

ON TUESDAY, MARCH 13, 2018 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Griff Reed, Buan Smith, Mitzi Delius, Pattie Wilson, J. Smith, Paul Simmons

MINUTES: The February 13, 2018 minutes stood approved as submitted.

Development Plan, Preliminary Plat, Zone Change – Larland Estates – 4395 Troy Pike Pk – A-1 to A-2/RR/Residual Farmland Districts – Tim Thompson. P.E., L.S.

Tim Thompson was present for discussion. Mr. Thompson noted that this was a 13 lot request for a 126 acre farm at the corner of Carpenter Pike and Troy Pike. The property owner has already created an in-family conveyance off of the property and counting the residual farmland lot there will be 13 rural residential lots. They will be built off county road and the subdivision road will be dedicated and county maintained.

TRC deficiencies were listed as follows:

1. In Title Block add “Final” before Development Plan and add farm address: 4395 Troy Pike.
2. Add two adjoining names, etc. across Troy Pike north of Bambach and south of Adams Estate.
3. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table. This can be on a separate sheet.
4. Show storm drainage areas, drainage controls and storm water retention and any other designated environmentally sensitive or geologic hazard area, if any.
5. Revise Owner’s Certification:

“I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, do fully agree to all graphic and textural representations shown hereon, and do adopt this as my (our) Final Development Plan/Preliminary Plat for this property.”

Owner(s) signature, address and date

Witness signature, address and date

6. Revise Commission’s Certification:

“I do hereby certify that this Final Development Plan/Preliminary Plat has met the requirements of the Versailles-Midway-Woodford County Planning Commission, and was approved by the Planning Commission at its meeting held on ____ (date) ____.”

Commission Chairman or Planning Director signature and date

7. The plan shall be tied to local horizontal and vertical GIS Datum.

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. 2018-018 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
9. Submit **4 full size copies, plus 1-11"x17"** reduced copy of the Plan, **all signed and sealed.**
10. If this Plan is accompanying a Zone Change Application, **two (2) Zone Change Signs** must be posted on the property by noon March 28, 2018, one on Carpenter Pike and one on Troy Pike.
11. Note #4 – Reminder, if 30 acre tract is created on an existing Public Road then 5 bonus lots can't be gained. May want to reword this note.
12. Note #5 – Change "Remaining A-2" to "Residual Farmland". With this rezoning there will not be any A-2 land left.
13. Note #8 – Add at the end "on each R.R. lot."
14. RR Statistics –
 - a. #2 – Finish note about the one division consisting of a 5 acre In-Family division recorded on _____, deeded on _____, as recorded in Deed Book ___ Page ___.
 - b. #7 – Elaborate on this note. Address that it can be the existing residence at 4395 or that it can be demolished and one new home built on a new site designated by a future amendment of the plat.

Note: When Development Plans are resubmitted to go onto the Planning Commission, if ALL deficiencies are not addressed the Plan will NOT be placed on the Commission's agenda.

Compliance with Comprehensive Plan- what was submitted needs to be updated as follows:

1. Using 2016 Goals and Objectives – address those that apply.
2. Using 2011 Policies/Guidelines for "The Rural District" – page 116, address those that comply.
3. Using 2011 Area Wide Policies – pages 100-101, address those that comply.

Preliminary Subdivision Plat

1. Submit copies of proposed deed restrictions, if any.
2. Need owner's signature.
3. Need Preparer's signature, seal and date.
4. Need Board of Health's signature and date.
5. The Plan shall be tied to local horizontal and vertical GIS Datum.
6. Need letter from Water District verifying that public water is available and that there is adequate water pressure.
7. Will need a copy of an approved Encroachment Permit from the County Engineer for new street off of Carpenter Pike.
8. In note about street and "proposed" before street.
9. Proposed Street Cross-section, add more detail about slope of pavements, etc.
10. Lot corners need to be flagged before Site Evaluations can be completed. Contact J Smith when they are marked so he can do testing.

Mrs. Wilson noted that this was before TRC in February and Mr. Cobler made the motion that it needed to come back to TRC after deficiencies were corrected for further review. Jihad Hallany was present for discussion.

TRC deficiencies were listed as follows:

1. Still incorrect – Need Owner’s signature and correct wording on certificates (use wording attached hereto).

- 2.

“I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted heron, said property being recorded in Deed Book (or Plat Cabinet) _____, Page (or Slide) _____, in the Woodford County Clerk’s Office; do hereby adopt this as my (our) record plat for this property; do hereby dedicate the streets, sanitary, storm sewers, and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated.”

Owner(s) signature, address and date

Witness signature, address and date

3. Need Land Surveyor’s signature and seal.
4. Storm sewer easements can be removed since blanket easement was added.
5. Submit Utility Easement approval sign-offs from each utility company.
6. Submit an 8½” x 11” reduced copy of the Plat plus mylar and one copy with **ALL** certification 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. 2018-015 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
8. Submit itemized bond estimate for detention maintenance and clean up only, plus 15%.
9. Request in writing an on-site inspections by City Public Works and County Engineer.
10. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
11. All lot corners must be pinned.
12. Obtain City Public Works/County Engineer’s signatures.
13. Need all permits (ex. Division of Water) before City Public Works will sign Plat.
14. Since the Detention Basis is off-site, a maintenance agreement should be submitted documenting that the “property owner” is responsible or change to “Neighborhood Association” if there is one. Provide documentation to Commission staff as required in Subdivision Regulations, Article III, Section 350, H&I. (see attached)
15. Need to check and revise wording of the Detention Maintenance note. Also need to change City Engineer to City Public Works.
16. Need to revise or remove Note #7 since Blanket Open Space utility note was added.

There was discussion about the off-site detention basin being owned by someone else and what agreements may need to be worked out for shared maintenance responsibilities; may need to consult with City’s attorney, Commission’s attorney, and developer’s attorney.

A motion was made by Mrs. Delius, as seconded by Mr. Reed, to forward the Final Record Plat – Wooldridge Gardens Phase II – Tract 3A – 224 Cheney Rd - Apartment Development – R-4/PUD District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Mrs. Wilson moved to adjourn meeting at 10:22 a.m. The motion carried with six (6) aye votes.

Patricia B. Wilson, Chair
PW:ko