

**ON TUESDAY, SEPTEMBER 19, 2017 THE TECHNICAL REVIEW COMMITTEE HELD THEIR MEETING AT 10:00 A.M. IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE**

**MEMBERS PRESENT:** Griff Reed, Tom Walker, Buan Smith, Chris Cobler, Mitzi Delius, Pattie Wilson, Jeri Hartley, J. Smith, John Varner, Paul Simmons

**MINUTES:** The August 15, 2017 minutes stood approved as submitted.

Zone Change – 3 Creeks Training Center LLC – 4598 W Leestown Rd – RR/Residual District – to A-1/Agriculture District

Jeff O'Brien, owner, was present for discussion. Mr. O'Brien noted that they wanted to create a training facility for people to come too from all over the world and noted that it would be good to have a bed and breakfast above the new barn for the riders to stay near their horses. J. Smith will check on a few items and get back to Mr. O'Brien.

TRC deficiencies were listed as follows:

1. Need to post one (1) zone change sign on front of property by noon, Wednesday, September 27<sup>th</sup>.

**A motion was made by Mr. Walker, as seconded by Mr. Cobler, to forward the request for Zone Change – 3 Creeks Training Center LLC – 4598 W Leestown Rd – RR/Residual District – to A-1/Agriculture District onto the Planning Commission with the deficiency being corrected, as noted. The motion carried with ten (10) aye votes.**

Minor Plat – In-Family Conveyance – John & Mary Don Coyle (Parents) to William Matthew (son) & Jordan Lynn Molla-Coyle (Daughter-in-Law) – 4310 Fords Mill Rd – A-1, R-1B, R-2 Districts – Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. In Title Block add "Daughter-In-Law" after Jordan's name.
2. Show building line; 80' on 1 acre lot.
3. Show lot number on new Lot.
4. Need Owner's signature.
5. Need Land Surveyor's signature and seal.
6. Need Board of Health Certification and signature.
7. Correct 100 year Flood Plain (if any) and note the Flood Insurance Rate Map (F.I.R.M.) number.  
– Property does NOT lie in SFHA.
8. Show a 15' access easement to the 1 acre lot.
9. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.

10. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
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. 2017-038 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
12. All lot corners must be pinned.
13. Add 20 ft. U.E. along the existing and proposed service lines.

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

**A motion was made by Mr. Walker, as seconded by Mrs. Delius, to forward the Minor Plat – In-Family Conveyance – John & Mary Don Coyle (Parents) to William Matthew (son) & Jordan Lynn Molla-Coyle – 4310 Fords Mill Rd – A-1, R-1B, R-2 Districts onto the Chairman with the deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Amended Subdivision Plat – Justin & Holly Branham - Park Place Subdivision - 182, 184, 186 and 188 Spring Run Rd – R-4 District - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion. Mr. Thompson noted that this property had been previously approved for three townhouse lots. Mr. Simmons noted that a driveway permit is required.

TRC deficiencies were listed as follows:

1. In Title block add "**1<sup>st</sup>**" Amended "**Final**" Subdivision Plat.
2. Show all existing and proposed utility easements with dimensions.
3. Need Owner's signature.
4. Need Land Surveyor's signature and seal.
5. Submit copies of approved entrance permits from City for each lot to have individual driveways.
6. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.
7. Submit a mylar, plus one 8 ½ x11" reduced copy of plat, with **ALL** certifications signed except for Commission's Certification.
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. 2017-039 to [kjohns@woodfordcountyky.org](mailto:kjohns@woodfordcountyky.org); [pwilson@woodfordcountyky.org](mailto:pwilson@woodfordcountyky.org); [koreel@woodfordcountyky.org](mailto:koreel@woodfordcountyky.org)
9. All lot corners must be pinned.
10. Add 10' U.E. along each property line.
11. Add a note stating that encroachment permits are required prior to issuance of building permits.

Comments: This is a major plat that needs Commission approval.

**A motion was made by Mr. Walker, as seconded by Mr. Varner, to forward the Amended Subdivision Plat – Justin & Holly Branham - Park Place Subdivision - 182, 184, 186 and 188 Spring Run Rd – R-4 District onto the Planning Commission with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Minor Plat – In-Family Conveyance – Amelia T. Dunn (Wife) to Earl Graham Dunn (Husband) – 6540 McCowans Ferry Rd – A-1 District - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Zoning classification of property to north is A-4.
2. Show street names also being KY HWY 1964.
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 Certification and signature.
7. No flood plain on this property. Revise Note #1.
8. Remove the extra dashed lines that aren't easements.
9. Submit copies of approved entrance permits from State for entrance to remaining Tract 1.
10. Submit utility easement approval sign-offs from utility company, if different from easements shown thereon.
11. Submit a mylar, plus one 8 ½ x11" 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. 2017-040 to [kjohns@woodfordcountky.org](mailto:kjohns@woodfordcountky.org); [pwilson@woodfordcountky.org](mailto:pwilson@woodfordcountky.org); [koreel@woodfordcountky.org](mailto:koreel@woodfordcountky.org)
13. All lot corners must be pinned.

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

**A motion was made by Mrs. Hartley, as seconded by Mrs. Delius, to forward the Minor Plat – In-Family Conveyance – Amelia T. Dunn (Wife) to Earl Graham Dunn (Husband) – 6540 McCowans Ferry Rd – A-1 District onto the Chairman with deficiencies being corrected, as noted. The motion carried with ten (10) aye votes.**

Construction Plans – Garnett Court Apartments – 119, 121 & 123 Garnett Court – R-4 District - Tim Thompson, P.E., L.S.

Tim Thompson was present for discussion.

TRC deficiencies were listed as follows:

1. Need encroachment permits for all work in Garnett Ct. R.O.W. Question if City wants any improvements done to street R.O.W. along front of this property.
2. Include a signed copy of Final Development Plan in the set of plans (sheet 2 of 6).
3. Add Landscape Plan as sheet #7.

4. Show where garbage cans/dumpster will be located on all plan view sheets.
5. Submit drainage calculations.
6. Need to request water and sewer taps to City.
7. Laterals will be 6".
8. Show clean out in detail.
9. Show existing water main and size of line to building.
10. Increase storm water storage area before proposed low water crossing to 2400 cu. Ft.
11. Add turn around on street per Paul Simmons for snow plows and garbage trucks (get with Paul to discuss).

Comments: Once approval letters have been received from City of Versailles and County Engineer, then a grading permit can be issued.

**A motion was made by Mr. Walker, as seconded by Mr. Reed, to approve the Construction Plans – Garnett Court Apartments – 119, 121 & 123 Garnett Court – R-4 District with deficiencies being corrected and letters of approval from City Public Works and County Engineer to obtain a grading permit. The motion carried with ten (10) aye votes.**

Construction Plans – Norma’s Forever LLC (Arnold Development) – 365 Crossfield Dr – R-3/I-1 Districts – Vision Engineering

Matt Carter from Vision Engineering was present for discussion.

TRC deficiencies were listed as follows:

1. Revise developer to Ernie (not Eddie) on all sheets.
2. Update Windstream contact to Griff Reed 859-357-6288.
3. Sheet C1.0 – check **all notes** carefully. Sir Barton Way is incorrect. 365 Crossfield Drive is incorrect site address. Contact E911 Coordinator – Kenneth Johns, for correct address. All sheets will need to be revised.
4. City of Versailles reserves the right to comment on revised plans specific to this site.
5. City of Versailles and County Engineer reserves the right for comment after reviewing additional drainage analysis/calculations.

Comments: Re-submit plan for review at next TRC meeting, before October 9, 2017, once deficiencies have been addressed.

**A motion was made by Mr. Simmons, as seconded by Mrs. Delius, to provide drainage analysis and make corrections as noted and return to TRC for further review of Construction Plans – Norma’s Forever LLC (Arnold Development) – 365 Crossfield Dr – R-3/I-1 Districts. The motion carried with ten (10) aye votes.**

**A motion was made by Mr. Walker, as seconded by Mr. Simmons, to adjourn the meeting at 10:42 a.m. The motion carried with ten (10) aye votes.**

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**Patricia B. Wilson, Chair**  
**PW:ko**