

ON TUESDAY, NOVEMBER 19, 2019 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Lezlie Allison, Autumn Dmytrewycz, Mary Beth Robson, Mitzi Delius, Pattie Wilson, Jeri Hartley, Barrett Schoeck, John Varner, Paul Simmons

The meeting was called to order by Pattie Wilson. Mrs. Wilson welcomed Autumn Dmytrewycz, representative for Columbia Gas.

MINUTES: Motion was made by Mr. Simmons, seconded by Mrs. Robson, to approve the October 15, 2019 minutes, as submitted. Motion passed with nine (9) aye votes.

NEW BUSINESS

Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm and Vision Engineering – 1470 Troy Pike –41.276 Acres - A-1 (Agriculture) to R-1B (Single Family Residential) and R-4 (High Density Residential) Districts – Vision Engineering

Jihad Hallany with Vision Engineering was present for discussion and explained the Zone Change request.

TRC deficiencies were listed as follows:

1. Purpose of Plan – To rezone.....to create 27 SFR lots, etc
2. A vicinity sketch, oriented in the same direction as the design scheme needs to show streets in vicinity (too broad).
3. Adjoining subdivision contours are not correct.
4. Show exact location, arrangement, and dimensions of existing and proposed driveways, walkways, parking areas and arrangement of spaces, points of ingress and egress (including all gates restricting vehicular access), access points for construction vehicles, and other vehicular and pedestrian rights-of-way. Need State Encroachment Permit on Troy.
5. Need minimum 650' between intersections. Entrance should line up with Helmsley Lane. Can a connection be made to Old Dry Ridge Road from R-4 area.
6. Show location and cross-sections of any proposed or existing streets within or abutting the subject property.
7. Show open space areas and label. 4% minimum (not including detention). Questioned linking front to back via pathways.
8. Show storm drainage areas, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area. Storm basin must be on lot of its own.
9. Show proposed and existing easements for utilities or other purposes.
10. 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 and label as Tree Protection Areas.
11. Show location of any existing burial grounds, if any, and if required, provisions for their protection, maintenance and accessibility.

12. Statistical Summary of all pertinent site data, including:
 - a. Site area (Net & Gross) – specify which or show both.
 - b. Density (Net & Gross) - specify which or show both.
13. Need letter from City of Versailles confirming that water and sanitary sewers can be accommodated for 286 units (or however many units are shown in updated plan).
14. Owner’s Certificate – Remove reference to Preliminary Plat. (only a Preliminary Development Plan).
15. Need Owner’s signature.
16. Submit 4 full size copies and 1-11” x 17” reduced copy of the Preliminary Plat, all signed and sealed.
17. If this Plan is accompanying a Zone Change Application 4 Zone Change signs must be posted on the property by noon November 27, 2019.
 - a. 1 sign at end of Rosewood Drive – A-1 to R-1B
 - b. 1 sign at end of Apple Road – A-1 to R-1B
 - c. 1 sign facing Old Dry Ridge Road – A-1 to R-4
 - d. 1 sign facing Troy Pike – A-1 to R-4
18. **Using 2018 Comp Plan** – Need to address CNU Infrastructure Policies (pgs 104 & 105) and Area Wide Development Policies (pgs 101-102). Guidelines need to be re-evaluated to make sure they are being followed.
19. Need to address Reasons Why Zoning should be changed per KRS100.213. (Item “D” on application)
20. Question waiver #3. Required spaces are being provided.
21. Street “B” should have a stub into adjacent school undeveloped property. This will help shorten the length of cul-de-sac waiver #2. Need to justify waivers per Sub Regs Article IX and Article VI, 620, D (14 a-c), in writing.
22. Suggest Street “A” be private so no waiver needed.
23. Need letter from Board of Education addressing adequacy of Public Schools.
24. Correct Floodplain date to 2017.
25. Need to discuss easement with Columbia Gas to service Senior Living facility.
26. Need to maintain easement along Barrows property for Windstream.
27. Need to do geotechnical investigations to determine if other sink holes exist. Mary Beth Robson is concerned with water toward school property.

A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to re-submit to TRC the Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm and Vision Engineering – 1470 Troy Pike –41.276 Acres - A-1 (Agriculture) to R-1B (Single Family Residential) and R-4 (High Density Residential) Districts, with deficiencies corrected as noted. The motion carried with nine (9) aye votes.

Preliminary Subdivision Plat – JPG Rental & Storage, LLC – 1051 Tyrone Pike – I-2 District – Vision Engineering

Jihad Hallany with Vision Engineering was present.

TRC deficiencies were listed as follows:

1. Add KY 2113 to Falling Springs Blvd.
2. Show all easements, existing and proposed, on or abutting the property being platted shall be shown, labeled, and dimensioned as to its purpose.
3. Show cross-sections of US 62 and KY 2113 (Falling Springs Blvd.).
4. Submit copies of proposed deed restrictions, if any.
5. Show all existing pertinent features either natural or man-made that may influence the design of the subdivision, such as water courses, tree groves, swamps, rock outcrops, outstanding natural topographic features, power transmission towers, scenic or historic areas, existing buildings, sewers, water mains, culverts, utility lines, and fire hydrants. Where underground utilities exist within or adjacent to the tract the approximate location, pipe size, and direction of slope shall be indicated.
6. Show existing topography, normally with five (5) foot contour intervals or as available from local GIS or survey. Contour lines shall be shown one hundred (100) feet beyond the subdivision boundary at ten (10) foot intervals.
7. Show proposed provision of water supply, fire protection, disposal of sanitary waste, storm water drainage, street trees, street lighting fixtures, street signs and sidewalks, and other proposed improvements. The providing agency must verify in writing that their corresponding utility or service is available and adequate for the proposed subdivision after written request by applicant.
8. Show Connections with existing water supply, or alternative means of supply giving location and size of mains.
9. Show proposed drainage system with typical cross sections of all proposed drainage facilities including underground drains, culvert head walls, ditch lines and necessary easements. Also, the location, size and invert elevation of storm sewers and appurtenances thereto. Storm basins must be on their own lot. Show lot and add maintenance agreement note on plan.
10. All site statistics will need to be revised, etc.
11. Show connections with existing sanitary sewer system or alternative means of sewage treatment and disposal and location.
12. Show the location of existing gas lines, fire hydrants, electric and telephone poles and street lights and the recommended future locations of these services.
13. Add a note regarding the 30' Landscape Buffer (30'LS Buffer).
14. Between Lot 1 & 2, there was an approved access. Show easement.
15. Revise **Owner's Certification** to read as follows: I (or We) do hereby certify that I am (or We are) the only owner (or owners) of record of the property platted hereon, said property being recorded in Deed Book ____, Page ____, (or Plat Cabinet____, Slide____), in the Woodford County Clerk's Office; and do hereby adopt this as my (or our) **Preliminary Plat** for this property. (Owner's signature, address, & date) and (Witness signature, address, & date)
16. **Preparer's Certification** – Add this and remove one on plat. (registered engineer, land surveyor or landscape architect)- I do hereby certify that this preliminary plat was prepared under my direction and that, to the best of my knowledge and belief; it complies with the Versailles-Midway-Woodford County Subdivision Regulations. (Preparer's signature address, seal, and date).
17. **Planning Commission's Certification** – Use this one and remove the one on the plat: I do hereby certify that this Preliminary Plat has met the requirements of the Versailles-Midway-

- Woodford County Planning Commission, with any waivers noted. (Planning Commission Chairman's signature and date).
18. 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. 2019-080 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
 19. Submit 4 full size copies and 1-11" x 17" reduced copy of the Preliminary Plat, all signed and sealed.
 20. Label jurisdictional wetland.
 21. Show all utility easements.

A motion was made by Mrs. Robson, as seconded by Mrs. Allison, to re-submit to TRC the Preliminary Subdivision Plat – JPG Rental & Storage, LLC – 1051 Tyrone Pike – I-2 District with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Minor Amended Consolidation Plat – Jeffrey M. Reed and Epiphany Foam Insulation – 701 & 711 McKinney Avenue - Unit 1, Section 5, Lots 36 & 37 – I-1 District – Malcolm Endicott, L.S.

Malcolm Endicott was present for discussion.

TRC deficiencies were listed as follows:

1. Clarify distance along front, now 300'?
2. Need Owner's signature – Both (Reed and Epiphany).
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. 2019-081 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
7. All lot corners must be pinned.
8. Check with KU – Chris Cobler on 50' U.E.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Minor Amended Consolidation Plat – Jeffrey M. Reed and Epiphany Foam Insulation – 701 & 711 McKinney Avenue - Unit 1, Section 5, Lots 36 & 37 – I-1 District onto the Chairman, with deficiencies corrected, as noted. The motion carried with nine (9) aye votes.

Amended Subdivision Plat – Melvin E. & Teresa M. Hardy and Eddie Hardy – 301 Dudley Street & 124 N. Brand Street – CO-1/R-3/I-1 Districts – Malcolm Endicott, L.S.

Malcolm Endicott was present for discussion.

TRC deficiencies were listed as follows:

1. Graphic scale – complete #'s on top of scale.
2. Vicinity map – label Brand Street on the map.
3. Add Building lines.
4. The CO-1 zoning on the rear of the lot looks deeper than mapping shows as well as along Dudley Street. Check and revise per mapping.
5. Site Statistics – All areas are net, (R.O.W. not included).
6. Show address number on each lot, approved by E-911 Coordinator.
7. Show all existing and proposed utility easements with dimensions; there are overhead lines cutting diagonally thru R-3 portion.
8. Need Owner's signature.
9. Adjust 100 year Flood Plain to show limits of 100/500 year along western side and correct back line as well.
10. Need verification that public water and sanitary sewer are available to both lots. If not infrastructure will have to be designed, approved and installed fort. (Records show it to be in 15' UE).
11. Does Mr. Hardy have legal right to extend/add access easement over City of Midway with lease he has or should that be from Midway?
12. Submit copies of approved entrance permits from City of Midway for Tract 2.
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. 2019-082 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
16. Add a written note about the Access Easement, who it's in favor of.
17. All lot corners must be pinned.
18. Show and label benchmark.
19. Identify the lots with a minimum finished floor elevations. (BFE + 1 foot) 793.8 + 1 foot = 794.8.
20. Correct date on Floodplain to 2017.

A motion was made by Mrs. Delius, as seconded by Mr. Varner, to forward the Amended Subdivision Plat – Melvin E. & Teresa M. Hardy and Eddie Hardy – 301 Dudley Street – CO-1/R-3/I-1 Districts onto the Chairman, with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

2nd Amended Minor Record Plat – Diane Razor-Ott – 1779 Cummins Ferry Rd – A-1 District – Tim Thompson, PE, LS

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Title Block - address(es) of property – add 1779 & 1723.
2. Add 80' building line along Cummins Ferry Road on both frontages.
3. Show address number on each lot, approved by E-911 Coordinator – 1778, should be 1779.
4. Show all existing and proposed utility easements with dimensions.
5. Need Owner's signature – both (will need to add a line for the Howells to sign since this easement is in their favor).
6. Need Land Surveyor's signature and seal.
7. Need Board of Health Signature.
8. Add "centerline" before Cummins Ferry along road.
9. Add lot line between #1 & #2.
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 street name and address approval sign-offs from E-911 Coordinator.
13. 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.
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. 2019-083 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov.

A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward the 2nd Amended Minor Record Plat – Diane Razor-Ott – 1779 Cummins Ferry Rd – A-1 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

Minor In-Family Conveyance Plat – Walter E. Schott, III (Grandfather) to Walter E. Schott, V (Grandson) - 2473 Troy Pike – Tract 3 – A-1 District – Tim Thompson, PE, LS

Tim Thompson was present for discussion.

1. Address(es) of Property - Add 3491 in Title Block - farm is #3473.
2. Show address number on each lot, approved by E-911 Coordinator – Tract 3= 3491, Tract 2 = 3495, Tract 1 = 3517.
3. Show all existing and proposed utility easements with dimensions.
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Need Board of Health Signature.
7. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
8. Submit street name and address approval sign-offs from E-911 Coordinator.

9. 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.
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. 2019-084 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
11. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Simmons, to forward the Minor In-Family Conveyance Plat – Walter E. Schott, III (Grandfather) to Walter E. Schott, V (Grandson) - 2473 Troy Pike – Tract 3 – A-1 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with nine (9) aye votes.

A motion was made by Mrs. Delius, as seconded by Mrs. Robson to adjourn the meeting at 11:14 a.m. The motion carried with nine (9) aye votes.

Patricia B. Wilson, Chair
PW:ko