

ON MONDAY, FEBRUARY 15, 2010, THE TECHNICAL REVIEW COMMITTEE HELD THEIR SCHEDULED MEETING AT 10:00 A.M. IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE.

MEMBERS PRESENT: Ed McClees, Buan Smith, Chris Cobler, Pattie Wilson

MINUTES: With there being no additions or corrections, the January 14, 2010 minutes stood approved, as submitted.

Consolidation – Clear Creek Development – 1336, 1349 & 1339 Fords Mill Rd – A-1 & CO-1 Districts

TRC Deficiencies were listed as follows:

1. Add a note from the original plat about the open space easement and who is responsible for maintenance of it.
2. In the title block label as a Minor Plat.
3. Show all existing and proposed utility easements with dimensions.
4. Show A-1/CO-1 zone line and label on the plan.
5. Comment: How can Parcels 1 & 2 be consolidated when they only connect by a point?
6. Correct typo “family” on Lot 7.
7. Show owners signatures.
8. Show land surveyors seal and signature.
9. Correct the Flood Map FIRM number (210230-0050-A).
10. Submit utility easement approval sign-offs from each utility company, if any changes from TRC plat.
11. Submit a digital copy of plat referencing Application #2010-008.
12. Submit an 8 ½ x 11 reduced copy of plat.
13. May be forwarded to Chairman, if committee chooses to.
14. KU to get with developer to discuss easements.

A motion was made by Mr. McClees, as seconded by Mr. Smith, to forward the plan on to the Planning Commission Chairman for signature, with all the deficiencies being corrected, as note. The motion carried with four (4) aye votes.

Minor Plat – In-Family Conveyance – Virgil & Barbara Ridings Jr. (parents) to Carlos & Karen Sams (daughter and son-in-law) - 7.209 acres-A-4 District.

Mr. Malcolm Endicott attended the meeting in representation of this plat.

TRC Deficiencies were listed as follows:

1. Show address numbers on each lot, approved by E-911 Coordinator and in title block.
2. Purpose of Plat note needs to say: To create Tract “C” via in-family conveyance with the easements shown. Tract C shall be transferred from Virgil P. & Barbara S. Ridings, Jr. (mother & father) to Carlos T & Karen R Sams (son & daughter-in-law)
3. Add note to plat: Pursuant to the amendment to the Versailles-Midway-Woodford County Zoning Ordinance, Article 7, Section 701.7C, as amended, the property owners as indicated hereon shall hold title to Tract C for a minimum of five years.
4. Show owners signatures.
5. Show land surveyors seal and signature.
6. Show Board of Health signature.

7. Submit copies of approved entrance permits, if any new ones.
8. Submit utility easement approval sign-offs from each utility company, if any changes from TRC plat.
9. Show a 15' dedicated right of way along Watts Ferry and add to X-Section.
10. Submit an 8 ½ x 11 reduced copy of plat.
11. Submit a digital copy of plat referencing Application#2010-006.
12. All lot corners must be pinned.
13. May be forwarded to Chairman, if committee so chooses.

A motion was made by Mr. McClees, as seconded by Mr. Cobler, to forward the plat on to the Planning Commission Chairman for signature, with the deficiencies being corrected, as noted. The motion carried with four (4) aye votes.

1st Amended Final Plat – Omega Farms – 100 & 110 Omega Lane. – Rural Residential District.

Mr. Malcolm Endicott attended the meeting in representation of the plat.

TRC Deficiencies were listed as follows:

1. Update names of adjacent property owners and subdivisions.
2. Show property name and zone on piece beside Lot #1 and on remaining piece.
3. Show zoning classification of subject property and adjoining properties.
4. Show all existing and proposed utility easements with dimensions.
5. Show owners signature.
6. Show land surveyors seal and signature.
7. Submit utility easement approval sign offs from each utility company if changed from what is shown.
8. Submit an 8 ½ x 11 reduced copy of plat.
9. Submit a digital copy of plat referencing Application#2010-007.
10. Need to locate the underground utilities between the lots and place a 20' utility easement centered on those existing lines.

A motion was made by Mr. McClees, as seconded by Mr. Cobler, to forward the plans on to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with four (4) aye votes.

Minor Amended Plat for Consolidation – Bellview Addition Subdivision (Woodford County Farm Bureau) 423 & 429 Lexington St. – B-4 District.

Mr. Malcolm Endicott attended the meeting in representation of the plat.

TRC Deficiencies were listed as follows:

1. Show a written scale on the plat.
2. Show a graphic scale on the plat.
3. Show all existing and proposed utility easements with dimensions.
4. Show owners signature.
5. Show land surveyors seal and signature.
6. Submit utility approval sign-offs from each utility company, if any changes from what is shown.
7. All lot corners must be pinned.

8. Plat may be forwarded to Chairman, if committee so chooses.
9. Need to check with E911 for a specific address, since it will now be one lot.
10. Check the alignment of the Crossfield Drive extension to make sure it does not interfere with these lots.
11. Columbia Gas requires notification before demolition of buildings in order to make sure there are no existing lines hooked up. (Note: Planning Commission staff does this when demolition permit is issued)

A motion was made by Mr. McClees, as seconded by Mr. Smith, to forward the plat on to the Planning Commission Chairman for signature, with the deficiencies being corrected, as noted. The motion carried with four (4) aye votes.

Amended Preliminary Development Plan and Final Development Plan – Private Campground “Good Ol’ Days” – 544 Old Frankfort Pike – CO-1 Dist.

Malcolm Endicott attended the meeting in representation of the plan.

TRC Deficiencies were listed as follows:

1. Revise the title block to read, “Amended Preliminary Development Plan and Final Development Plan”.
2. Show exact location, arrangement and dimensions of existing and proposed driveways, walkways, parking areas and arrangement of spaces, points of ingress and egress.
3. Show location and cross-sections of any proposed or existing streets within or abutting the subject property. Show pavement specifications and type.
4. Show screening, landscaping and buffering, recreational and other open space areas (required along Pence property line per prior agreement).
5. Show size, location, height, floor area, area arrangement and use of proposed and existing buildings and signs.
6. Show storm drainage area, floodplains, drainage controls and storm water retention and any other designated environmentally sensitive or geologic hazard areas. Will need storm water calculations to see if any storm water detention basins will be needed. If needed, show where.
7. Give a general description of the type and size of existing trees.
8. Show site statistics including the A-1 zone with the acreage.
9. Show owners signature.
10. Add a note that this will be developed in compliance with Stream Construction permit #1831.
11. Suggest putting this on a 24 x 36 sheet at a different scale to be more legible.
12. Zone change and Conditional Use permit approved 159 RV sites + 25 primitive sites. Remove 3 RV lots and renumber. Question if lots 63, 20 & 158 & 34 are usable or if some are less than 1500 square feet? Check all lots.
13. Revise the Commissions’ certification, “I do hereby certify that this development plan was approved by the Planning Commission at its meeting held on (date).
14. Submit a digital copy of the plan referencing Application#2010-005.
15. Submit an 11 x 17 reduced copy of the plan.
16. Comment: When this final Development Plan gets approved a copy will need to be sent to Division of Water to Floodplain Office because it is different than the previous one. (Comment T-8 on Stream permit #18131).
17. Need detail of R.V. lots with dimensions. Will they be paved, graveled or what?
18. Question Note #17. Where are the 4 units as previously shown?

19. Can't tell which utilities are existing versus proposed. Which lots connect to sanitary services & which don't?
20. Question radius of corners for RV's making turns.
21. Need parking lots/spaces up next to Bath House and Laundry area. Show dimensions of these parking areas.
22. Will need to submit construction plans for the extension of roadways and utilities.
23. In note #20 add that this is for electric too.
24. Add a note regarding that a Conditional Use Permit was approved at the time of the zone change and the date of approval.

A motion was made by Mr. McClees, as seconded by Mr. Cobler, to forward the plans on to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with four (4) aye votes.

A motion was made by Mr. Smith, as seconded by Mr. McClees to adjourn the meeting at 11:00 a.m. The motion carried with four (4) aye votes.

Patricia Wilson, Chairwoman
PW:pc