

**ON WEDNESDAY, NOVEMBER 16, 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 at 10:02 a.m.

**MEMBERS PRESENT:** Autumn Dmytrewycz, Mary Beth Robson, Alex Burden (KU), Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Paul Simmons, Dan Knight

**MINUTES:** Mrs. Wilson asked if there were any changes to the October 19, 2021 minutes. Mr. Brown noted that on the Final Development Plan for 467 Lexington Road, item #20 need to be revised to add the following: Regardless of smoke detection and monitoring there will need to be a Knox box placed on the building to the City of Versailles specifications. Motion was made by Mrs. Robson, as seconded by Mr. Brown to approve the minutes as amended. Motion carried with nine (9) aye votes.

**OLD BUSINESS**

**RE-SUBMITTAL - Zoning Map Amendment/3<sup>rd</sup> Amended Final Development Plan/Preliminary Subdivision Plan – JPG Rental and Storage, LLC – 1011 Tyrone Pk, Lot 1 – I-2 to B-4 Districts – Integrated Engineering**

Steve Garland with Integrated Engineering and Jon Gay, representative for the applicant were present via zoom. Mr. Garland noted that all utilities were onsite and that they have an entrance permit from the state. Mr. Garland noted that the school would have a driveway onto Schoolhouse Road on the property adjoining this one but it would have a locked gate to be used for private use. Mr. Gay noted that they are reviewing a B-1 zone and will make a decision by November 24<sup>th</sup>.

TRC deficiencies were listed as follows:

1. Need letter from City regarding availability of water and sewer since use is being changed via Zone Change.
2. Where will underground fuel storage tanks be located? Show general area on plan.
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. 2021-070 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
4. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
5. If this Plan is accompanying a Zone Change Application, one (1) Zone Change Sign, must be posted on the property by noon, Wednesday, November 24, 2021 for December 9, 2021 meeting.
6. Mrs. Robson reserves the right for comment on the level of service traffic analysis.

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Zoning Map Amendment/3<sup>rd</sup> Amended Final Development Plan/Preliminary Subdivision Plan – JPG Rental and Storage, LLC – 1011 Tyrone Pk, Lot 1 – I-2 to B-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

**NEW BUSINESS**

Mrs. Hartley recused herself.

Consolidation Minor Subdivision Plat – Howard E. Sellers, Jr. Trust Property and Legends Development Co., LLC Property – 906 & 1230 Troy Pike – R-1A/PUD and R-1B/PUD Districts – EA Partners, PLC

Rick Nunnery and Rory Kahly with EA Partners were present via Zoom. Mr. Nunnery noted that this was done to transfer property from Mr. Sellers to The Legends Development to be able to construct a turn around and dedicate R.O.W. and clean up Mr. Sellers western property line.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyor's signature and seal.
3. Submit mylar, plus one 11" x 17" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
4. 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. 2021-080 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
5. All lot corners must be pinned.

**A motion was made by Mr. Simmons, as seconded by Mrs. Robson, to forward the Consolidation Minor Subdivision Plat – Howard E. Sellers, Jr. Trust Property and Legends Development Co., LLC Property – 906 & 1230 Troy Pike – R-1A/PUD and R-1B/PUD Districts – EA Partners, PLC onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Mrs. Hartley rejoined the meeting.

Final Development Plan - Norma's Forever – 1079 Crossfield Dr – R-3 District – EA Partners, PLC

Rory Kahly and Tom Hatfield with EA Partners were present via Zoom. Mr. Kahly noted that the Zone Change for this property is on the Council's docket for next month and this Plan is almost exactly likely what was submitted. Mrs. Wilson noted that the Zone Change was on the Council agenda this evening to receive the application.

TRC deficiencies were listed as follows:

1. Purpose of Plan – Expand to state 4 buildings containing 96 units with 205 parking spaces and clubhouse and pool.
2. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table.
3. Show proposed and existing easements for utilities or other purposes.
4. 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.
5. Show relocated sanitary sewer (that serves Daisy Hill) from under Building #1.
6. Show how clubhouse will get sanitary sewer.
7. Need owner's signature.

8. A tree preservation plan, data block, and tree protection areas shall be provided (this can be on a separate sheet).
9. The Plan shall be tied to local horizontal and vertical GIS Datum.
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. 2021-079 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
11. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
12. Add a note that the remaining property can never be developed and will be used for storm water management only.
13. Add a note regarding by who and how the storm water management area will be managed.
14. Current Record Plat will need to be amended to remove easements, flood prone areas and etc. prior to building permits being issued.
15. Remove solid line for offsite drainage on adjoining property (Goodland Property LLC).
16. Need to work with Mitzi Delius on sewer line that runs under building.
17. Need Knox Box on each building and buildings will need to be sprinkled.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Final Development Plan - Norma's Forever – 1079 Crossfield Dr – R-3 District onto the Planning Commission contingent upon the rezoning by the City of Versailles and with deficiencies corrected, as noted. The motion carried with nine (9) aye votes.**

Mrs. Wilson exited the meeting by signing off of Zoom.

Zoning Map Amendment/Preliminary Development Plan/Preliminary Subdivision Plan – 314 N. Winter Street – 8.33 Gross Acres - R-1A to R-1B and R-1C Districts – EA Partners, PLC

Ed Holmes, Planning Consultant, was present as the contracted planner for the Planning Commission. Rick Nunnery and Rory Kahly with EA Partners were present via Zoom. Robert Stilz, representative for the applicant was present via Zoom. Mike Bradley, applicant, was present via Zoom. Mr. Holmes gave a summary of the request and noted deficiencies. Mr. Kahly noted that this plan was before TRC several months ago, which was for townhouses. They are proposing single family homes. The 3 ½ acre tract will remain R-1A and not be subdivided. They have shown easements and existing infrastructure to tie into. They are proposing preliminary stormwater management on Lot 1 which will be designed during Construction phase so there will not be any flooding on North Winter Street or Northside Drive.

TRC deficiencies were listed as follows:

1. Include sufficient right of way, easements for public sidewalks, street trees, streetlights (if required) and other potential improvements in the public right of way located along Northside Drive, North Winter Street and Old Towne Walk.
2. Show all proposed and existing utilities and easements.
3. Submit drawings indicating utility and sanitary and storm sewer locations and grade.
4. Provide evidence of connections with existing water supply.
5. Provide evidence of fire protection and location of fire hydrants.
6. Provide any and all necessary easements for stormwater management on the plat along with areas designated for stormwater retention.
7. Designate areas identified as sinkholes on final plat.

8. Final Plat should designate location of public utilities, water, sewer, electric and easements.
9. Final Plat should incorporate where possible, the protection of all natural resources into their development, protecting the natural environment. These natural resourced include but are not limited to questionable soil types, trees, wetlands, floodplains and steep slopes.
10. Access for residential lots should be located on the existing streets of Northside Drive and Old Towne Walk.
11. Provide note on plan regarding the use of Lot #15 and HOA.
12. Denote private agreement with adjoining neighbors for Lot #1.
13. Add dashed line for preliminary stormwater management (detention) on Lot #1.
14. City of Midway reserves the right for comment on water and sewer.
15. Will need letter from City of Midway regarding availability of water and sewer.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Zoning Map Amendment/Preliminary Development Plan/Preliminary Subdivision Plan – 314 N. Winter Street – 8.33 Gross Acres - R-1A to R-1B and R-1C Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.**

Mrs. Wilson rejoined the meeting.

Construction Plans – Ball Homes – Rose Ridge, Unit 5 – R-1B District – EA Partners, PLC

Rick Nunnery and Rory Kahly with EA Partners were present via Zoom. These plans are for the final phase of Rose Ridge and are for 20 lots. Mr. Nunnery noted that they have applied for CLOMR and are waiting on approval. The reason there is a CLOMR is because a FEMA flood zone A was added and there is also a sinkhole.

TRC deficiencies were listed as follows:

1. Title Block – “Unit” on several sheets, spelled wrong.
2. Sheet 4 –
  - a. Existing contours don’t seem to be actual/existing contours. **Revise to show grading contours from Units 3 & 4.**
  - b. Somewhere in Plan, address the SFHA and CLOMR. Need this approval prior to Grading.
3. Sheet 8
  - a. Correct profile labels.
  - b. Will need a temporary turn around at the end of Prairie Rose Way.
  - c. Post a sign at the end of Prairie Rose Way since it is over 150 feet long to the nearest intersection. Show on all plan sheets.
4. Sheet 5 – Sanitary sewer line needs to be extended to property line on Lot 48 and capped.
5. Sheet 4 – Show new floodplain with existing contours from Units 3 & 4.
6. Mary Beth Robson reserves the right for comment on revised set of Construction Plans.
7. Need to submit request for water and sewer to Mitzi Delius.

**A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Construction Plans – Ball Homes – Rose Ridge, Unit 5 – R-1B District onto the Planning Director with deficiencies being corrected, as noted and letters from City Public Works and/or City Contracted Engineer to issue a Grading Permit. The motion carried with nine (9) aye votes.**

Final Development Plan – Castle & Key – 120 US 60 Bypass – I-1 District – Abbie Jones Consulting

Abbie Jones was present via Zoom. Ms. Jones noted that this plan was for a vacant warehouse for bourbon storage. They have long term plans for the property and have shown labels for future items such as a loading dock. They will have containment pond with discharge plans.

TRC deficiencies were listed as follows:

1. Need owner's and witnesses signatures.
2. Need to change Planning Commission Secretary to "Chairman".
3. The Plan shall be tied to local horizontal and vertical GIS Datum.
4. 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. 2021-076 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
5. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
6. Question – Why are there two trucks at the rear of building? If pavement is being added, show and include in Storm Water Calculations, etc.
7. Show additional topographical information.
8. Add note to define how spillage basin works plus any pipe connections between basins and outfall.
9. Need more information on future drainage easement.
10. Label private fire service water line around building.
11. Will need to work with Brandon Brown, Versailles City Fire Dept. on Fire suppression unit vault. Will need to be separated.
12. Add fire hydrant (on 10" line) on access road off of Big Sink Road in curve on outer side.

**A motion was made by Mrs. Delius, as seconded by Mr. Brown, to forward the Final Development Plan – Castle & Key – 120 US 60 Bypass – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.**

Construction Plans – Arby's Restaurant – 467 Lexington Road – B-4 District - Midwest Engineering

Steve Baker from Midwest Engineering was present via Zoom. Mr. Baker noted that the owner would be demolishing the existing Arby's building and building back a more modern building with more green space and less square footage. They will be updating all landscaping and raising the finished floor elevation to allow the drainage from the property to flow better.

TRC deficiencies were listed as follows:

1. Add approved/signed Final Development Plan to set and in sheet index on front page and be sure these Construction Plans match it.
2. All sheets – label EXISTING SIGN.
3. Sheet C3.0 – Title of Sheet is incorrect. Should be "site layout plan".
4. Sheet C3.1

- a. Site legend needs to be expanded to include other symbols on the plan such as, light standards.
  - b. Some of the light standards are in the way of the new curbs.
  - c. If they need to be relocated denote on Utility Plan. How will they be powered? Underground electric? Be sure this does not interfere with required landscaping.
5. Sheet 4.0
- a. Incorrect title/Grading Plan
  - b. Looks like surface water is going toward back. Thought it was going to come to front and into existing 24" storm system along Lexington Road. Will need to show curb cuts in rear for drainage.
6. Sheet 6.0
- a. Add graphic scale and north arrow
  - b. Add landscape statistics table from Final Development Plan to this sheet.
  - c. Label interior landscape areas A-E to correlate to table. What will these areas be covered with i.e. mulch, turf, rock.
  - d. Burning bush needs to be compact variety otherwise plants will get too big.
  - e. At the eastern entrance stop shrubs at 1<sup>st</sup> tree and have shrubs follow angle of parking space. Having shrubs in 30' building setback can cause sight distance problems.
7. Mary Beth Robson reserves the right for comment.
8. Need to provide watershed maps to Mrs. Robson.
9. City Public Works will need to inspect all lines before being covered.
10. Incorporate sidewalk within property or right of way on front of property.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the Construction Plans – Arby's Restaurant – 467 Lexington Road – B-4 District onto the Planning Director with deficiencies being corrected, as noted and letters from City Public Works and/or City Contracted Engineer to issue a Grading Permit. The motion carried with eight (8) aye votes.**

**A motion was made by Mrs. Delius, as seconded by Mr. Simmons to adjourn the meeting at 11:16 a.m. The motion carried with eight (8) aye votes.**

---

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