

ON TUESDAY, MARCH 15, 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: Mary Beth Robson, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, Barrett Schoeck, Dan Knight

MINUTES: Mrs. Wilson asked if there were any changes to the February 15, 2022 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS

Minor In-family Conveyance Plat – Lisa Faust (wife) to John W. Faust (husband) – 387 and 425 Curd Road – A-1 District – Carroll Land Surveying

Steve Carroll, Land Surveyor, was present via Zoom and noted that he had the Deed Book and Page numbers to add.

TRC deficiencies were listed as follows:

1. Add addresses of property in Title Block - 4A=387, 5=425.
2. Add building line of 80' along Curd Road on Tract #5.
3. Show address number on each lot, approved by E-911 Coordinator - #5=425, #4A=387.
4. Show all existing and proposed utility easements with dimensions.
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Need Board of Health Certification and signature.
8. Show 100 year Flood Plain in Plan View.
9. Label "New Line" between Tract 5 and 4A.
10. Submit copies of approved entrance permits from County.
11. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
12. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
13. 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. 2022-014 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
14. All lot corners must be pinned.
15. Show cross sections of Curd Road and Troy Pike.

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Minor In-family Conveyance Plat – Lisa Faust (wife) to John W. Faust (husband) – 387 and 425 Curd Road – A-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans - Barnhill Realty, LLC – Midway Station, 825 Bradley St – Lot 30 – I-1 District – MLH Civil Engineers

John Hunt with MLH Civil Engineering was present via Zoom. Mrs. Wilson noted that the Development Plan was approved by the Planning Commission.

TRC deficiencies were listed as follows:

1. Add a signed copy of the approved Final Development Plan to the set.
2. C 2.5 – Plants – Burning bush is no longer allowed as it is on the invasive list. Revise proposed shrubs.
3. Outdoor storage requires a solid wall or fence, a minimum of 6' tall. Show on plan if required and then add a fence detail.
4. Contact the City of Midway for encroachment permits for driveways and any other work being done in the right-of-ways.
5. Need to see existing and proposed contours on the erosion control plans
6. Need to show protection on downstream inlets.
7. Show protection around "basin" outlet structure on eastern corner of property.
8. Add a note to remove sediment when project is complete.
9. KU will likely serve property along Bradley Street. Would need an easement if it can't be located in street right-of-way.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Construction Plans - Barnhill Realty, LLC – Midway Station, 825 Bradley St – Lot 30 – I-1 District onto the Planning Director with deficiencies being corrected, as noted and letter from City of Midway and/or City Contracted Engineer to issue a Grading Permit. The motion carried with seven (7) aye votes.

Mrs. Hartley recused herself.

Construction Plans – Legends at Versailles – 1230 Troy Pike, Phase 4 – R-1A/R-1B/PUD Districts - EA Partners, PLC

Rick Nunnery with EA Partners was present via Zoom. Mr. Nunnery noted that they intend to grade the whole site with these plans.

TRC deficiencies were listed as follows:

1. Sheet 6 – Show pipe crossings.
2. Address two smaller lots with notes.
3. Need erosion control at inlet and near headwall. Add a check screen.
4. Backyard inlet info in Table on page 21 need to show inlet capacities. Show headwater on the grates.
5. Correct label on the one Table column.
6. Need letter of approval from City before Grading Permit can be issued.
7. Traffic control was discussed when Edmonds Crossing is opened up. Four way stops will be considered at two intersections at that time.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Construction Plans – Legends at Versailles – 1230 Troy Pike, Phase 4 – R-1A/R-1B/PUD Districts onto the Planning Director with deficiencies being corrected, as noted and letter from City of Versailles and/or City Contracted Engineer to issue a Grading Permit. The motion carried with six (6) aye votes.

Amended Final Development Plan – Woodford Equine – 3550 Lexington Road – A-1 District – Barrett Partners, Inc

TRC deficiencies were listed as follows:

1. Purpose of Plan add to the end: with associated parking.
2. Will need to review stormwater management. The pond/detention area is in a jurisdictional stream which is not supposed to be used for detention. Runoff from the proposed building and parking lot will need to take this into consideration.
3. Contact Barrett Schoeck at the Woodford County Health Department if a septic system is going to be installed with this project.
4. Need Owner's signature.
5. 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. 2022-012 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
6. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**

Comment: The CUP #02-002-2022 is being amended for consideration of this development plan. New Case #04-006-2022 is scheduled for a public hearing on April 4, 2022 at 6:30 pm. Add this Case 3 in a note on this plan.

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Amended Final Development Plan – Woodford Equine – 3550 Lexington Road – A-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor In-family Conveyance Plat – Kimberly and Craig Todd (mother & father) to Kayla S. and Chad J. Turcsik (daughter & son-in-law) – 2055 & 2065 Oregon Road – A-1 District – Malcolm Endicott

Malcolm Endicott was present via Zoom.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Need Board of Health Certification and signature.
4. Flood Insurance Rate Map number needs to have "D" added to end of it.
5. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
6. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, 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. 2022-014 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
8. All lot corners must be pinned.
9. Show cross sections of Oregon Road.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Minor In-family Conveyance Plat – Kimberly and Craig Todd (mother & father) to Kayla S. and Chad J. Turcsik (daughter & son-in-law) – 2055 & 2065 Oregon Road – A-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Final Development Plan – Turbine Cowboys, LLC – Midway Station, 724 Fisher St – Lot 24 – I-1 District – Abacus Engineering

Justin Rogers with Abacus Engineering and Michael Ackerman with Turbine Cowboys, LLC (May Demolition) were present via Zoom. Mr. Ackerman noted that they are building a warehouse and office facility at the intersection of McKinney Avenue and Fisher Street. There will be a truck entrance from the northwest and a vehicle/pedestrian entrance coming from the southwest with gated system. Most of lot will be gravel.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. 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. 2022-019 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
3. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**

Comment: Will need to obtain encroachment permits from City of Midway for both entrances and any other work in the street right-of-ways.

A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Final Development Plan – Turbine Cowboys, LLC – Midway Station, 724 Fisher St – Lot 24 – I-1 District – Abacus Engineering onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Meeting ended at 10:40 a.m. due to Zoom timing out and continued via email comments.

Patricia B. Wilson, Chair
PW:ko