

ON TUESDAY, MAY 18, 2021 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. VIA ZOOM TELECONFERENCING.

The meeting was called to order by Pattie Wilson. Mrs. Wilson recognized Janice Westlund, Regional Planner with Bluegrass Area Development District, will be addressing item #12 in which Mrs. Wilson recused herself.

MEMBERS PRESENT: Mary Beth Robson, Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Paul Simmons, Mary Nguyen

MINUTES: Motion was made by Mr. Simmons, as seconded by Mrs. Delius, to approve the April 13, 2021 minutes as submitted. The motion carried with seven (7) aye votes.

NEW BUSINESS

Major In-Family Conveyance – Josephine Hijalda Llanora to Ruje L. Llanora and Kent Phillip Llanora and Jodi Llanora – 3159, 3165, 3173 & 3189 Versailles Rd – A-1/M-1/CO-1 Districts – Dan Phillips Surveying

Trent Thompson was present via Zoom and had no comments. Mrs. Llanora, owner and Allison with Civic Consultants were present in Mrs. Wilson's office.

TRC deficiencies were listed as follows:

1. Comment: Due to the existing M-1 zoning, only two in-family lots can be done. Plat needs to be revised to reflect this.
2. Show street names and numbers, approved by E-911 Coordinator. #1=3159, #2=3165, #3=3173, #4=3189.
3. Revise Purpose of Plat note to reflect 2 In-family lots.
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Need Board of Health signature.
7. Revise note #2 to match purpose.
8. Submit a mylar, plus one 8 ½" x 11" reduced copy of plat, with **ALL** certifications and signatures *except* for Commission's signature.
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. 2021-040 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
10. Be sure deed of property is only in name of family member granting these. Cannot do in-family to yourself.
11. All lot corners must be pinned.
12. Note regarding floodplain; if there is floodplain then show zone.
13. The Frankfort Plant Board landlocked tariff will apply in this case. If owner decides to set meters along Versailles Rd, then each private waterline will require a private waterline easement to each lot. FPB can also work with owner to construct a waterline to the last lot and set meters along the new line. The owner can contact FPB directly to discuss the various options.

14. 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 Mrs. Delius, as seconded by Mrs. Robson, to forward the Minor In-Family Conveyance – Josephine Hijalda Llanora to Ruje L. Llanora and Kent Phillip Llanora and Jodi Llanora – 3159, 3165, 3173 & 3189 Versailles Rd – A-1/M-1/CO-1 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Amended Consolidation Plat – Joe Scott Johnson Rev. Living Trust and Robert B. Robinson II – 1300 and 1140 Germany Rd – A-1/CO-1 Districts – Dan Phillips Surveying

Trent Thompson was present via Zoom and had no comments.

TRC deficiencies were listed as follows:

1. Show all existing and proposed utility easements with dimensions.
2. Need Owner's signature.
3. Need Land Surveyor's signature and seal.
4. Need Board of Health signature.
5. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
6. Submit a mylar, plus one 8 ½" x 11" reduced copy of plat, with **ALL** certifications and signatures *except* for Commission'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. 2021-041 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
8. All lot corners must be pinned.
9. 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 Mrs. Robson, as seconded by Mr. Simmons, to forward Minor Amended Consolidation Plat – Joe Scott Johnson Rev. Living Trust and Robert B. Robinson II – 1300 and 1140 Germany Rd – A-1/CO-1 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Consolidation Plat – Crawford Lee Watts and J. Lawrence & Leeann Bland – 45 and 105 Hippe-Agee Rd – A-4 District – Malcolm Endicott, L.S.

Malcolm Endicott was present via Zoom and did not have comments.

TRC deficiencies were listed as follows:

1. Show all existing and proposed utility easements with dimensions.
2. Need Owner's signature. Both Bland and Watts.
3. Need Land Surveyor's signature and seal.

4. Remove Board of Health Certification.
5. Label Parcel 3 "Remaining".
6. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
7. Submit a mylar, plus one 8 ½" x 11" reduced copy of plat, with **ALL** certifications and signatures *except* for Commission's signature.
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. 2021-039 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
9. All lot corners must be pinned.
10. Remove floodplain note if it does not exist.
11. 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.

Comment: New division line must be a minimum of 25 feet from nearest side of existing house.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Minor Consolidation Plat – Crawford Lee Watts and J. Lawrence & Leeann Bland – 45 and 105 Hippe-Agee Rd – A-4 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Plat – Keith and Dianna McHenry – 1125 and 1127 Fintville Rd – CO-1 District – Thoroughbred Engineering

Keith Winstead with Thoroughbred Engineering was present via Zoom and did not have any comments.

TRC deficiencies were listed as follows:

1. Title Block – Minor Plat for In-Family Conveyance, Keith McHenry & Diana McHenry (parents) to Travis & Kristen McHenry (son and daughter-in-law)
2. Title Block – add addresses of property = 1127 & 1125.
3. Remove building lines along center lot lines that are being removed. Those 25' side Building Lines will not be needed.
4. Show address number on each lot, approved by E-911 Coordinator. Parcel A+B=1127.
5. Revise "Purpose of Plat" note. Consolidate A+B= New Lot 7 and C+D= New Lot 8, then convey Lot 7 from Keith & Diana McHenry (parents) to Travis & Kristen McHenry (son and daughter-in-law).
6. Need Owner's signature.
7. Need Land Surveyor's signature and seal.
8. Need Board of Health signature.
9. Add note: Pursuant to the Versailles-Midway-Woodford County Zoning Ordinance, Article VII, Section 701.7C, the Grantees Travis and Kristen McHenry (son and daughter-in-law) shall hold title to Lot #7 (Parcel A+B) for a minimum of five years as stated in said Zoning Ordinance.
10. Check spelling of Fintville throughout Plat. It is "**Fintville**" not "**Flintville**".

11. Submit copies of approved entrance permits from County Road Department for driveway to new Lot 7 (if not an existing one).
12. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
13. Submit a mylar, plus one 8 ½" x 11" reduced copy of plat, with **ALL** certifications and signatures *except* for Commission's signature.
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. 2021-036 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
15. All lot corners must be pinned.

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Minor Plat – Keith and Dianna McHenry – 1125 and 1127 Fintville Rd – CO-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Non-building Minor Plat – Paynes Crossing – 2001 Lexington Rd – Tract 1 & 2 – R-1A/R-1B/R-1C/R-2 Districts – Ransdell Land Surveyors, LLC

Jeff Ransdell was present via Zoom and did not have any comments.

TRC deficiencies were listed as follows:

1. Title Block – Change “Backer” to Paynes Crossing.
2. Title Block – Add address of property – Tract 1 = 201 Granger Lane, Tract 2 = 2001 Lexington Rd.
3. Show address number on each lot, approved by E-911 Coordinator. (Tract 1 = 201 Granger Lane, Tract 2 = 2001 Lexington Rd.)
4. Show all existing and proposed utility easements with dimensions.
5. Under “Purpose of Plat” note add: See Note #8.
6. Need Owner's signature.
7. Need Land Surveyor's signature and seal.
8. If no easements are being created then remove from Purpose of Plat.
9. Submit a mylar, plus one 8 ½" x 11" reduced copy of plat, with **ALL** certifications and signatures *except* for Commission's signature.
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. 2021-030 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
11. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Non-building Minor Plat – Paynes Crossing – 2001 Lexington Rd – Tract 1 & 2 – R-1A/R-1B/R-1C/R-2 Districts onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans – Transylvania Land Company aka Biggby Coffee – Equestrian Park – 120 A.P. Indy Ln – B-1/B-4 Districts – Thoroughbred Engineering

William Horton with Thoroughbred Engineering was present via Zoom and did not have any comments.

TRC deficiencies were listed as follows:

1. Sheet – L-1.0 – May want to use one other additional type of perimeter tree to diversify species. Plan shows all 18 of the same.
2. Need to add detention maintenance note as discussed with the Development Plan.
3. Need to include approved Development Plan.
4. Need to add sewer clean out at property line.
5. Provide water meter detail and size.

Comment: Will need approval letter from City of Versailles Public Works/Engineer in order to issue a Grading Permit.

A motion was made by Mrs. Delius, as seconded by Mr. Brown, to forward the Construction Plans – Transylvania Land Company aka Biggby Coffee – Equestrian Park – 120 A.P. Indy Ln – B-1/B-4 Districts onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from the City Public Works/Engineer and with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Construction Plans – Paynes Crossing – Ball Homes - 2001 Lexington Rd – Unit 1, Phase 1 – R-1C District – Eagle Engineering

Bill McAlpin and John Hill with Eagle Engineering were present via Zoom and did not have any comments.

TRC deficiencies were listed as follows:

1. On sheets #2 and #3, highlight this phase.
2. Reserve the right to continue reviewing after revisions are made.
3. Will need approval letter from City of Versailles Public Works/Engineer in order to issue a Grading Permit.
4. A detailed existing tree inventory and plan must be included as part of these construction plans. Only 20% of existing trees can be removed per Subdivision Regulations. These areas must be protected throughout construction and be included in recorded Landscape Buffer Areas on the Final Record Plat.
5. Indicate on plan where construction equipment will access.
6. Mary Beth Robson will further review with Eagle Engineering the stormwater and drainage.
7. Mary Beth Robson will discuss access through Paddock with Road Department.
8. Construction workers will need to park on subject property, not in adjoining neighborhood.
9. Sheet 16 – delete reference to Georgetown.
10. Need sewer clean outs at property line.
11. Move sewer line location to the street, not in front yard. Mitzi Delius recanted this comment and sewer can remain in front yard 5/19/2021.
12. City Public Works will need to be onsite for testing of water and sewer lines, with ample notice.

13. City Fire Department will work with City Public Works on hydrant placing.

(letters of approval from State on water and sewer line extensions, etc)

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to re-submit the Construction Plans – Paynes Crossing – Ball Homes - 2001 Lexington Rd – Unit 1, Phase 1 – R-1C District to Technical Review Committee with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Mrs. Hartley recused herself.

Construction Plans – Legends at Versailles – 1230 Troy Pk – Phase 3 – R-1A/PUD District – EA Partners

Rick Nunnery and Rory Kahly with EA Partners were present via Zoom. Mr. Nunnery noted that this was a continuation of the Legends development and did not entirely match the Development Plan but will be filing and Amended Develop Plan.

TRC deficiencies were listed as follows:

1. The 7th Amended Preliminary Plat needs to be amended before this phase can be approved or the lots in this phase on Construction Plans need to match the 7th Amended Preliminary Plat. Modify Construction Plans to match in order to move forward.
2. Highlight Preliminary Plat showing various phases.
3. Need temporary turn-a-rounds at dead ends.
4. How is Trinity Lane going to end? Need to get with Paul Simmons to review.
5. Page 4 – Erosion control plan, key note B. should be an inlet protection and need detail on inlet protection.
6. Page 9 – check reference to Core of Engineer permit? If not, remove.
7. Need water meter location on Lot 1.
8. Check lot numbering, not matching Subdivision Plat.

Comment: Will need approval letter from City of Versailles Public Works/Engineer in order to issue a Grading Permit.

A motion was made by Mrs. Delius, as seconded by Mr. Brown, to forward the Construction Plans – Legends at Versailles – 1230 Troy Pk – Phase 3 – R-1A/PUD District onto the Planning Director for issuance of Grading Permit upon receipt of approval letter from the City Public Works/Engineer with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Mrs. Hartley rejoined the meeting.

Zoning Map Amendment – Gary and Marie Vitali – 290 Lexington Street – 0.25 net acres from P-1 (Professional Office) to R-4 (High Density Residential) District

Mrs. Wilson noted that this was an existing house that had been used for an apartment and professional offices.

TRC deficiencies were listed as follows:

1. Need 2 signs – 1 facing Bowmar St and 1 facing Lexington St – must be posted by noon, Wednesday, May 26, 2021.

A motion was made by Mr. Simmons, as seconded by Mrs. Robson, to forward the Zoning Map Amendment – Gary and Marie Vitali – 290 Lexington Street – 0.25 net acres from P-1 (Professional Office) to R-4 (High Density Residential) District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm – 1470 Troy Pk – 20.06 Net & Gross Acres - A-1 (Agriculture) to R-1B (Low Density Single Family Residential) – Vision Engineering

Rich Newton with Vision Engineering was present via Zoom. Mr. Newton noted they were proposing R-1B zone to create 28 lots.

TRC deficiencies were listed as follows:

1. Title Block – Add subdivision name – Rose Ridge Unit_____.
2. Add existing sidewalk to Old Dry Ridge Road cross section.
3. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table. Open space cannot be the Stormwater Management Area.
4. Show storm drainage areas, floodplains, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area.
5. Show proposed and existing easements for utilities or other purposes.
6. Note 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. Only 20% of existing can be removed. There will need to be Tree Protection Areas identified at next Phase if rezoning is approved.
7. Revise Site Statistics – 29 Lots/Units (proposed)(1 – non-buildable)
8. Label greenspace/open space as Lot #29 (non-buildable).
9. Correct **R1-B** to R-1B throughout the plan.
10. Lot #27 is less than 10,000 SF.
11. Lot #13 is not 80' wide at the Building Line.
12. Update all adjoining property owner's names/ mailing addresses.
13. Revise Commission's certification to: "I do hereby certify that this development plan was approved by the Planning Commission at its meeting held on (date)."
14. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed and folded.**
15. If this Plan is accompanying a Zone Change Application 2 Zone Change Signs must be posted on the property by noon, Wednesday, May 26, 2021 (or June 23rd)(one at end of Rosewood and one at end of Apple Road).
16. Lot #3 will need access easement so 6' path can be connected to public sidewalk on Rosewood Drive.
17. Need to address in writing "Area Wide Development Policies" and Contemporary Neighborhood District "General Development Policies/Guidelines" and "Infrastructure Policies".

18. Need letter to Commission regarding 2 waivers including justifications per Article IX of Subdivision Regulations.
19. Need to provide more information regarding stormwater and detention.
20. May need to place construction access from KY 33 on Construction Plans.
21. City Public Works reserves the right for comment on Construction Plans.
22. Need to provide written request to City Public Works for water and sewer availability.
23. City Fire Department will be working with Mitzi Delius on the hydrants during the Construction Plan phase.
24. Will need permits from Division of Water if floodplain is altered.

A motion was made by Mr. Brown, as seconded by Mrs. Delius, to forward the Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm – 1470 Troy Pk – 20.06 Net & Gross Acres - A-1 (Agriculture) to R-1B (Low Density Single Family Residential) onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Zoning Map Amendment and Preliminary Development Plan – Norma’s Forever, LLC – 1079 Crossfield Dr. – 12.5 Net & Gross Acres - I-1 (Light Industrial) to R-3 (Medium Density Residential) – EA Partners

Tom Hatfield, Rick Nunnery and Rory Kahly with EA Partners were present via Zoom. Mr. Kahly noted that the property was split zoned at present and want to get it all R-3 for future apartments.

TRC deficiencies were listed as follows:

1. Purpose of Plan needs to be added to the Plan.
2. Topography with contour intervals at two (2) feet or as shown on the local GIS (plan shows 5’ intervals now).
3. Show location and cross-sections of any proposed or existing streets within or abutting the subject property.
4. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table.
5. Show storm drainage areas, floodplains, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area.
6. Show proposed and existing easements for utilities or other purposes.
7. 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. (Only 20% of existing can be removed)
8. Proposed driveway at Daisy Hill Drive needs to be shown with northern side of intersection modified with curb added (removing corner radii) then regular driveway apron/sidewalk shown.
9. Revise building line from 20’ to 25’ on plan view.
10. Revise Owner’s certification to: **"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 textual representations shown hereon, and do adopt this as my (our) development plan for the property."**
11. Revise Commission’s certification to: **"I do hereby certify that this development plan was approved by the Planning Commission at its meeting held on (date)."**
12. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed and folded.**

13. If this Plan is accompanying a Zone Change Application 1 Zone Change Sign, must be posted on the property by noon, Wednesday, May 26, 2021. (on Crossfield Drive)
14. Need to provide geotech and other reports related to sink holes to Mary Beth Robson.
15. Need to submit final drainage report.
16. Concern regarding entrance, will need to meet with Mary Beth Robson.
17. Need to check location of existing sewer line that shows it will be under Building 3. Request locate with City Public Works.
18. City Public Works reserves the right for comment on Construction Plans.
19. Need to provide written request to City Public Works for water and sewer availability.
20. Need to address driveway, storm inlets (will they be removed) and is there a maintenance plan on sink hole.

Comment: Due to the number of deficiencies, this may need to come back to TRC. (sign will then need to go up by June 23rd)

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to re-submit the Zoning Map Amendment and Preliminary Development Plan – Norma’s Forever, LLC – 1079 Crossfield Dr. – 12.5 Net & Gross Acres - I-1 (Light Industrial) to R-3 (Medium Density Residential) to the Technical Review Committee with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Mrs. Wilson recused herself and signed off of the Zoom meeting and Mrs. Hartley chaired the remainder of the meeting.

Zoning Map Amendment and Final Development Plan – The Reserve at Midway – 314 N. Winter St – 8.07 Gross Acres - R-1A (Low Density Single Family Residential) to R-3 (Medium Density Residential) – EA Partners

Rory Kahly and Rick Nunnery with EA Partners, Janice Westland with BGADD and Mike Bradley, owner, were present via Zoom. Joshua Stevens, Building Inspector was present via Zoom. Ms. Westland was contracted by the Planning Commission to staff this application.

TRC deficiencies were listed as follows:

1. Correct Spelling of project name
2. Add max height to R-3 Townhomes requirements
3. Add townhome floor area square feet for each floor plan type to Site statistics
4. Add total building coverage
5. Add deed book and page or plat of record for subject property
6. Certification of Ownership wording needs to match z.o. 503.3 C. 2.q.
7. Make note of where construction vehicle access will be
8. Certificate of Approval wording needs to match z.o. 503.3 C.2.r.
9. Lot lines are drawn between the townhomes crosses through covered patio or bedroom (depending upon floor plan). Lot lines would need to be drawn around the covered patio/bedroom
10. Add to “R-3 Townhome requirements” from 502.3 B.6. about no less than 18 feet from center to center of units or from enter to exterior face for end units.

11. Need additional safety facilities for the pedestrian crossing across Northside Drive to the park trail. May need additional signage/school crossing guard/warning light. Need recommendations from Traffic engineer.
12. Can Fire department get trucks in through North Winter Street and through this proposed development to these proposed 68 dwelling units? Is the radius of the turns enough for fire trucks? Is this too many dwelling units with only one way in and out? Is there enough water pressure? Midway and Woodford Fire Department were not available on the zoom TRC so Janice Westlund followed up with phone calls and emails on this matter after the TRC meeting. Midway Fire Chief and Woodford County Fire Chief responded by email. See items #27, 28, and 29 of this list. Janice Westlund also made further inquiries with KY Office of State Fire Marshall (by email after TRC), KY Building Code (by phone call 5/10/21 after TRC), and received a source from the applicants engineer (5/19/21 email after TRC) on standards showing the number of dwelling units was not even close to threshold requiring a second access point/egress. Due to phone call with Don Newberry, with KY Building Code, and after reassurance from him about the requirements for townhome construction for fire resistance and the requirement on wired and battery backed up smoke detectors, and that only building types with large number of square feet kick in another access; and with Fire Chief Armstrong not requesting a second access/egress to the development; and with the NFPA 1141 standard provided by Rick Nunnery, EA Partners, (email 5/19/21 after TRC) concerns about not having a second way in/out of the development were alleviated. Ms. Westlund stated by email to EA Partners that fire and safety would have access to the 24 townhouses fronting on Northside Dr if the fence along Northside Drive were removed. (email 5/19/21 after TRC)
13. Connectivity not possible on Old Towne Walk, but is it possible on Northside Drive? (resolved see item #12)
14. Add screening/buffering along northern property line, especially along behind the dumpster
15. Add purpose of plan
16. Is the stormwater management area, lot 69, handling all the stormwater for the development plan? See #26 on this list.
17. Location of any existing signs
18. Details for any landscaping or buffering required by zoning ordinance or subdivision regulations, including but not limited to, Article XI 1105.3 1. Vehicular Use Area Perimeter requirements.
19. Add Landscape Statistic Table for any landscaping required by zoning ordinance or subdivision regulations
20. Add areas of existing trees
21. Add locations of any signs proposed and comply with Article V 508.12
22. Add a note stating that no building permits shall be issued unless and until a final development plan is approved by the Planning Commission
23. Note conformance of the development plan with the Comprehensive Plan and Zoning District regulations
24. Proposed detention area. This area will need to be large enough to detain runoff from the entire site. Calculations will need to be provided. In addition, water and sanitary sewer will need to be reviewed when they are submitted.
25. Midway Fire Chief questioned regarding the fire hydrant locations, water main sizes, and whether or not the buildings will be constructed with protected non-combustible materials (type IIA). (received via email after TRC meeting)
26. Midway Fire Chief: Because these units are so close together there is a potential for rapid fire growth/spread to other exposed units. I am also interested in knowing where additional fire

hydrants will be located and would the size of the water main and pressure be adequate for firefighting operations and that area? Please address. (received via email after TRC meeting)

27. Woodford County Fire Department would recommend that any question be directed to Butch Armstrong the Chief of Midway City Fire Department because the property is in the process of being annexed into the city of Midway. (received 5/19/21 via email after the TRC meeting)
28. Janice Westlund requests the existing wire fence along Northside Drive, and also on the development plan, be removed for pedestrian connections and for fire and safety access (sent email 5/19/21 after the TRC meeting)

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Zoning Map Amendment and Final Development Plan – The Reserve at Midway – 314 N. Winter St – 8.07 Gross Acres - R-1A (Low Density Single Family Residential) to R-3 (Medium Density Residential) onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

A motion was made by Mr. Simmons, as seconded by Mr. Brown to adjourn the meeting at 11:27 a.m. The motion carried with six (6) aye votes.

Patricia B. Wilson, Chair
PW:ko