

ON MONDAY, NOVEMBER 16, 2009, THE TECHNICAL REVIEW COMMITTEE MEETING WAS HELD IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 10:00 A.M.

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

MINUTES: With there being no additions or deletions, the October 12, 2009 minutes stood approved, as submitted.

Consolidation – Robbie Hippe and Dale Hippe – 74 Hippe Agee Rd – A-4 District.

Mr. Malcolm Endicott, Mr. C. L. Watts, and Mr. Dale Hippe attended the meeting in representation of the plat.

TRC Deficiencies were listed as follows:

1. Revise the title block to say “Minor Amended In-Family Plat for Consolidation.”
2. Show zoning classification of adjoining properties on the east, north and west, now A-4.
3. Building line is 80’ on A-1 lots & parcel 1.
4. Label the “old line” a zone line A-4/A-1.
5. Correct zoning of parcel “1”; it is A-1.
6. Add under Purpose of Plat notes: Note: Dale Hippe (Tract B) is the son of Robert Hippe and received Tract B via a family division in October 1975. This consolidation plat amends this division to consolidate an 88 foot wide parcel to the Robert Hippe Estate Tract in order to get the existing septic system on site with Tract A.
7. Show owners signature.
8. Show land surveyors seal and signature.
9. Show Board of Health signature.
10. Submit utility easement sign offs from each utility company if different from that shown hereon.
11. All lot corners must be pinned.
12. Submit an 8 ½ x 11 reduced copy of plat.
13. Submit a digital copy of plat referencing Application# 2009-040.
14. Plat may be forwarded to Chairman.
15. Need to get with the Health Department to make sure change leaves enough room for the septic system on the other lot.

A motion was made by Mr. Blandford, as seconded by Mrs. Botkins, to forward the plan to the Planning Commission Chairman, with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Zoning Map Amendment & Preliminary Development Plan – David Thomas Phillips 285 East Leestown Rd. – Midway – 10.21 acres from A-1 (Agricultural) to B-5 (Highway Interchange Service)

Mr. Malcolm Endicott & Mr. Bill Moore attended the meeting in representation of the zone change and plan.

TRC Deficiencies were listed as follows:

1. Darken contours so they are more legible.
2. Show location and cross-sections of any proposed or existing streets within or abutting the subject property.
3. Show general areas of substantial existing trees including those located along fence rows and drainage areas along with a general description of type and size of such trees along the Rouse property line.
4. Show owners signature.
5. Submit a legal description of area being rezoned.
6. Comment: If individual lots are going to be created each lot must be on a public street. No internal public streets are being show at this time.
7. Submit and 11 x 17 reduced copy of plat.
8. Submit a digital copy of plat referencing Application# 2009-033.
9. Show the proposed sign in the island behind the 30' build line.
10. Show in the site statistics on the open space what percent it is of the site.
11. Add a note that landscaping will comply with Article XI of Zoning Ordinance.
12. Comment: Landscape Ordinance requires a 150' buffer at Urban Service Boundary. This would be on the north, west and south sides of this property. If property was brought into Urban Service Boundary it would be only the east side of the property. Might be able to move the 150' buffer to remaining Phillips A-1 property of Urban Service Boundary if moved.
13. Need verification that public water and sanitary sewers are available to site from City of Midway.
14. Need verification from Kentucky Transportation Cabinet that existing entrance can be modified.
15. Address impact of traffic this will generate.
16. Post zone change sign by noon on Wednesday, November 25th along Leestown Rd.
17. Comment: Question the impact the recorded conservation easement will have on this process.
18. Comment: This property is not located in the Midway city limits nor in the Urban Service Boundary.
19. Need to get with the County Engineer to discuss drainage at the proper time. Drainage basins shown are too small.
20. At appropriate time the utility companies would like a blanket easement.

A motion was made by Mrs. Botkins, 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 seven (7) aye votes.

In-Family Conveyance – Zoh Murphy (daughter) to Lois Pemble (mother) 2638 Spring Station Rd – 5.001 acres – A-1 District.

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

TRC Deficiencies were listed as follows:

1. Fill in Deed Book and Page #s in owner's certificate and in note #1.
2. Revise Note #6 by removing "and reside therein."
3. Show owners signature.
4. Show land surveyors seal and signature.
5. Show Board of Health signature.

6. Submit utility easement approval sign-offs from each utility company if any changes from what is shown hereon.
7. All lot corners must be pinned.
8. Comment: Existing house on Tract 1 sits too close to the road. If it is intended to rebuild in this location a variance will be needed from the Board of Adjustment.
9. Comment: A new home was built on Tract 2 without any building permit. Need to correct this over cite. Question location of the new home and if any variances are needed. Question barn on back of property being a dwelling. Could be a density issue. Add a note to address this.
10. Need to contact the Board of Health to make sure septic is ok.
11. Plat may be forwarded to the Chairman.
12. Will need a 20' utility easement from the transformer at the barn to the new house.
13. Need to label the utility easement on both tracts.

A motion was made by Mr. Blandford, as seconded by Mr. Cobler, to forward the plat on to the Chairman, with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

2nd Amended Final Development Plan – Dairy Queen – Lexington Rd – B-3 District.

Mr. Steve Carroll attended the meeting in representation of this plat.

TRC Deficiencies were listed as follows:

1. Need the County Engineer's approval of drainage plans.
2. Must submit 3 sets of stamped "As-built" plans prior to opening the new parking lot.
3. Sheet 1 - Need owner's signature.
4. Sheet 1 - Need Mr. Semones signature.
5. Sheet 1 - Need Board of Health certification signed.
6. Sheet 3 - Delete Note #4 regarding pervious concrete.
7. Sheet 3 - Amendment note #1 has extra wording in it. Remove "adequately replace the (4) lost spaces." (in the sentence twice).
8. Sheet 3 - Label "Amendment #5" in plan view.
9. Sheet 4 - Label "Amendment #5" in plan view and show cleanout area.
10. Sheet 5 - Show 2nd rock pit on south side of entrance.
11. Sheet 5 - Comment: Be sure berm gets built along edge of new parking to meet screening requirements.
12. Sheet 6 - Need Mr. Semones signature.
13. Sheet 6 - Label "Amendment #5".
14. Sheet 6 - Comment - Still question how trench drain can work with two 90 degree turns in it. Need clean outs.
15. Sheet 6 - Show clean out on new 36' pipe.
16. Sheet 7 - Need Mr. Semones signature.
17. In drainage system detail show a clean out in new 50' pipe and show it connected at both ends.
18. Show clean out and connection in plan view as well.
19. In Pit#2 detail show 4' deep dimension and label.
20. Re-submit three sets of drainage calculations if any changes have been made to them.
21. Need to get with the County Engineer and meet the drainage requirements to his satisfaction.
22. Any changes that are made need to be shown on all sheets and labeled.

A motion was made by Mrs. Botkins, 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 seven (7) aye votes.

Zoning Map Amendment - & Preliminary Development Plan – Jim Plemmons – 6181 McCracken Pike – 14.901 acres from A-1 (Agricultural) to A-4 (Small Community) 5 lots.

Mr. Tim Thompson attended the meeting on behalf of the zone change and plan.

TRC Deficiencies were listed as follows:

1. Revise title of plan and Purpose of Plan to be Preliminary Development Plan, only
2. Show owners signature.
3. Submit a revised topo and existing tree exhibit and reference this as a note on the Preliminary Development Plan.
4. Need Board of Health signature.
5. Need Land Surveyors signature.
6. Submit a digital copy of the plan referencing Application# 2009-028.
7. Submit an 11 x 17 reduced copy of the plan and four 17 x 22's.
8. Post zone change sign by noon on Wednesday, November 25th.
9. Still question the wording of the letter from the Frankfort Plant Board. Letter is supposed to state, "can provide sufficient water service and pressure to ensure an adequate supply for private use and fill-up for fire trucks."
10. Board of Health certification needs double asterisks because source of title has single asterisk already.
11. Label what cross-hatched areas are and/or add a key next to Note #9.
12. Comment: A lot of work has been done to identify areas less than 18% slopes with notes about such. Subdivision Regulations still say areas shall not be subdivided unless adequate safeguards against potential hazards are provided.
13. Revise application and attachments revised to reflect revised lot sizes and numbers, etc.
14. Show an additional 10' utility easement outside of the 30' right of way.
15. Add a note that the site evaluations for all lots must have approval before the final plat stage.

A motion was made by Mr. Blandford, as seconded by Mrs. Botkins, to forward the plat on to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

2nd Amended Final Development Plan – Midway Fuel Properties – Leestown Rd. – B-5 District.

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

TRC Deficiencies were listed as follows:

1. Show owners signature.
2. Add a note that states that a Landscape Plan shall be resubmitted with Construction Plans as required by Article XI, if a new building is constructed.
3. Need surveyors seal and signature.
4. Revise the date in the Commissions' certification to December 10, 2009.
5. Submit a digital copy of the plat referencing Application# 2009-039.
6. Submit an 11 x 17 reduced copy of plat.

7. Comment: If buildable area square footage is equal to area on previous development plan this can qualify as a minor amended plan and be forwarded to the Chair. If it is an increase in area it must go to the full Commission.

A motion was made by Mrs. Botkins, as seconded by Mr. Blandford, to forward the plat on to the Planning Commission Chairman, with deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Consolidation Plat – Central Kentucky Veterinary Holdings, Ltd. – 412 and 416 Lexington Rd – B-4 District.

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

TRC Deficiencies were listed as follows:

1. Correct street name on plan and cross section to Lexington Street/US 60 (not road).
2. Show owners signature.
3. Show land surveyors seal and signature.
4. Submit utility easement approval sign-offs from each utility company if any revisions to what is shown hereon.
5. All lot corners must be pinned.
6. Plan may be forwarded to Chairman.
7. Will need to get with KU and Windstream to establish easements. May require some relocation costs.

A motion was made by Mr. Parrott, as seconded by Mrs. Botkins, to forward the plat on to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with seven (7) aye votes.

Final Development Plan – Central Kentucky Veterinary Holdings Ltd, 412 and 416 Lexington Rd. – B-4 District.

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

TRC Deficiencies were listed as follows:

1. Add topography with contour intervals at two (2) feet or as shown on the local GIS.
2. Show owners signature.
3. Add a note regarding storm water runoff/detention and get with County Engineer for approval.
4. In the Commissions certification note revise the meeting date to December 10, 2009.
5. Submit a digital copy of the plan referencing Application #2009-034.
6. Submit an 11 x 17 reduced copy of the plan.

A motion was made by Mrs. Botkins, 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 seven (7) aye votes.

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A motion was made by Mr. Parrott, as seconded by Mrs. Botkins, to adjourn the meeting at 11:35 a.m. The motion carried with seven (7) aye votes.

Patricia B. Wilson, Chairwoman
PW:pc