

ON TUESDAY, OCTOBER 18, 2022 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. VIA ZOOM TELECONFERENCING.

The meeting was called to order by Mary Beth Robson.

MEMBERS PRESENT: Mary Beth Robson, Will Hayes, David Sutherland, Jeri Hartley

MINUTES: Mrs. Robson asked if there were any changes to the September 13, 2022 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS:

Final Record Plat – Northside Homes, LLC – 314 N. Winter St - R-1A/R-1B/R-1C Districts – EA Partners

Rory Kahly with EA Partners was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – add Formerly known as “The Reserve at Midway”.
2. Add Purpose of Plat note.
3. Reword note #1 and show 5’ utility and drainage easements on all side and rear lot lines.
4. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
5. Need Owner’s signature.
6. Need Land Surveyor’s signature and seal.
7. Add Detention Maintenance Note. Clarify - Lot 3 detention, who owns and/or maintains?
8. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed 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. 2022-087 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
10. All lot corners must be pinned.
11. Note 3, change to “The City of Midway”
12. Add 20’ wide easement (per Midway specifications) on the South side of lot 2 labeled “20’ Wide MWSS Utility Easement.”.

A motion was made by Mrs. Hartley, as seconded by Mr. Sutherland, to forward the Final Record Plat – Northside Homes, LLC – 314 N. Winter St - R-1A/R-1B/R-1C Districts onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with four (4) aye votes.

Construction Plans – Clarks Pump-n-Shop – 300 Lacefield St - B-5 Districts – R. M. Johnson Engineering, Inc

Ron Johnson was present via Zoom.

TRC deficiencies were listed as follows:

1. Sheet C-1 – Remove A-A; under site statistics, check number of parking spaces listed.

2. Sheet C-2 – ESC sheet – well done.
3. Sheet C-3 – Keynote problems – ex-entrance – reconfigure Lacefield St.
4. Sheet C-6 – Landscape Plan – what plant where? There are some unacceptable plants listed – need to have other alternatives.
5. Sheet C-11 – Sign – question distance of sign from Lacefield St. (30')?
6. Include copy of approved Final Development Plan in set.
7. Need approval letter from City of Midway Engineer to issue grading permit.
8. Sheet C-5, anywhere something is referenced to be “performed under the direction of the engineer,” please also list “and Jack Blevins, City of Midway.” Add to Note #14 and 21.
9. Sheet C-5, “Utility Providers,” please change Water to “The City of Midway”
10. Sheet C-5, please show a water meter to be installed by the contractor and note this must be supplied by the owner or contractor, NOT the City. Also note the City will need to be present to inspect the installation of the meter.
11. Sheet C-5, add note “If there are any discrepancies between plans, notes, or specifications, the City of Midway Specification shall govern.”
12. Sheet C-5, add boxed note for City of Midway to witness water/sewer connection testing, include “Contact Jack Blevins, City of Midway: 859-361- 6810.”
13. Sheet C-5, Add to Notes section “Call Jack Blevins, City of Midway, minimum 24 hours prior to any event requiring City of Midway inspection: 859-361-6810”
14. Sheet C-5, Note #19, label on plans the offset distance or estimated vertical clearance with the keynote “Water and Sewer to maintain minimum 10’ lateral separation and 18” vertical separation”
15. Sheet C-5, Add note “Roof drains, foundation drains, sump pump drains, and all other clean water connections to the sanitary system are PROHIBITED. No buildings shall be connected to a sewer lateral until the building is under roof.”
16. Will there be a dedicated fire line per Note #11? Or bypass with vault? Please clarify.
17. Please email dbrown@hmbpe.com for a copy of Midway Standard Water/Sewer Specifications.

A motion was made by Mrs. Hartley, as seconded by Mr. Sutherland, to forward Construction Plans – Clarks Pump-n-Shop – 300 Lacefield St - B-5 Districts onto the Planning Commission Engineer with deficiencies corrected and letter of approval from Midway Engineer in order to obtain Grading Permit, as noted. The motion carried with four (4) aye votes.

Consolidation Plat and In-Family Conveyance – Shook Family 2008 Trust – Mary Lou Shook (grandmother) to Kate Moran (granddaughter) –4720 and 5070 Troy Pk – A-1 District – Dan Phillips, LS

Trent Thompson and Joe Hoffman present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – add new address = 4720.
2. Show 100 year Flood Plain (if any) and note the Flood Insurance Rate Map (F.I.R.M.) number.
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 mylar, plus one 8 ½ x 11" reduced copy of plat, 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. 2022-090 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
11. All lot corners must be pinned.

A motion was made by Mrs. Hartley, as seconded by Mr. Sutherland, to forward Consolidation Plat and In-Family Conveyance – Shook Family 2008 Trust – Mary Lou Shook (grandmother) to Kate Moran (granddaughter) –4720 and 5070 Troy Pk – A-1 District, onto the Planning Commission Chair, with deficiencies corrected, as noted. The motion carried with four (4) aye votes.

Construction Plans – RD Holdings, LLC – Midway Station – 775 Fisher Street – I-1 District – MLH Civil Engineers, PLLC

John Hunt was present via Zoom.

TRC deficiencies were listed as follows:

1. Will need full set of plans when approved.
2. Add inlet protection to dbi in the road. If already there, clean and replace.
3. Add approved Final Development Plan to set.
4. Need approval letter from City of Midway Engineer to issue grading permit.

A motion was made by Mrs. Hartley, as seconded by Mr. Sutherland, to forward the Construction Plans – RD Holdings, LLC – Midway Station – 775 Fisher Street – I-1 District, onto the Planning Commission Engineer with deficiencies being corrected and letter of approval from Midway Engineer in order to obtain Grading Permit, as noted. The motion carried with four (4) aye votes.

2nd Amended Final Development Plan – Bluegrass Distillers – 158 W. Leestown Rd – A-1/I-1 Districts – MLH Civil Engineers, PLLC

John Hunt was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – add "2nd" Final Development Plan.
2. Make property line standout – needs to be darker.
3. Indicate no entrance off Georgetown Road. Remove reference to right turn lane on Leestown Road.
4. Remove wedding venue barn if not pertinent to Development Plan.
5. Show location of future sign.
6. Site Statistics – need sum of Building Coverage.
7. Need Owner's signature.

8. Need Land Surveyor's signature and seal.
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. 2022-089 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
10. Submit 4 full size copies, 1 – 11"x17" reduced copy of the Preliminary Plat (**folded to 8 ½ x 11**), **ALL signed and sealed** after corrections are made.
11. Turn off aerial photo layer.
12. Show 50' LBA for Urban Service Boundary.

A motion was made by Mrs. Hartley, as seconded by Mr. Sutherland, to forward the 2nd Amended Final Development Plan – Bluegrass Distillers – 158 W. Leestown Rd – A-1/I-1 Districts, onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with four (4) aye votes.

A motion was made by Mrs. Hartley, as seconded by Mrs. Robson, to adjourn at 10:39 a.m. Motion carried with four (4) aye votes.

Mary Beth Robson, Chair
MBR:ko