

ON TUESDAY, SEPTEMBER 13, 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: Autumn Dmytrewycz, Mary Beth Robson, Will Hayes, Mitzi Delius, Barrett Schoeck, David Sutherland, Dan Knight

MINUTES: Mrs. Robson asked if there were any changes to the August 16, 2022 minutes, hearing none, minutes stood approved as submitted.

NEW BUSINESS:

Minor In-Family Conveyance Plat – Paula J. O’Nan (wife) to William R. O’Nan (husband) – 980 E. Leestown Rd – 21.611 acres - A-1 District – Malcolm Endicott, LS

Malcolm Endicott was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Correct spelling of “Remainder”.
2. Title Block – add address to Tract B = 926 E. Leestown Rd.
3. Show names of adjacent property owners across Leestown Road.
4. Show building line.
5. Need Owner’s Signature.
6. Need Preparer’s signature and seal.
7. Need Board of Health signature.
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. 2022-074 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
10. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Minor In-Family Conveyance Plat – Paula J. O’Nan (wife) to William R. O’Nan (husband) – 980 E. Leestown Rd – 21.611 acres - A-1 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Minor Property Line and Consolidation Plat – Daniel and Joanna M. Spradlin (Tract 1) & Roy C. Chenault (Tract 2) –749, 781 & 787 Elliston Lane – A-1/CO-1 Districts – Malcolm Endicott, LS

Malcolm Endicott was present via Zoom.

TRC deficiencies were listed as follows:

1. Correct F.I.R.M. – 21239C 0110 D.
2. Need Owner’s Signature.

3. Need Preparer's signature and seal.
4. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
5. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, 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. 2022-075 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
7. All lot corners must be pinned.
8. Correct spelling of "Marathon" Pipe Line

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward Minor Property Line and Consolidation Plat – Daniel and Joanna M. Spradlin (Tract 1) & Roy C. Chenault (Tract 2) –749, 781 & 787 Elliston Lane – A-1/CO-1 Districts, onto the Planning Commission Chair, with deficiencies corrected, as noted. The motion carried with seven (7) aye votes.

Minor Property Line Relocation Plat – Betty Jean Hunter (1485) & Gregory and Sherry Garner (1465) – 1465 and 1485 McCowans Ferry Road – A-1 District – Malcolm Endicott, LS

Trent Thompson and Bryan Fannin were present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Correct addresses = 1465 and 1485.
2. Correct F.I.R.M. number – 21239C 009 D.
3. Need Owner's Signature.
4. Need Preparer's signature and seal.
5. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
6. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
7. 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. 2022-076 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
8. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward Minor Property Line Relocation Plat – Betty Jean Hunter (1485) & Gregory and Sherry Garner (1465) –1465 and 1485 McCowans Ferry Road – A-1 District, onto the Planning Commission Chair, with deficiencies corrected, as noted. The motion carried with seven (7) aye votes.

Minor Amended Easement Plat – Anthony J. and Rene E. Guagliardo – 7365 McCowans Ferry Road – A-1/CO-1 Districts – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Correct spelling of “easement” throughout the plat.
2. Need Owner’s Signature.
3. Need Preparer’s signature and seal.
4. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
5. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, 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. 2022-077 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
7. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Minor Amended Easement Plat – Anthony J. and Rene E. Guagliardo – 7365 McCowans Ferry Road – A-1/CO-1 Districts, onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Subdivision and Consolidation Plat – Jedidiah Joel and Ashley Camille Edenstrom – 2245 Watts Ferry Rd & 425 Hippe Agee Rd– A-1/CO-1/A-4 Districts – Dan Phillips Surveying

Trent Thompson was present via Zoom.

TRC deficiencies were listed as follows:

1. Correct spelling of “Ashley” under Survey For.
2. Include names of adjacent property owners.
3. Add zoning classification of entire property and adjoining properties.
4. Question if building line is needed.
5. Include cross section of Foraker Rd.
6. Need Owner’s Signature.
7. Need Preparer’s signature and seal.
8. Need Board of Health signature.
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. 2022-078 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
11. All lot corners must be pinned.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Subdivision and Consolidation Plat – Jedidiah Joel and Ashley Camille Edenstrom – 2245 Watts Ferry Rd & 425 Hippe Agee Rd– A-1/CO-1/A-4 Districts, onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Amended Final Development Plan – Gurjinderpal Singh & Sandeep Kaur – 400 Lexington Road – B-4 District – Banks Engineering

Greg Smorstad with Banks Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Need Purpose of Plan.
2. Show location of sign.
3. Show FFE.
4. Incomplete storm drainage information. Need more detail.
5. Euonymous Alatus (Burning Bush) is no longer allowed; need replacement.
6. Commission's Certification should read as follows: "I do hereby certify that this development plan was approved by the Planning Commission at its meeting held on (date)."
7. Need Owner's signature.
8. Planning Commission's Certification – Revise to include Preliminary Plat.
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. 2022-079 to kjohns@woodfordcountky.gov; mrobson@woodfordcountky.gov; koreel@woodfordcountky.gov
11. 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.
12. Development Plan is contingent on Board of Adjustment approval on 9/12/22. If approved add note on plan with BOA application number.
13. Show gravity line on Laval Heights.
14. No planting around water meter or on top of waterline.
15. Need sidewalk along Laval Heights and Lexington Road.
16. Setup teleconference with Mary Beth Robson, Mitzi Delius and Dan Knight.
17. Concern with entrance near intersection at Laval Heights and Lexington Road.
18. Mitzi Delius questioned if a Preliminary Development Plan was needed.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Amended Final Development Plan – Gurjinderpal Singh & Sandeep Kaur – 400 Lexington Road – B-4 District, onto the Planning Commission with deficiencies being corrected, as noted, and all plans are filed in the correct order. The motion carried with seven (7) aye votes.

Amended Construction Plans – James Cousins - Biggby Coffee – Equestrian Park - 354 Lexington Street – B-1/B-4 Districts – Thoroughbred Engineering

William Horton with Thoroughbred Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Sheet 2.0 – Show relocated pipe location. Need sign detail? Rotate curb inlet? Need storm details.
2. Sheet 3.0 – Change line type for proposed RCP. Label size or add to table. Need junction box detail. Why is P-Z dashed? S-1, S-2, S-3 types/dimensions. Question A.P. Indy bump outs.
3. Sheet 4.0 – Project infiltration well; show on plan. Remove any accumulated soil from basin.

4. Sheet 5.0 – Extend sanitary sewers further? Since storm will be over Mitzi?
5. Water service lines need to be copper.
6. Sewer lines could be 4”.
7. City Public Works needs to be onsite when tapping water main.

A motion was made by Mr. Montgomery, as seconded by Mrs. Delius, to forward the Amended Construction Plans – James Cousins - Biggby Coffee – Equestrian Park - 354 Lexington Street – B-1/B-4 Districts onto the Planning Commission Staff with deficiencies being corrected, as noted, in order to obtain a grading permit. The motion carried with seven (7) aye votes.

2nd Amended Preliminary Subdivision Plat – Ball Homes, LLC - Paynes Crossing – Unit 1 – 2001 Lexington Road – R-1B/R-1C/R-2 Districts – Eagle Engineering

Joh Hill with Eagle Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Show Purpose of Plat note. (If an amendment be specific about items being amended.)
2. Show Unit 1 Phase in darker dashed line.
3. Need to update site statistics.
4. Need Owner’s signature.
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. 2022-081 to kjohns@woodfordcountky.gov; mrobson@woodfordcountky.gov; koreel@woodfordcountky.gov
7. 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.
8. Mary Beth Robson questioned bollards at park entrance.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the 2nd Amended Preliminary Subdivision Plat – Ball Homes, LLC - Paynes Crossing – Unit 1 – 2001 Lexington Road – R-1B/R-1C/R-2 Districts, onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

2nd Amended Final Development Plan – Clark’s Pump-n-Shop – Midway Station, Unit 1, Sec. 1, Lot 4 – 300 Lacefield St – B-5 District – R. M. Johnson Engineering, Inc

Ron Johnson with RMJE was present via Zoom.

TRC deficiencies were listed as follows:

1. Need to remove all information pertaining to Lot 3A if not included in this Plan.
2. Add vicinity sketch oriented in the same direction as the design scheme.
3. Show Storm inlet and any pipes.
4. Question reciprocal access to Lot 3A.
5. Gray out Lot 3A.
6. Need to change address on building to 300.

7. Provide letter regarding change in reciprocal access, that it is acceptable.
8. We checked and the UE was released in 2016.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the, 2nd Amended Final Development Plan – Clark’s Pump-n-Shop – Midway Station, Unit 1, Sec. 1, Lot 4 – 300 Lacefield St – B-5 District, onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Amended Final Development Plan – Midway University – 512 E. Stephens St – Football and Track Field – A-1 District - Carman

John Carman was present via Zoom.

TRC deficiencies were listed as follows:

1. Add vicinity sketch oriented in the same direction as the design scheme. Site shape needs to match Plan.
2. Include Landscape Plan sheet to Development Plan.
3. Question pavement and future restrooms.
4. Show connection of storm drainage areas.
5. Show proposed and existing easements for utilities or other purposes.
6. Need Owner’s signature.
7. The plan shall be tied to local horizontal and vertical GIS Datum.
8. 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. 2022-081 to kjohns@woodfordcountky.gov; mrobson@woodfordcountky.gov; koreel@woodfordcountky.gov
9. 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.
10. Change label of stadium/press box to bleachers.
11. Show connection of head wall.
12. Get with Barrett Schoeck at Health Department regarding holding tank at baseball complex restrooms. (Could be problematic)
13. Label future yard hydrants.
14. This lot will require stormwater detention and requires grading and drainage plan review and approval by the Woodford County Engineer.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Amended Final Development Plan – Midway University – 512 E. Stephens St – Football and Track Field – A-1 District, onto Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Construction Plans – Midway University – 512 E. Stephens St – Football and Track Field – A-1 District – Carman

John Carman was present via Zoom.

TRC deficiencies were listed as follows:

1. Sheet C 1.0 – Hard to read. Overlapping text. Question elevations. Ok to leave off 8, but specify.
2. Sheet C 2.0 – Shade back. Future – any other thoughts about access to stadium?
3. Sheet C 3.1 – Label property contours, especially pond.
4. Question 100yr 24hr out the spillway.
5. Drainage report – no page numbers on narrative; Pg. 4 – no Midway SW manual.
6. Need to talk with Mary Beth Robson about some items.
7. This set of construction plans is lacking a utility sheet and should be resubmitted with a utility sheet including notes and labels for proposed water and sanitary sewer lines if necessary. It is unclear if there will be restrooms and therefore a connection to the sanitary system. The plans have not been fully evaluated due to lack of a utility plan sheet.
8. Will this project need water service? There is none shown on the plans. The reviewer has determined the water connection will be coordinated with the Midway University private water lines. If a connection to the public system is desired, this must be shown on the plans with reference to Midway's standard specifications.
9. Sheet C2.0, 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."

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Construction Plans – Midway University – 512 E. Stephens St – Football and Track Field – A-1 District, onto the Planning Commission Staff with deficiencies being corrected, as noted, and approval letters in order to obtain a grading permit The motion carried with six (6) aye votes.

Amended Final Development Plan – RD Holdings, LLC – Midway Station – 775 Fisher Street – I-1 District – MLH Civil Engineers, PLLC

John Hunt with MLH Civil Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Correct owner name on Lots 26 and 27 = RD Holdings, LLC
2. Remove sidewalks from street section.
3. Need Owner's signature.
4. The plan shall be tied to local horizontal and vertical GIS Datum.
5. 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. 2022-084 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
6. 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.
7. Add Amended to Title Block.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Amended Final Development Plan – RD Holdings, LLC – Midway Station – 775 Fisher Street – I-1 District, onto Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Preliminary Development Plan – Imperial Asphalt – Midway Station – 775 McKinney Ave – I-1 District – Triple Point Engineering, LLC

Aaron Dockery with Triple Point Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Make Title Block and Vicinity map smaller (can give sample plan).
2. Revise Commission's Certification: "I do hereby certify that this development plan was approved by the Planning Commission at its meeting held on (date)." And signature should read "Commission's Chairman".
3. Change Project Intent heading to Purpose of Plan.
4. Label roads in vicinity map and include site boundary.
5. Make owner name bolder on Lot.
6. Check typo in Owner's Certification. Delete comma after shown.
7. Show proposed and existing easements for utilities or other purposes. Need different line styles.
8. Check bearing and distances on building line, not PL fonts.
9. Label contours.
10. Need Owner's signature.
11. The plan shall be tied to local horizontal and vertical GIS Datum.
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. 2022-085 to kjohns@woodfordcountyky.gov; mrobson@woodfordcountyky.gov; koreel@woodfordcountyky.gov
13. 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.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to forward the Preliminary Development Plan – Imperial Asphalt – Midway Station – 775 McKinney Ave – I-1 District, onto Planning Commission with deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

A motion was made by Mrs. Delius, as seconded by Mr. Schoeck, to adjourn at 11:26 a.m. Motion carried with six (6) aye votes.

Mary Beth Robson, Chair
MBR:ko