

ON TUESDAY, OCTOBER 16, 2018 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Griff Reed, Mary Beth Robson, Pattie Wilson, Jeri Hartley, J. Smith, John Varner, Paul Simmons, Bruce Southworth

The meeting was called to order by Pattie Wilson.

MINUTES: The September 18, 2018 minutes stood approved as submitted.

OLD BUSINESS

Construction Plans – VCA Real Property Acquisition Corporation – 1325 Lexington Road – B-4 District – Vision Engineering

Rich Newton with Vision Engineering was present for discussion. Mrs. Wilson and Ms. Robson noted that there was a long history with the drainage issue from the Kroger lot.

TRC deficiencies were listed as follows:

1. Will need approval from City Public Works on the revised construction plans before a Grading Permit can be issued.
2. An Amended Plat will need to be submitted adding this sanitary sewer easement prior to occupancy permit being issued for building.
3. Will need As-Builts.
4. Sheet C7.0 – Lights are in conflict with trees in islands. Revise to avoid this.
5. Sheet C7.0 – Storm Sewer cleanouts are in shrubs at front of building. Relocate to avoid this.
6. Check drainage allowance from US60 and old Kroger parking lot on Marsailles Drive. May need to amend the detention easement on Final Record Plat.
7. Remove Buan Smith from County Engineer contact.
8. Remove Brian Wainscott's contact and add Woodford Co. Fire Department contact (John Smith).
9. Can manhole in parking lot be moved out of parking lot? Prefer not to have a manhole in a parking space.
10. Do not place water meter in landscaping. Meters have to be accessible.
11. If using a 5/8X3/4" meter for irrigation, meter box to be corrugated plastic with plastic lid (spec provided upon request)
12. Contact Woodford County Fire Department for details on fire department connection.
13. Sheet C11 – Fire Department connection must be 2-2.5" connection (male).

A motion was made by Mrs. Hartley, as seconded by Mr. Simmons, to approve the Construction Plans – VCA Real Property Acquisition Corporation – 1325 Lexington Road – B-4 District with deficiencies being corrected, as noted and letters from County and City Public Works to issue a Grading Permit. The motion carried with eight (8) aye votes.

NEW BUSINESS

Minor Subdivision Plat – Larry and Phyllis Stigers – 2991 West Leestown Rd - US 421 – A-1 District – Jared Stevens

Jared Stevens was present for discussion.

TRC deficiencies were listed as follows:

1. Title Block – remove “Preliminary”.
2. Title Block – correct address of property – should be 2991 West Leestown Road and add another address for new tract in title block and on face of plat on lot.
3. Area of each lot to the nearest tenth of an acre for each side of County line. Acres in Woodford vs. Acres in Franklin.
4. Site Statistics:
 - a. Total Gross Area – goes to centerline, so should be more than NET or remove this line from Statistics.
 - b. Total Net Area – Woodford vs. Franklin.
5. Need Owner’s signature.
6. Need Land Surveyor’s signature and seal and correct spelling of “direction”.
7. Correct Flood Insurance Rate Map (F.I.R.M.) date to 12/21/2017.
8. Lot yard and height requirement – Label “Woodford County”.
9. Woodford County PVA refers to D.B. 146 PG. 384. Please check.
10. Add note #2 – the portion located in Woodford County cannot have a residential structure placed on it.
11. Number General notes.
12. Add a note on Woodford County side to see General note #2.
13. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
14. Submit address approval sign-offs from E-911 Coordinator.
15. Submit an 8 ½” x 11” reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission’s Certification.
16. 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. 2018-053 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
17. Add Recorder’s Certification – A blank space (2”x2”) shall be left for the recording stamp of the Woodford County Clerk’s office in the **lower right hand corner** of the plat. Needs to be in lower right hand corner of long side, where project/scale are located.
18. All lot corners must be pinned.

Minor Plat that can go to the Chairman.

A motion was made by Mr. Reed, as seconded by Mr. Varner, to forward the Minor Subdivision Plat – Larry and Phyllis Stigers – 2991 West Leestown Rd - US 421 – A-1 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Final Development Plan – 670 McKinney Ave LLC – Midway Station Lot 28 – I-1 District – Barrett Partners Inc.

Tony Barrett with Barrett Partners was present for discussion.

TRC deficiencies were listed as follows:

1. Purpose of Plan – Needs to be more specific. # square feet of building, # of spaces, etc.
2. A vicinity sketch needs to show interior streets with names on significant ones.
3. Label contour more frequently.
4. Add sidewalks to cross-sections as shown on recorded plat. These will have to be constructed prior to occupancy of building.
5. Show screening, landscaping and buffering, including a Landscape Statistic Table (Just tree, shrubs, etc.; not the species. Show square feet of VUA in each island. Watch blocking site triangle at corner.
6. Show typical dimensions of parking spaces. If cars overhang there may not be enough room for VUA perimeter screening and trees.
7. Need 3 encroachment permits from City of Midway for driveways.
8. Need owner's signature.
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. 2018-054 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
11. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed.**
12. 718.7A requires any outdoor storage uses which shall be enclosed on all sides by a solid wall or fence not less than six feet in height.
13. City of Midway reserves the right for comment on Construction Plans.

Comment: The rezoning of this property to I-1 is pending before Midway City Council. This Development Plan is contingent upon this rezoning approval.

Comment: Site Construction Plans will need to be submitted for TRC review.

A motion was made by Mr. Southworth, as seconded by Mr. Reed, to forward the Final Development Plan – 670 McKinney Ave LLC – Midway Station Lot 28 – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Final Record Plat – Ball Homes, LLC – Rose Ridge Unit 3A – 9 Lots – R-1B District – EA Partners, PLC

Rory Kahly with EA Partners was present for discussion.

TRC deficiencies were listed as follows:

1. Vicinity Map – Label significant streets.
2. Show all existing and proposed utility easements with dimensions.
3. "Purpose of Plat" note to subdivide 9 single family lots and dedicate street and other infrastructure to public use.
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.

6. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
7. Submit street name and address approval sign-offs from E-911 Coordinator.
8. Submit an 8 ½" x 11" reduced copy of the Plat plus mylar and one copy, with **ALL** signatures except for Commission's Certification.
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. 2018-055 to kjohns@woodfordcountky.org; pwilson@woodfordcountky.org; koreel@woodfordcountky.org
10. Submit As-Built construction plans (one to P&Z, one to City Public Works), consisting of, one full size set, one 11"x 17" reduced set, and a pdf.
11. Submit itemized bond estimate for final surface course, sidewalks, detention basin maintenance and clean up only, plus 15%.
12. Request in writing an on-site inspection by City Public Works.
13. Submit a Certificate of Deposit per Sub Regs once amount is approved after on-site inspection.
14. All lot corners must be pinned.
15. Complete label bench mark information.
16. Identify and note any lots with minimum finished floor elevations.
17. Can sign plat once existing sewer line and manholes are tested and passed and an as-built sheet is submitted for review.
18. Revise City Public Works Title Certification (remove "County" add "City") and get signatures.
19. Finish Course is complete – Bond amount should reflect any damage to road and construction of sidewalk and general site clean-up.

A motion was made by Mr. Reed, as seconded by Mr. Simmons, to forward the Final Record Plat – Ball Homes, LLC – Rose Ridge Unit 3A – 9 Lots – R-1B District onto the Planning Commission with deficiencies corrected, as noted. The motion carried with eight (8) aye votes.

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

Mrs. Wilson noted that the Plan was not in order to be heard and that the applicant will return at the next meeting.

Final Development Plan – Midway University – 512 E. Stephens St – R-3 District – RossTarrant Architects

Josh DeSpain with RossTarrant Architects was present for discussion.

TRC deficiencies were listed as follows:

1. Add property address in Title Block = 512 E. Stephens Street.
2. 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. There are significant changes to parking lots on north and south sides. Show how these are being changed and where new spaces are.
3. Add dimensions to Building.
4. Statistical Summary:

- a. Parking – revise – many spaces are being lost.
5. The plan shall be tied to local horizontal and vertical GIS Datum.
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. 2018-056 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
7. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **ALL signed and sealed**.
8. Will need a drainage report to justify no detention when construction plans are submitted.
9. Site Construction Plans will also need to be submitted for TRC review in order to obtain a Grading Permit.
10. Once Final Development Plan is approved by Planning Commission, Construction Plans are approved and State approved Building Plans a local Building Permit can be obtained.
11. Note how many parking spaces are being removed.

A motion was made by Mr. Southworth, as seconded by Mr. Reed, to forward the Final Development Plan – Midway University – 512 E. Stephens St – R-3 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Zoning Map Amendment and Preliminary Development Plan – Homer Michael Freeny, Jr. Trust – 1132 Georgetown Road - 137.743 gross acres - A-1 District to I-1 District – Tim Thompson, PE, LS

Tim Thompson, Bill Moore and John Soper were present for discussion.

TRC deficiencies were listed as follows:

1. In Title Block add property address: 1132 Georgetown Road.
2. Purpose of Plan needs to be revised as follows: add to end of first sentence – for 137.743 gross acres from A-1 (Agriculture) to I-1 (Light Industrial). Revise last sentence – A Preliminary Subdivision Plat, Final Development Plan (s), Construction Plans and Final Record Plat(s) will have to be approved by the Commission with any specific use.
3. A vicinity sketch is too far out.
4. Show screening, landscaping and buffering, recreational and other open space areas, including a Landscape Statistic Table for zone to zone screening.
5. Address storm drainage areas, floodplains, drainage controls and stormwater retention and any other designated environmentally sensitive or geologic hazard area such as sinkholes.
6. Show all proposed and existing easements for utilities or other purposes.
7. Add general description of the type and size of such trees shown on the plan.
8. Need preliminary approval from KYTC for access to KY 341.
9. Add 25' Building Line along Georgetown Road.
10. Clarify existing 100 year floodplain – Symbol on plan is hard to read with contours.
11. Add signature and seal of Land Surveyor/Engineer.
12. Need Owner's signature.
13. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Plan, **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 October 24, 2018.
15. Need to address Workplace Policies and Guidelines as well as Area Wide Development Policies from 2018 Comp Plan.

16. Need a letter from Midway (of whoever is the provider) that public water and sanitary sewer will be available.
17. Revise Note #15. Shall comply with Versailles, Midway, Woodford County Subdivision Regulations.
18. There is an existing 3 phase primary overhead line running south to north across Tract 4; need a 30' Utility Easement centered on it.

A motion was made by Mr. Southworth, as seconded by Mr. Reed, to forward the Zoning Map Amendment and Preliminary Development Plan – Homer Michael Freeny, Jr. Trust – 1132 Georgetown Road - 137.743 gross acres - A-1 District to I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Minor Amended Plat (Easement) – Alicia Guagliardo – 7311 McCowans Ferry Rd – A-1 District - Tim Thompson, PE, LS

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Need Owner's signature.
2. Need Land Surveyors signature and seal.
3. Submit Utility easement approval sign-offs from each Utility company due to the nature of this amendment.

This is a Minor Plat that can be forwarded to the Chairman.

A motion was made by Mr. Reed, as seconded by Mr. Southworth, to forward the Minor Amended Plat (Easement) – Alicia Guagliardo – 7311 McCowans Ferry Rd – A-1 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

Consolidation Plat – Robert and Sheila Wade – 5088 Delaney Ferry Road – A-1 and R-1B Districts - Tim Thompson, PE, LS

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Correct Delaney Ferry spelling (remove 's).
2. Add building lines – 30' along Pinckard and 80' along Delaney Ferry.
3. Add bearings and distances of all lot lines.
4. Show all existing and proposed utility easements with dimensions.
5. Need Owners signature – add more signature lines.
6. Need Land Surveyors signature and seal.
7. Show edge of pavement on Delaney Ferry Road.
8. Correct Pinckard Pike cross-section. Should be a 30' B.L. and U.E. (not 80').
9. Dimension depth of R-1B/A-1 zone line from centerline = 350'.

10. Submit Utility easement approval sign-offs from each Utility company, if different from easements shown thereon.
11. Submit a mylar and 8 ½" x 11" reduced copy of the Plat, with **ALL** signatures 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. 2018-058 to kjohns@woodfordcountyky.org; pwilson@woodfordcountyky.org; koreel@woodfordcountyky.org
13. Need 30' Building Line along HWY 169 to also be Utility Easement, also label on the face of the plat.

This is a minor Plat that can be forwarded to the Chairman.

A motion was made by Mrs. Hartley, as seconded by Mr. Simmons, to forward the Consolidation Plat - Robert and Sheila Wade – 5088 Delaney Ferry Road – A-1 and R-1B Districts onto the Chairman with deficiencies being corrected, as noted. The motion carried with eight (8) aye votes.

A motion was made by Mr. Reed, as seconded by Mrs. Hartley to adjourn the meeting at 10:38 a.m. The motion carried with eight (8) aye votes.

Patricia B. Wilson, Chair
PW:ko