

ON MONDAY, SEPTEMBER 14, 2009, THE TECHNICAL REVIEW COMMITTEE HELD THEIR SCHEDULED MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 10:00 A.M.

MEMBERS PRESENT: Doug Blandford, Kay Botkins, Buan Smith, Chris Cobler, Tim Parrott, Pattie Wilson.

MINUTES: With there being no additions or corrections the August 17, 2009 minutes stood approved, as submitted.

Consolidation Plat – Linville Place – 389, 391, and 393 South Main St. – R-1B & R-2 Districts.

Mr. Tim Thompson attended the meeting in representation of the plat.

TRC Deficiencies were listed as follows:

1. Extend the building line on Parcel 3 over on the south side.
2. Show an address number on new Lot 1, approved by E-911 Coordinator.
3. Show owners signature.
4. Show land surveyors seal and signature.
5. Submit utility sign offs if any changes are made hereon.
6. Submit an 8 ½ x 11 reduced copy of plat.
7. Submit digital copy of plat referencing Application #2009-029.
8. May recommend forwarding to Chairman.

A motion was made by Mrs. Botkins, as seconded by Mr. Cobler, to forward the plat on to the Planning Commission with the deficiencies being corrected, a noted. The motion carried with five (5) aye votes.

Zoning Map Amendment and Final Development Plan – Jim H. Plemmons – McCracken Pike - to rezone 14.901 acres from A-1 (Agricultural) to A-4 (Small Community) creating six lots.

Mr. Tim Thompson attended the meeting in representation of the plan.

TRC Deficiencies were listed as follows:

1. According to the small community ordinance, it states that each lot shall have its own access easement. Label each access easement clearly on the plan.
2. Site evaluations were performed and at this time Lots, 2, 3, 4 & 5 were determined to be unsuitable at this time either due to shallow rock or space. Lot #1 and Lot #6 did pass.
3. The Subdivision Regulations states that “no subdivision is allowed on 18% + slopes unless evaluated by an engineer whereby the area could be buildable. All lots contain slopes in excess of 18% except Lot #1. Lot #5 is all at 45%. Submit engineering evaluation in order, to move forward with zone change/subdivision of property.
4. In the title block the name of the plan should be Preliminary Development Plan, not Final.
5. Show exact location, arrangement, and dimensions of existing and proposed points of ingress and egress with approved encroachment permits for each lot from the State Highway Dept.
6. Show screening, landscaping and buffering, recreational and other open space areas to be preserved on the site.

7. Show storm drainage areas, floodplains, drainage controls and storm water retention and any other designated environmentally sensitive or geologic hazard areas and note all areas over 18% slopes.
8. In the site statistics show the density (net & gross).
9. Show owners signature.
10. Label McCracken Pike as Ky. Highway 1659.
11. Show Board of Health signature.
12. Submit an 8 ½ x 11 reduced copy of both the Preliminary Development Plan and the Topo/tree plans.
13. Submit a digital copy of the plan referencing Application# 2009-028.
14. Post a zone change sign by noon, Wednesday, September 23rd.
15. Need a letter from the Frankfort Plant Board stating that it can provide sufficient water service and pressure to ensure an adequate supply for private use and fill-up for fire trucks.

A motion was made by Mrs. Botkins, as seconded by Mr. Blandford, to forward the plan onto the Planning Commission with the deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Zoning Map Amendment and Preliminary Development Plan – Dance Enterprises – 544 Old Frankfort Pike (Spring Creek Mobile Home Park) to rezone 6.644 acres from M-1 (Mobile Home Park) to CO-1 (Conservation) and 2.533 acres from A-1 (Agricultural) to CO-1 (Conservation) creating 126 campsites with 18 future campsites.

Mr. Robbie Stilz and Mr. Malcolm Endicott attended the meeting in representation of the plat.

TRC Deficiencies were listed as follows:

1. Show location and cross-sections of any proposed or existing streets within or abutting the subject property.
2. Show storm drainage areas, floodplains, conceptual drainage controls and storm water retention and any other designated environmentally sensitive or geologic hazard area, if any.
3. Show proposed and existing easements for utilities or other purposes.
4. In the statistical summary add primitive campsite numbers to statistics.
5. Show owners signature.
6. Comment: 18 future campsites can not exist until the M-1 zone is changed to CO-1. Remove from plan and site stats for now.
7. Submit sixteen (16) 17 x 22 copies of plan.
8. Submit an 11 x 17 reduced copy of plan.
9. Submit a digital copy of plan referencing Application# 2009-027.
10. Show Board of Health signature.
11. Show surveyors certification and signature.
12. Post one zone change sign by noon, Wednesday, September 23rd.
13. Will need stream construction permit approved by the Division of Water.
14. Comment: A final development plan and construction plans will need to be submitted and approved prior to nay grading, etc., on the property. All necessary local, state and federal permits will need to be in hand at that time.
15. Add the following notes to plan:
 - a. Any recreational vehicles located in the flood plain must either:
 - (a) Be on the site for fewer than 180 consecutive day,
 - (b) Be fully licensed and ready for highway use, or

- (c) Meet the permit requirements for new construction of Article X of the Versailles-Midway-Woodford County Planning and Zoning Ordinance.
- b. A recreational vehicle is defined as a vehicle that is:
 - 1) Built on a single chassis;
 - 2) 400 square feet or less when measured at the largest horizontal projection;
 - 3) Designed to be self-propelled or permanently towable to a light duty truck; and,
 - 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
16. Submit Conditional Use Permit application for campground.
17. Note: There was discussion by Mr. Endicott & Mrs. Wilson regarding what is shown in the shaded area and the proposed zone change area and shown on the plan and some other suggestions. The ultimate goal would be to end up with A-1, CO-1 & B-1 zoning. Mr. Dance was in favor of the suggestion but wanted assurance that there could be included some rental units in the CO-1 zone. Mrs. Wilson stated that she would have to research the requirements before they make the final determination whether they want to revise the zone change application and the plans with new legal descriptions. She noted that the area outside of the shaded area is not a part of the zone change, but is a part of the plan itself. Mr. Endicott stated that they also have to deal with the floodplain and the floodway and have to deal with a separate set of regulations to follow as well.
18. Need to get with KU to determine how to get service to the units.
19. Windstream requested an open space utility note on the plan.
20. Note: New flood maps will be released soon and it could change the flood lines on the plan.

A motion was made by Mrs. Botkins, as seconded by Mr. Walker, to forward the plan on to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

Final Development Plan – Church of God Prophecy – 445 Laval Heights.

Mr. Jack Stewart attended the meeting in representation of the plan.

TRC Deficiencies were listed as follows:

1. Add 1st Amended in the title block.
2. Submit drainage calculations.
3. Show on plan details of drainage controls with spot elevations.
4. Show owners signature.
5. Add a “Purpose of Amendment” note to the plan and list all changes being proposed at this time.
6. Submit an 11 x 17 reduced copy of plan.
7. Submit a digital copy of the plan referencing Application # 2009-026.
8. Revise site data to reflect increased pavement.

A motion was made by Mr. Blandford, as seconded by Mr. Cobler, to forward the plan on to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with six (6) aye votes.

There was no representation at the meeting.

TRC Deficiencies were listed as follows:

1. Need Buan Smith's approval of drainage plan.
2. Must submit 3 sets of stamped as-built plans to P&Z office prior to opening new parking lot area to the public.
3. If "Entrance" sign is still in place it must be removed prior to this plan going on the Planning Commission's agenda.
4. Sheet #1 – Need owner's signature.
5. Sheet #1 – Need Board of Health signature.
6. Correct date on sheet in several places to 9-8-09 (in title block of all sheets).
7. Sheet #2 – Remove 14 spaces as this sheet is "Existing". They do not exist yet.
8. Sheet #3 – Add a #5 to "amendments" to address the addition of 30 feet of 36" pipe for underground storage due to lack of it being installed as designed originally.
9. Sheet #'s 3, 4, 5, & 6 & 7 – Show additional 30 feet f pipe on all sheets.
10. Sheet #7 – Need Mr. Semones signature.
11. Sheet #7 – Revise note about 30 feet of pipe to indicate that it will be tied in at both ends.
12. The drainage has been modified to where it does not go out the 18" culvert underneath the entrance. They have shown it is going to come out the side of the existing structure and then wrap around to an underground rock basin. Mr. Smith does not know if it was built appropriately or even as a rectangle. It would not be able to accept any water and most of that would end up going to Cedar Grove Lane and could cause problems for the Equine Hospital property. Mr. Smith did not have any confidence that this plan is equal to or better than what is presently there. Another option was to take the water out to the State road right of way. That could be a possibility, but would require encroachment permits and looking at the structures downstream. They will either look at modifying the existing detention basin to hold back water or possibly look at replacing the pipes underneath Cedar Grove and possibly at the other end of the Chevron property with larger pipes to handle the additional flows. Mr. Smith felt that this needs to go back to the engineers for redesigning because he has no confidence in what is being shown right now.

A motion was made by Mr. Smith, as seconded by Mr. Parrott, to require that indicated deficiencies be corrected, and that the plan go back to the engineer for review and come back to the TRC for review. The motion carried with six (6) aye votes.

A motion was made by Mr. Cobler, as seconded by Mr. Parrott to adjourn the meeting. The motion carried with six (6) aye votes.

Patricia Wilson, Chairwoman