

**ON WEDNESDAY, SEPTEMBER 14, 2021 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. VIA ZOOM TELECONFERENCING.**

The meeting was called to order by Pattie Wilson.

**MEMBERS PRESENT:** Autumn Dmytrewycz, Mary Beth Robson, Mitzi Delius, Brandon Brown, Pattie Wilson, Jeri Hartley, Melvin Montgomery,

**MINUTES:** Mrs. Wilson asked if there were any changes to the August 18, 2021 minutes, hearing none, the minutes stood approved as submitted.

**OLD BUSINESS:**

RE-SUBMITTAL – Final Record Plat - Polo Run Subdivision – 500-534 Polo Run Lane (3473 Troy Pike) – RR District – Dan Phillips Surveying

Trent Thompson and Trey Schott were present via Zoom. Mrs. Wilson noted that this was a Rural Residential Development and that it had been originally turned in January 2021 and they worked on several deficiencies and have now re-submitted.

TRC deficiencies were listed as follows:

1. Label what dashed lines are on side property lines.
2. Need Owner's signature.
3. Need Land Surveyor's signature and seal.
4. Need Board of Health signature.
5. Remove 50' L.B.A. off of lot #8.
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 mylar 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. 2021-002 to [kjohns@woodfordcountyky.gov](mailto:kjohns@woodfordcountyky.gov); [pwilson@woodfordcountyky.gov](mailto:pwilson@woodfordcountyky.gov); [koreel@woodfordcountyky.gov](mailto:koreel@woodfordcountyky.gov)
10. Submit itemized bond estimate for final surface course and clean-up only, plus 15%.
11. Request in writing an on-site inspection by County's Engineer. Does Mary Beth need to go back out?
12. Submit a Certificate of Deposit per Sub Regs once amount is approved after an on-site inspection.
13. All lot corners must be pinned.
14. Show County's Engineer Certification and signature. Revise to County's.
15. Staff will forward As-builts to Mary Beth Robson; she will do site visit.
16. Add 15' UE as marked by Chris Cobler with KU.

**A motion was made by Mrs. Delius, as seconded by Mrs. Robson, to forward the Final Record Plat - Polo Run Subdivision – 500-534 Polo Run Lane (3473 Troy Pike) – RR District – onto the Planning**

**Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

RE-SUBMITTAL - Minor Subdivision Plat – QG Printing II LLC – 100 and 120 US 60 Bypass – B-4 District – Thoroughbred Engineering

Keith Winstead with Thoroughbred Engineering was present via Zoom.

TRC deficiencies were listed as follows:

1. Title Block – Revise name of subdivision – 100 US60, LLC (Formerly Rand McNally & Company Properties).
2. Title Block – Type of Plat – 3<sup>rd</sup> Amended Minor Subdivision Plat.
3. Title Block – addresses of property – 100 & 120 US60 Bypass.
4. Site Statistics: Move Tract 1 info under Site Statistics
  - a. Total Net area.
  - b. Number of Lots.
  - c. Zone – I-1 & I-2
5. Correct street name: US60 Bypass(not Versailles Byp)
6. Show address number on each lot = 100 & 120.
7. Need Owner’s signature (is DB & PG correct?)(DB320, PG 502).
8. Need Land Surveyor’s signature and seal.
9. Add a note referencing previous Plat of Record in Plat Cab B, SL 233.
10. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
11. Submit mylar, plus one 8 ½ x 11” reduced copy of plat, with **ALL** certifications signed 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. 2021-058 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
13. Add a blank space (2x2) in the lower right hand corner of the plat for the recording stamp of the Woodford County Clerk’s office.
14. All lot corners must be pinned.
15. Does the access easement to the fire department property extend to Big Sink Rd? Need to make sure access is still available to the emergency entities.
16. Need to get in touch with Brandon Brown of the City Fire Department regarding use of building and storage.
17. Add street cross sections for Bypass and Crossfield Drive.
18. Make Building Line a B.L. and Utility Easement.
19. Add calls or dimensions on access easement coming off Bypass.

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Minor Subdivision Plat – QG Printing II LLC – 100 and 120 US 60 Bypass – B-4 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

RE-SUBMITTAL - Zoning Map Amendment and Preliminary Development Plan – Norma’s Forever, LLC – 1079 Crossfield Dr. – 12.5 Net & Gross Acres - I-1 (Light Industrial) to R-3 (Medium Density Residential) – EA Partners, PLC

Rory Kahly and Tom Hatfield with EA Partners were present via Zoom. Mr. Hatfield noted that they had meeting on August 10, 2021 to address all comments and deficiencies. Mr. Kahly provided a landscape plan and placeholder. Mr. Hatfield noted that they committed to providing a geo-physical survey around the sinkhole and that was provided in a cover letter.

TRC deficiencies were listed as follows:

1. Need Owner’s signature.
2. Submit 4 full size copies folded, 1 – 11”x17” reduced copy of the Plan, **all signed and sealed and folded.**
3. 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. 2021-035 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
4. If this plan is accompanying a Zone Change Application, one (1) Zone Change Sign, must be posted on the property by noon, Wednesday, September 29, 2021. Public Hearing will be held on October 14, 2021 at 6:30 p.m.
5. Re-write note #13 that says “detention to be provided on site by existing basin”; it needs to say “the existing stormwater storage area is to be reconfigured as part of this project.....” – check with Mary Beth Robson on wording.

**A motion was made by Mrs. Delius, as seconded by Mr. Brown, to forward the Zoning Map Amendment and Preliminary Development Plan – Norma’s Forever, LLC – 1079 Crossfield Dr. – 12.5 Net & Gross Acres - I-1 (Light Industrial) to R-3 (Medium Density Residential) onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

RE-SUBMITTAL - Minor Amended Subdivision Plat – YA America – 103 & 105 Industry Dr – I-2 District – Malcolm Endicott, LS

Mr. Endicott could not join the meeting.

TRC deficiencies were listed as follows:

1. Show all existing and proposed utility easements with dimensions.
2. Need owner’s signature.
3. Need Land Surveyor’s signature and seal.
4. Remove “old line” with 80’ reference.
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. 2021-004 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
8. All lot corners must be pinned.

**A motion was made by Mrs. Robson, as seconded by Mrs. Delius, to forward Minor Amended Subdivision Plat – YA America – 103 & 105 Industry Dr – I-2 District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

## **NEW BUSINESS**

Zoning Map Amendment/2<sup>nd</sup> Amended Final Development Plan – F146, LLC (Bluegrass Distillers) – 158 W Leestown Rd – A-1 to I-1 District – MLH Civil Engineering

John Hunt with MLH Civil Engineers was present via Zoom. Mr. Hunt noted that re-zoning the small rectangle would allow them to move the distillery up the hill.

TRC deficiencies were listed as follows:

1. Show topography with contour intervals at two (2) feet. (Plan currently shows 10 foot intervals)
2. Need Owner's signature.
3. 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. 2021-064 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
4. Submit 4 full size copies **folded**, 1 – 11"x17" reduced copy of the Plan, **all signed and sealed and folded**.
5. If this plan is accompanying a Zone Change Application, two (2) Zone Change Sign, must be posted on the property by noon, Wednesday, September 29, 2021. 1 fronting West Leestown Road and 1 fronting Georgetown Road. Public Hearing will be held on October 14, 2021 at 6:30 p.m.
6. Comprehensive Plan recommends Interchange Commerce District for the future land use of this corner of I-64. Industrial is anticipated to be located in a Workplace/Employment District. Need to address this and the appropriate Policies and Guidelines in Chapter V, pages 108-111.
7. Comprehensive Plan contains Area Wide Development Policies in Chapter V, pages 101-102. These need to be also addressed.
8. Kenneth Johns will provide you with the updated USB lines.

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the Zoning Map Amendment/2<sup>nd</sup> Amended Final Development Plan – F146, LLC (Bluegrass Distillers) – 158 W Leestown Rd – A-1 to I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

Final Record Plat – Homer Michael Freeny, Jr Trust – 1132 Georgetown Road and 685 & 711 McKinney Ave – I-1/A-1/CO-1 Districts - MLH Civil Engineering

Will re-submit at a later date.

Minor Subdivision Plat – Lloyd I. Castle Estate – 6106 Delaney Ferry Rd Ext – Tract 3 – R-1C District – Malcolm Endicott, LS

Mr. Endicott could not join the meeting.

TRC deficiencies were listed as follows:

1. Add building line 25' along front from the R.O.W.
2. Bearings and distance on rear lot line is incorrect.
3. Update existing zone to R-1C and A-1.
4. Show all existing and proposed utility easements with dimensions.
5. Need Owner's signature.
6. Need Land Surveyor's signature and seal.
7. Show 100 year Flood Plain (if any) and note the Flood Insurance Rate Map (F.I.R.M.) number. 21239C0150D, 12/21/2017.
8. Septic system needs to be entirely on subject property.
9. House does not look to be in correct location. Show garage too (or remove all).
10. Show existing drive/FG #133.
11. Submit Utility Easement approval sign-offs from each utility company, if different from easements shown thereon.
12. Submit mylar, plus one 8 ½ x 11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
13. 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. 2021-066 to [kjohns@woodfordcountky.gov](mailto:kjohns@woodfordcountky.gov); [pwilson@woodfordcountky.gov](mailto:pwilson@woodfordcountky.gov); [koreel@woodfordcountky.gov](mailto:koreel@woodfordcountky.gov)
14. Add recorder's certification blank space (2" x 2") - shall be left for recording stamp of the Woodford County Clerk's office in the lower right hand corner of the plat.
15. Remove note #3 and re-number others.
16. All lot corners must be pinned.
17. Extend zoning lines.
18. Correct spelling of "Elaney" to "Delaney" as requested by.
19. Need typical of Delaney Ferry Road Extended to show R.O.W.

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Minor Subdivision Plat – Lloyd I. Castle Estate – 6106 Delaney Ferry Rd Ext – Tract 3 – R-1C District onto the Planning Commission Chair with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

4<sup>th</sup> Amended Final Development Plan - White Dog Trading and Storage, LLC – Midway Station, 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present via Zoom. Mr. Carter noted that they are proposing the third and final phase for bourbon storage warehouses with a spill containment basin which doubles as detention. There will be two equipment storage buildings.

TRC deficiencies were listed as follows:

1. Parking (required and proposed) – for office 1/200 s.f. = 59 spaces. Question – distillery, events, restaurant.
2. Need to show distances of equipment buildings to property lines. (minimum rear yard for 1 story building is 20 feet)
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. 2021-062 to kjohns@woodfordcountyky.gov; pwilson@woodfordcountyky.gov; koreel@woodfordcountyky.gov](#)
6. Submit 4 full size copies **folded**, 1 – 11”x17” reduced copy of the Plan, **all signed and sealed and folded**.
7. Where are the employee parking spaces for warehouses? Label.
8. Where is parking for proposed event center? Is this in the office building? If so, there is definitely not enough parking on site.
9. Mary Beth Robson will get comments to Matt.
10. Need to contact David Brown with HMB for comments – 502-695-9800

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley, to forward the 4<sup>th</sup> Amended Final Development Plan - White Dog Trading and Storage, LLC – Midway Station, 167 McKinney Ave – I-1 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.**

Construction Plans - White Dog Trading and Storage, LLC – Midway Station, Unit 2, Lot 2, Phase 3 - 167 McKinney Ave – I-1 District – Vision Engineering

Matt Carter with Vision Engineering was present via Zoom. Mr. Carter will get calculations to David Brown.

TRC deficiencies were listed as follows:

1. Need drainage calculations/report.
2. Management plan for bourbon spills, etc.
3. Reserve the right for comments from David Brown with HMB.

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Construction Plans - White Dog Trading and Storage, LLC – Midway Station, Unit 2, Lot 2, Phase 3 - 167 McKinney Ave – I-1 District onto the Planning Director with approval letters from City of Midway representative and deficiencies being corrected, as noted; and contingent upon approval of 4<sup>th</sup> Amended Final Development Plan by the Planning Commission. The motion carried with seven (7) aye votes.**

**A motion was made by Mrs. Delius, as seconded by Mrs. Hartley to adjourn the meeting at 10:43 a.m. The motion carried with seven (7) aye votes.**

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Patricia B. Wilson, Chair  
PW:ko