

ON TUESDAY, NOVEMBER 17, 2020 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: Autumn Dmytrewycz, Mary Beth Robson, Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Melvin Montgomery, Paul Simmons

MINUTES: The October 13, 2020 minutes stood approved as submitted.

NEW BUSINESS

Final Record Plat – JPG Storage and Rental (Ledvance LLC) – Tract 5 – 1051 Tyrone Pike – I-2 District – Vision Engineering

Mrs. Wilson noted that this plat was reviewed in July and that it was premature at that time because they had not finished their site work but have now submitted Asbuilts. Matt Carter with Vision Engineering was present via Zoom. Mr. Carter noted that most of the comments had been addressed from that meeting. Mr. Simmons explained how the amount was set for bonding of detention maintenance fee.

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. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
5. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed 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. 2020-026 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
7. Submit itemized bond estimate for detention maintenance and site clean-up only, plus 15%
8. Request in writing an on-site inspection by City Public Works and County's Engineer.
9. Submit a Certificate of Deposit per Sub Regs once amount is approved after an on-site inspection. (Note: already have one for water and sewer)
10. Show and label bench mark.
11. Identify and note any lots with minimum finished floor elevations.
12. Show City Public Works Certification (if public improvements were installed) signature.
13. Need stop sign where bike path terminates and striping – check with KYTC as to requirements.
14. Revise City Public Works and County's Engineer Certification to add note regarding the CD being posted for the water and sewer infrastructure.
15. Fire Department and City Public Works will converse on fire hydrants.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Final Record Plat – JPG Storage and Rental (Ledvance LLC) – Tract 5 – 1051 Tyrone Pike – I-2 District, onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Minor In-Family Conveyance – Matthew Morrow – 3132 Woodlake Rd – A-1 District – Robert Semones, PLS

TRC deficiencies were listed as follows:

Comment: You cannot do an In-family Conveyance to yourself. Property will have to be deed entirely to one brother or the other then that brother can do an in-family for part of the property to the other one.

1. Title Block – Name of subdivision needs to be updated to reflect above comment.
2. Title Block- Add address(es) of Property – Tract 1 = 3130, Tract 2 = 3132.
3. Zoning classification of subject property also includes CO-1. Add in title and show zoning line on face of plat and add in site statistics.
4. Show address number on each lot, approved by E-911 Coordinator. Tract 1 = 3130, Tract 2 = 3132.
5. Show all existing and proposed utility easements with dimensions.
6. Revise “Purpose of Plat” note to address comment above.
7. Need owner’s signature.
8. Need Land Surveyor’s signature and seal.
9. Need Board of Health signature.
10. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
11. Submit an 8 ½” x 11” reduced copy of the Plat plus mylar and one copy with ALL certifications signed except for Commission’s Certification.
12. 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. 2020-060 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
13. All lot corners must be pinned.
14. Add legend.

A motion was made by Mrs. Robson, as seconded by Mrs. Hartley, to forward the Minor In-Family Conveyance – Matthew Morrow – 3132 Woodlake Rd – A-1 District – onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Preliminary Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 - 1132 Georgetown Rd – I-1 District – MLH Civil Engineers PLLC

John Hunt with MLH Civil Engineers was present via Zoom. Mr. Hunt noted that this tract was a seven acre development of a 33 acre tract for proposed warehouse facilities. Mr. Hunt noted that the property would be de-annexed because they do not need sanitary sewer connection. Amir Peay, prospective buyer was present via Zoom. John Soper, realtor for Mr. Freeny was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Add – Tract 4, Parcel 3.
2. Update Zoning classification of adjoining properties in two places = Brown-Forman = A-1; Freeny Trust where barn is on south = I-1.
3. Add easements, existing and proposed, on or abutting the property being platted, labeled, and dimensioned as to its purpose.
4. Building line for property zoned I-1 in the County is 40' – revise on plan and in cross section.
5. Submit copies of proposed deed restrictions, if any.
6. Need owner's signature.
7. Need Land Surveyor's signature and seal.
8. Need Board of Health 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. 2020-061 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
10. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed**.
11. Add note for gas line easement as noted in deed book 299 page 304; location to be determined.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Preliminary Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 - 1132 Georgetown Rd – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Final Record Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 - 1132 Georgetown Rd – I-1 District – MLH Civil Engineers PLLC

John Hunt with MLH Civil Engineers was present via Zoom. Amir Peay, prospective buyer was present via Zoom. John Soper, realtor for Mr. Freeny was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Add – Tract 4, Parcel 3.
2. Title Block – Add address of property = 1150
3. Update Zoning classification of adjoining properties in two places = Brown-Forman = A-1; Freeny to south = I-1.
4. Add bearings and distances of lot lines along new dedicated R.O.W. and make **BOLD/Solid** lines (in three places).
5. Show address number on each lot, approved by E-911 Coordinator. New lot is 1150.
6. Show all existing and proposed utility easements with dimensions.
7. Need Owner's signature and wording of owner's certificate needs to be revised as follows:
I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being recorded in deed book _____, page _____ in the Woodford County Clerk's Office, and do hereby adopt this as my (our) record plan 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.

8. Need Land Surveyor's signature and seal.
9. Need Health Department signature.
10. Add a note to the Plat that the 25.583 acres (remaining) is non-buildable.
11. Add a note regarding property not lying in Midway City limits.
12. Submit copies of approved entrance permits from the State.
13. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
14. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy with **ALL** certifications signed except for Commission's Certification.
15. 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. 2020-062 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
16. All lot corners must be pinned.
17. Show City Public Works/County's Engineer Certification and signature needs to be obtained. When property is taken out of City Limits the Certificate will need to be retitled to County's Engineer and signed. Also, remove last sentence – no CD will be needed.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Final Record Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 - 1132 Georgetown Rd – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

A motion was made by Mrs. Delius, as seconded by Mr. Brown to adjourn the meeting at 10:32 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko