed as follows:

1. Purpose of Plan – Itemize each change.
2. Will need approved encroachment permits from City for entrance and all in R.O.W.; aprons need to be concrete.
3. Show screening, landscaping and buffering, including a Landscape Statistic Table. Does not need to be species specific. Question how 5% interior VUA will be met.
4. Building is maximum 4,000 SF. Building needs to be decreased.
5. Show proposed and existing easements for utilities or other purposes.
6. If freestanding sign is to be utilized, show location. Must be behind building lines with maximum 35' height to top of sign.
7. Need Owner's signature.
8. Planning Commission's Certification – Revise to include Preliminary Plat.
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. 2022-042 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
11. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Preliminary Plat (**folded to 8 ½ x 11**), **ALL signed and sealed** after corrections are made.
12. Need to address traffic control.
13. Parcel drains to north that was revised in 2017, if different please address.

Comments:

- Lot consolidation needs to be done prior to any permits being issued.
- Lot 3A is owned by someone else. Identify owner and denote that it is not part of this Amendment. The proposal for this plan does not match the approved Final Development Plan for Lot 3A and it needs to.
- Need too direct traffic coming out onto Lacefield Street so they do not try to go out the right-in-onto KY 341/Georgetown Road.
- Since Tractor Trailer fueling will be provided, need to verify that trucks can maneuver the left turn around the "pear" island at Woody Stephens Blvd.
- Proposed underground fuel tanks are in/on 10' Sanitary Sewer easement. Address this conflict.

A motion was made by Mrs. Hartley, as seconded by Mr. Brown, to forward the Final Development Plan – Anderson Acquisitions, LLC – Midway Station, Unit 1, Section 1, Lot 4 - 300 Lacefield St – B-5 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

1st Amended Minor Final Record Plat – Polo Run Subdivision – 500 – 534 Polo Run Lane – RR/Residual Farmland Districts – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Change “Final” to “Consolidation”.
2. Show Zoning classification of remaining farmland on plan view as RR/Residual Farmland.
3. Revise “Purpose of Plat” note and add Detail of Consolidation.
4. Need Owner’s signature. Also, should F-186 be referenced here?
5. Need Land Surveyor’s signature and seal.
6. Need Board of Health signature.
7. Submit Utility Easement approval sign-offs from each utility company, since UE’s are being shifted.
8. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed except for Commission’s Certification.
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. 2022-039 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
10. All lot corners must be pinned.

Purpose of Plat:

Parcel 1 (consisting of _____ acres) shall be consolidated to Parcel 2 (consisting of 3.047 acres) to create New Lot 5 (consisting of 3.636 acres); Parcel 3 (consisting of _____ acres) shall be consolidated to the remaining farm (consisting of 232.820 acres) for a new farm total of _____. Parcel 4 (consisting of 2.945 acres) is the remaining area known as New Lot 6; Parcel 3 is a 50’ access and U.E.

Add notes:

1. Parcel 3 is zoned RR (Rural Residential) and is non-buildable for residential or accessory residential purposes.
2. The previous 25’ side yards (S.Y.) and Utility Easements (U.E.) shift with the new lot lines as shown hereon.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the 1st Amended Minor Final Record Plat – Polo Run Subdivision – 500 – 534 Polo Run Lane – RR/Residual Farmland Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Zoning Map Amendment and Preliminary Development Plan/Final Record Plat – Prudence C. Yohe – 622 and 788 Germany Rd – Tract A-1 (1.000 acre) and Tract A (8.140 acres) - A-1 and R-1B to A-4 District – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Show topography with contour intervals at two (2) feet or as shown on the local GIS. This can be on a separate exhibit.
2. 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 on a separate exhibit.
3. If this plan is accompanying a Zone Change Application, 1 zone change sign must be posted on the property by noon June 29, 2022.

4. Need to address, in writing, the Area Wide Policies and Guidelines and Small Community Policies and Guidelines denoted in 2018 Comprehensive Plan.
5. Add address of property. Tract A-1 = 788.
6. Show address number on each lot.
7. Show all existing and proposed utility easements with dimensions.
8. Show a "Purpose of Plat" note, A – include acreage = 9.14 acres.
9. Note #1 – Flood Insurance Rate Map number needs to be corrected = 21239C0015D 12/17/21 – **NOT** in a SFHA.
10. On Zone line, add to A-4 on both R-1B text and A-1 text.
11. Submit copies of approved entrance permits from County for Tract A-1.
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. 2022-038 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
15. All lot corners must be pinned.
16. FPB Water has no issues with the zone change request.
17. Note: A facility map showing the additional waterlines on the property has been sent to the surveyor and is attached with these comments. FPB requests utility easements centered over the waterlines at 15' minimum.
18. How far will tower be from the water lines?
19. 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 Mr. Brown, as seconded by Mrs. Robson, to forward the Zoning Map Amendment and Preliminary Development Plan/Final Record Plat – Prudence C. Yohe – 622 and 788 Germany Rd – Tract A-1 (1.000 acre) and Tract A (8.140 acres) - A-1 and R-1B to A-4 District, onto the Planning Commission, with deficiencies corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans for Mass Grading – City of Midway & Woodford County Fiscal Court – Midway Fire Department and Woodford County EMS – Midway Station, 301 Lacefield St – B-5 District – HMB Professional Engineers

David Brown with was present via Zoom.

TRC deficiencies were listed as follows:

1. Add signed/approved Final Development Plan to set and sheet index.
2. Final Record Plat needs to be annexed.
3. Add landscape plan sheet and details with Plant Schedule and Landscape Statistics Table.
4. Will need approval letter on plans from David Brown with HMB and Mary Beth Robson (Commission's Engineer) in order to issue Grading Permit.
5. Explanation of why KPDES permit is required.

A motion was made by Mrs. Hartley, as seconded by Mr. Brown, to forward the Construction Plans for Mass Grading – City of Midway & Woodford County Fiscal Court – Midway Fire Department and Woodford County EMS – Midway Station, 301 Lacefield St – B-5 District onto the Planning Director with deficiencies being corrected and letter from Mary Beth Robson for Grading Permit, as noted. The motion carried with six (6) aye votes.

Minor Consolidation Plat – Christopher and Lee Ann Jung & Michael Lloyd Russell Estate – 880 Old Frankfort Pike & 1564 Paynes Depot Road – A-1 and R-1B Districts – Grid2Ground Surveying

Nick Jerdon was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Add: And Michael Lloyd Russell Estate
2. Title Block – Add address of Russell = 1564 Paynes Depot Road.
3. Add Site Statistics.
4. Show street names – KY HWY 1681 with Old Frankfort Pike
5. Show address number on each lot, approved by E-911 Coordinator.
6. Show all existing and proposed utility easements with dimensions.
7. Revise “Purpose of Plat” note: To consolidate Parcel A (consisting of 0.48 acres) to Parcel B (consisting of 4.19 acres) to create New Tract 1 (consisting of 4.67 acres) with Parcel C being the remaining Tract consisting of approximately 40 acres (not part of this survey).
8. Need Owner’s signature.
9. Need Land Surveyor’s signature and seal.
10. Flood Insurance Rate Map number needs to be corrected = 21239C0085D 12/17/21.
11. Relabel Parcels in plan view as noted in purpose.
12. Submit copies of approved entrance permits from State.
13. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
14. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed except for Commission’s Certification.
15. 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. 2022-043 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
16. All lot corners must be pinned.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Minor Consolidation Plat – Christopher and Lee Ann Jung & Michael Lloyd Russell Estate – 880 Old Frankfort Pike & 1564 Paynes Depot Road – A-1 and R-1B Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to adjourn at 10:38 a.m. Motion carried with even (70) aye votes.

Patricia B. Wilson, Chair
PW:ko