

ON TUESDAY, JUNE 16, 2020 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. VIA ZOOM MEETING.

MEMBERS PRESENT: Lezlie Allison, Autumn Dmytrewycz, Mary Beth Robson, Mitzi Delius, Pattie Wilson, Jeri Hartley, Paul Simmons

MINUTES: The May 19, 2020 minutes stood approved as submitted.

1st Amended Final Development Plan – White Dog Trading and Storage, LLC – 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present on the Zoom Meeting. Mr. Carter noted that the office building size had been increased and will have a basement and new entrance.

TRC deficiencies were listed as follows:

1. Title block – Add 1st before Amended Final Development Plan.
2. Additional property not owned by White Dog is being shown for development. This needs to be addressed. A Consolidation Plat will be required to add this parcel. This needs to be filed with P&Z office and reviewed by TRC and recorded before land can be transferred and built on.
3. Add Purpose of Plan – Needs to be itemized with each change.
4. Statistical summary:
 - a. Building coverage – covered deck needs to be included if it is not.
5. A second driveway is being shown, has Midway City Council approved this additional access point? This will be required, if not.
6. Need Owner's signature.
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. 2020-017 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
8. Submit 4 full size copies and 1-11" x 17" reduced copy of the Plan, all signed and sealed.
9. Previous approved F.D.P. showed a drainage easement crossing front storm water basin. Where is this? Need to show.
10. Need to add landscaping along 10 parking spaces. This is VUA perimeter and it needs hedge and trees and update statistics.
11. Need to add hedges along Georgetown Road in the required landscape buffer.
12. City of Midway reserves the right for comment.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the 1st Amended Final Development Plan – White Dog Trading and Storage, LLC – 167 McKinney Ave – I-1 District onto the Planning Commission for approval with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Amended Construction Plans – White Dog Trading and Storage, LLC – 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present on the Zoom Meeting.

TRC deficiencies were listed as follows:

1. Has the increased impervious area been considered in the storm water basin size?
 - a. The truck area between Phase I & II is much larger.
 - b. May need to update drainage study/calculations.
2. Boundary of Lot 2 does not match recorded plat. Plat needs to be amended to then transfer that additional area.
3. Sheet – C5.0
 - a. How is the surface inlet along the east property line/driveway being connected to the storm system?
4. Need encroachment permit for 2nd driveway onto McKinney. Driveway apron should be concrete (from property line to street curb).
5. Sheet – C6.1
 - a. Need encroachment permit for all work within City's R.O.W. including Force main, water line extension, etc.
6. Sheet – C7.0 – Landscape
 - a. Need to add VUA perimeter along front of 10 spaces of parking lot. Will need hedge with trees.
 - b. Need to add hedges to Zone to Zone screening along Georgetown Road.
 - c. Adjust landscape plant schedule to include the above changes.
7. City of Midway reserves the right for comment.

Comment: We will need a letter approving the revised construction plans from City of Midway or their engineer in order to issue Grading Permit after the 1st Amended Final Development Plan is approved by Commission.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Amended Construction Plans – White Dog Trading and Storage, LLC – 167 McKinney Ave – I-1 District – onto the Planning Director for issuance of grading permit upon receipt of approval letter from City of Midway with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

3rd Amended Final Development Plan – Brown Forman – Woodford Reserve – Office Expansion - 5799 McCracken Pk – A-1 District – Lockett & Farley

Curtis Petty, Drew Hatcher and Jonathan Swinney with Lockett-Farley and Steve Bishop with Brown-Forman Corp. were present via Zoom for discussion. Mr. Petty noted that the Amended Plan was to expand the office building and detention basin.

TRC deficiencies were listed as follows:

1. Title of plan is 3rd Amended Final Development Plan.
2. Need Owner's signature.

3. 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. 2020-019 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
4. Submit 4 full size copies and 1-11" x 17" reduced copy of the Plan, all signed and sealed.
5. Storm water note #1 should say: County's consulting engineer instead of County Engineer.
6. 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.
7. Mary Beth Robson reserves the right for comment upon review of Drainage Study.

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the 3rd Amended Final Development Plan – Brown Forman – Woodford Reserve – Office Expansion - 5799 McCracken Pk – A-1 District to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans - Brown Forman – Woodford Reserve – Office Expansion - 5799 McCracken Pk – A-1 District – Lockett & Farley

Curtis Petty, Drew Hatcher and Jonathan Swinney with Lockett-Farley and Steve Bishop with Brown-Forman Corp. were present via Zoom for discussion.

TRC deficiencies were listed as follows:

1. Include a copy of the approved 3rd Amended Final Development Plan in Construction Plan set.
2. Construction Plans do not go to the Planning Commission; will need letter of approval from the County's consulting engineer approving plans so Grading Permit can be issued.
3. Mary Beth Robson had previously relayed comments to Mr. Petty regarding the basin and channels leading into the basin; additional erosion protection and sedimentation control will need to be required. Check to see what the area of disturbance will be to see if a KPDES Storm Water Permit for the activity is needed.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Construction Plans - Brown Forman – Woodford Reserve – Office Expansion - 5799 McCracken Pk – A-1 District to the Planning Director for issuance of grading permit upon receipt of approval letter from the County contracted Engineer, with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

2nd Amended Final Development Plan – Brown Forman – Woodford Reserve – Whse E Trucking Expansion - 7855 McCracken Pk – I-2 District – Lockett & Farley

Curtis Petty, Drew Hatcher and Jonathan Swinney with Lockett-Farley and Mike Beach with Brown-Forman Corp. were present via Zoom for discussion. Mr. Petty noted that the plan is an expansion of the pavement and parking for guard shack.

TRC deficiencies were listed as follows:

1. Title of plan is 2nd Amended Final Development Plan.

2. Need Owner's signature.
3. 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. 2020-021 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
4. Submit 4 full size copies and 1-11" x 17" reduced copy of the Plan, all signed and sealed.
5. 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.
6. Detention waiver needs to be adjusted.
7. Show limit of floodplain and statement about floodplain in the area and map number.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the 2nd Amended Final Development Plan – Brown Forman – Woodford Reserve – Whse E Trucking Expansion - 7855 McCracken Pk – I-2 District to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans - Brown Forman – Woodford Reserve – Whse E Trucking Expansion - 7855 McCracken Pk – I-2 District – Lockett & Farley

Curtis Petty, Drew Hatcher and Jonathan Swinney with Lockett-Farley and Mike Beach with Brown-Forman Corp. were present via Zoom for discussion.

TRC deficiencies were listed as follows:

1. Add a copy of the signed AFDP to set of Construction Plans.
2. Construction Plans do not go to the Planning Commission; will need letter of approval from the County's consulting engineer for the construction plans once finalized.
3. Reference floodplain permit and conditions.
4. FPB Water agrees with the plans as submitted.

Note: Grading Permit can't be issued until plans are approved and AFDP is approved by Commission.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Construction Plans - Brown Forman – Woodford Reserve – Whse E Trucking Expansion - 7855 McCracken Pk – I-2 District to the Planning Director for issuance of grading permit upon receipt of approval letter from the County contracted Engineer, with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Consolidation Plat – David E. and Janet P. Huffman and Derek Edward Huffman – 415 Fords Mill Rd – A-1 District – Tim Thompson, PE, LS

TRC deficiencies were listed as follows:

1. Title block – Add addresses of Property – add 7361 Troy Pike.
2. Need to reference Plat Cab E, Slide 57 for Lot 1.

3. Revise "Purpose of Plat" note: Parcel 1 (0.220 ac) shall be consolidated to Parcel 1 (10.00 ac) to create New Lot 1 consisting of 10.220 acres, with Parcel 3 being the remaining tract consisting of 54.2 +- acres (not surveyed).
4. Need to revise owners name and DB on new Lot 1. Derek Edward Huffman, DB 280, PG 311 on face of plat on lot.
5. Check acreage on Huffman remaining farm. PVA shows 53.27 acres now.
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. 2020-023 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
8. All lot corners must be pinned.
9. Update FEMA Flood Hazard area.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Minor Consolidation Plat – David E. and Janet P. Huffman and Derek Edward Huffman – 415 Fords Mill Rd – A-1 District to the Planning Commission Chair with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Major Subdivision Plat – Danny J. Watts – 4410 and 4421 Oregon Road – A-1/CO-1 Districts - Tim Thompson, PE, LS

TRC deficiencies were listed as follows:

1. Title block – Add addresses of Property – 4410 & 4421.
2. Show building line 80' from R.O.W. of Oregon Road on both sides.
3. Add site statistics:
 - a. Total Gross Area
 - b. Total Net Area
 - c. Area in Right of Way
 - d. Area in Lots
 - e. Number of Lots
 - f. Zones
4. Show address number on each lot, approved by E-911 Coordinator.
5. Show all existing and proposed utility easements with dimensions.
6. Reword Purpose of Plat note #3 to be: The existing Danny J. Watts Property, Tract 6A and 6B shown hereon, is one tract by deed, DB 224, PG 606. Oregon Road is a County Road that divides the property so the purpose is to approve Tract 6A as a separate legal non-conforming lot.
7. Submit copies of approved entrance permits from the County Road Department.
8. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
9. 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.
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. 2020-024 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov

11. Correct spelling errors in note #2.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Major Subdivision Plat – Danny J. Watts – 4410 and 4421 Oregon Road – A-1/CO-1 Districts to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons adjourn meeting at 10:38 a.m. The motion carried with seven (7) aye votes.

Patricia B. Wilson, Chair
PW:ko