

ON TUESDAY, OCTOBER 15, 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: Andy Elliott, Mary Beth Robson, Chris Cobler, Pattie Wilson, Jeri Hartley, John Varner, Paul Simmons, Bruce Southworth

The meeting was called to order by Pattie Wilson.

MINUTES: The September 17, 2019 minutes stood approved as submitted.

NEW BUSINESS

Construction Plans – Wooldridge Gardens – Phase II, Section 3 – 174 Abbey Road – 9.53 gross acres – R-4/PUD District – Vision Engineering

Matt Carter with Vision Engineering was present.

TRC deficiencies were listed as follows:

1. Include a signed/approved copy of Preliminary Development Plan/Preliminary Plat in set of Plans.
2. Need encroachment permits for all crossings and places that touch Abbey Road from City and for all work in Abbey Road R.O.W. (permit for each individual cut).
3. Defer to City of Versailles for further comments.
4. Mitzi Delius reserves the right for comments.
5. Need storm profiles.
6. Get in contact with Mary Beth Robson to clarify questions that she has. (she will email them)

A motion was made by Mrs. Robson, as seconded by Mr. Simmons, to forward the Construction Plans – Wooldridge Gardens – Phase II, Section 3 – 174 Abbey Road – 9.53 gross acres – R-4/PUD District, onto the Planning Director to issue Grading Permit once letters from the City of Versailles have been received and other deficiencies have been corrected. The motion carried with eight (8) aye votes.

Final Development Plan – Mark Harris – White Dog Trading & Storage, LLC – 620 Georgetown Road – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present and noted that the warehouse project would be a phased project and the first phase contained this proposed plat for two warehouses.

TRC deficiencies were listed as follows:

1. Add correct address/street name to Title Block = 167 McKinney Avenue. (not Georgetown Rd)
2. Show the record plan designation E-137(if available), and the record plan name or owner's name of all adjoining property including across street.
3. Show and add dimensions of proposed driveways, walk-ways, 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. Are gates back far enough for truck backup?

4. Show screening, landscaping and buffering, including a Landscape Statistic Table. Note that Landscaping must be planted along entire frontage within 50' Landscape Buffer Easement, per zoning ordinance.
5. Show all proposed and existing easements for utilities or other purposes. (see Plat for Building line, easements, landscape buffer, etc.)
6. Site Statistics - Add proposed Perimeter Landscaping = (50' Buffer along Georgetown Road).
7. Need encroachment permit from City of Midway for access to McKinney Avenue. Apron crosses over into existing apron of HOWA. Revise HOWA to be as-built.
8. Correct note to read: "Final Development Plan" (says Preliminary) and needs owner signature.
9. Commission's Certification - Correct to read: "Final Development Plan" (says Preliminary).
10. The Plan shall be tied to local horizontal and vertical GIS Datum.
11. 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. 2019-077 to kjohns@woodfordcountky.gov; pwilson@woodfordcountky.gov; koreel@woodfordcountky.gov
12. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed.**
13. This lot has not been platted and approved. A final record plat needs to be submitted for review to TRC and Commission. Plat in E-137 refers to this as remaining (future) tract. Need to verify all public infrastructure is available onsite, such as water, sanitary sewer and access. If not, a Certificate of Deposit will need to be posted with the City of Midway for cost plus 15%, prior to plat being recorded.
14. City of Midway/HMB Engineering reserves the right for comments.
15. City of Midway will need to look at the aesthetics of the proposed structures.

Note: There are existing water mains, gas mains, etc. in the R.O.W.'s that are not shown. These all need to be located and shown on Construction Plan.

A motion was made by Mr. Southworth, as seconded by Mrs. Hartley, to forward the Final Development Plan – Mark Harris – White Dog Trading & Storage, LLC – 620 Georgetown Road – I-1 District onto the Planning Commission, with deficiencies corrected. The motion carried with eight (8) aye votes.

Construction Plans – Lakeshore Learning Materials – 1150 Georgetown Road – I-1 District – The Kleingers Group

Patrick Warnement of The Kleingers Group was present.

TRC deficiencies were listed as follows:

1. Add approved/signed Amended Final Development Plan to set of Plans and sheet list table.
2. Pattie Wilson deferred to City of Midway/HMB Engineering for comments.
3. Sheet C500 – Move meter box per Bruce Southworth.
4. City of Midway/HMB Engineering reserves the right for comments.
5. Concern was expressed regarding gas line running in middle of lot.

Comment: Construction Plans were provisionally approved and grading permit can be issued once deficiencies are addressed; Consolidation Plat is recorded; property is transferred by deed and a letter from City of Midway/HMB Engineering is received.

A motion was made by Mrs. Hartley, as seconded by Mr. Varner, to provisionally approve and forward the Construction Plans – Lakeshore Learning Materials – 1150 Georgetown Road – I-1 District onto the Planning Director to issue a Grading Permit once letters from the City of Midway/Engineer have been received and other deficiencies have been corrected. The motion carried with eight (8) aye votes.

A motion was made by Mr. Southworth, as seconded by Mrs. Hartley to adjourn the meeting at 10:25 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko