

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

**MEMBERS PRESENT:** Lezlie Allison, Tom Walker, Chris Cobler, Mitzi Delius, Pattie Wilson, Barrett Schoeck, John Varner, Paul Simmons

The meeting was called to order by Pattie Wilson. Mrs. Wilson introduced Lezlie Allison as the new Windstream representative and Barrett Schoeck as the new representative for the Woodford County Health Department.

**MINUTES:** The October 16, 2018 minutes stood approved as submitted.

**NEW BUSINESS**

Final Development Plan – TATM IV, LLC – 1290 Crossfield Dr – B-4 District – Andrew J. Holmes

Chad Voelkert was present for discussion.

TRC deficiencies were listed as follows:

1. Final Record Plat to create this lot must be recorded. Water needs to be available on the lot or a CD needs to be posted with the City prior to recording of plat.
2. Purpose of Plan – Add 2500 sq. ft. building, to purpose.
3. Add more typical parking space dimensions; aisle is 24' minimum (not 18').
4. Shade and label interior VUA areas.
5. Add new sanitary sewer easement and exiting easements for utilities or other purposes.
6. Show and label garbage service area. If using dumpster, will need to be screened.
7. Need owner's signature.
8. The plan shall be tied to local horizontal and vertical GIS Datum.
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. 2018-057 to [kjohns@woodfordcountky.org](mailto:kjohns@woodfordcountky.org); [pwilson@woodfordcountky.org](mailto:pwilson@woodfordcountky.org); [koreel@woodfordcountky.org](mailto:koreel@woodfordcountky.org)
10. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
11. Site Construction Plans will need to be submitted for TRC review prior to obtaining a Grading Permit.
12. Correct 10' Sanitary Sewer Easement typo, should be 20'.
13. Relocate manhole that is showing in parking space.
14. Need more detail on storm drainage.
15. Need 4' between trunk of tree and curb (will look at this on construction plans).

Comment: This boundary/lot does not exist until plat is recorded.

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Final Development Plan – TATM IV, LLC – 1290 Crossfield Dr – B-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Minor Amended Consolidation Plat – Charles M. Goins Estate & Charles T. & Linda Goins – 2570 Delaney Ferry Rd – A-1 District – Malcolm Endicott

Mrs. Wilson noted that Mr. Endicott was unable to attend.

TRC deficiencies were listed as follows:

1. Show all existing and proposed utility easements with dimensions.
2. Revise “Purpose of Plat” note with Parcel 3 being the remaining tract consisting of 15.8+ acres.
3. Need Owner’s signature.
4. Need Land Surveyor’s signature and seal.
5. Need Board of Health Certification and signature if they require it. **Not required per Barrett.**
6. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
7. Submit an 8 ½” x 11” reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission’s Certification.
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. 2018-060 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org).
9. All lot corners must be pinned.

**A motion was made by Mr. Walker, as seconded by Mr. Varner, to forward the Minor Amended Consolidation Plat – Charles M. Goins Estate & Charles T. & Linda Goins – 2570 Delaney Ferry Rd – A-1 District onto the chairman with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Construction Plans - Midway University (Field House) – 512 E. Stephens St – R-3 District – RossTarrant Architects

Greg Hosfield with Rosstarrant Architects was present for discussion.

TRC deficiencies were listed as follows:

1. City of Midway reserves the right for comment.

**A motion was made by Mrs. Delius, as seconded by Mr. Walker, to approve the Construction Plans - Midway University (Field House) – 512 E. Stephens St – R-3 District with deficiencies corrected, as noted. The motion carried with eight (8) aye votes.**

Amended Final Record Plat – Woodford County EDA – 670 McKinney Ave – I-1 District – Vision Engineering

Jihad Hallany with Vision Engineering was present for discussion.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Correct spelling of McKinney and Bradley on face of Plat on streets.
4. Submit Utility easement approval sign-offs from each Utility company, since CAE can also be used for utilities.
5. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
6. 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. 2018-062 to [kjohns@woodfordcountky.org](mailto:kjohns@woodfordcountky.org); [pwilson@woodfordcountky.org](mailto:pwilson@woodfordcountky.org); [koreel@woodfordcountky.org](mailto:koreel@woodfordcountky.org).
7. All lot corners must be pinned.
8. Remove John Smith contact.
9. Add 15' UE on south and west side.

**A motion was made by Mr. Walker, as seconded by Mr. Simmons, to forward the Amended Final Record Plat – Woodford County EDA – 670 McKinney Ave – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Zoning Map Amendment and 1st Amended Preliminary Development Plan – Anderson Acquisitions – 174 Abbey Rd - Wooldridge Gardens - Phase II – Tract 3B - R-1C/PUD District to R-4/PUD District– Vision Engineering

Jihad Hallany with Vision Engineering was present for discussion.

TRC deficiencies were listed as follows:

1. Add #174 to Title Block for lot address.
2. Purpose of Plan – need to add: in conjunction with a Zone Change from R-1C/PUD to R-4/PUD.
3. Label contour lines more frequently.
4. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table.
5. Show size, location, height, floor area, area arrangement and use of proposed and existing buildings and signs.
6. Address storm drainage areas, floodplains, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area.
7. Show proposed and existing easements for utilities or other purposes.
8. 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.
9. A statistical summary of all pertinent site data, including:
  - a. Zoning – existing R-1C/PUD (correct)
  - b. Density (Net & Gross)
  - c. Building Coverage

- d. Floor Area
  - e. Parking (Required and Proposed)
  - f. Open Space
10. Add Cross Section "B-B" to plan for Abbey Road.
  11. Show a typical unit with garage detail and add dimensions to plan.
  12. Show conformance of the development plan with the Comprehensive Plan and Zoning District Regulations.
  13. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, and a pdf. **ALL signed and sealed.**
  14. If this Plan is accompanying a Zone Change Application one (1) Zone Change Sign must be posted on the property by noon November 28, 2018.
  15. Need 10% open space; can be on each lot or as common space.
  16. Are these 2 story buildings? Must be a minimum of 890 sq. ft. excluding garages, porches, basements, etc.
  17. Lots must each be 1900. Can't tell if this will be met.
  18. Need a statement of how rezoning relates to 2018 Comp Plan, Policies and Guidelines (Area Wide and CND's).
  19. Show and label 8" water line between building 1 and 2 and add 20' UE where line is located, as noted by Mitzi Delius.
  20. Clean and dress detention basin.

Comment: Must meet all requirements of Zoning Ordinance, Article V, Section 502 – Townhouses. Can't see that this is the case with this plan.

**A motion was made by Mr. Walker, as seconded by Mr. Simmons, to forward the Zoning Map Amendment and 1st Amended Preliminary Development Plan – Anderson Acquisitions – 174 Abbey Rd - Wooldridge Gardens - Phase II – Tract 3B - R-1C/PUD District to R-4/PUD District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

**A motion was made by Mr. Simmons, as seconded by Mr. Schoeck to adjourn the meeting at 10:42 a.m. The motion carried with eight (8) aye votes.**

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**Patricia B. Wilson, Chair**  
**PW:ko**