

ON MONDAY, DECEMBER 12, 2011, THE TECHNICAL REVIEW COMMITTEE HELD THEIR SCHEDULED MEETING IN THE 2ND FLOOR COURTROOM IN THE WOODFORD COUNTY COURTHOUSE AT 10:00 A.M.

MEMBERS PRESENT: Doug Blandford, J. Smith, Buan Smith, Mitzy Delius, Ed McClees, Pattie Wilson.

MINUTES: With there being no additions or corrections, the November 14, 2011 minutes stood approved as submitted.

2nd Amended Final Development Plan – New Dairy Queen – 3540 Lexington Rd. – B-3 District

Mr. Don Tucker attended the meeting to represent the plan. Mr. Tucker apologized for the problems with the plans and explained that they have not been as professionally prepared as they would like for them to be but they are so deep into the project at this point that they cannot change engineers. They were promised drainage calculations would be submitted and they have not been.

TRC Deficiencies were listed as follows:

1. Sheet 1 – All owners’ signatures (also Equine & Berryman).
2. Sheet 1 – Add professional engineers seal and signature.
3. Sheet 2 – Add note over off site sewage “Not Approved by Planning Commission”.
4. Sheet 3 – Add same note as above on this sheet.
5. Sheet 3 – Need to be item specific in “Purpose of Amended Plan” notes (1. To reopen entrance to north from Bluegrass Equine Land Inv. LLC per easement agreement. 2. To revise pavement specs on new parking lot and current driveway from pervious concrete to asphalt. 3. To add a bus parking space on north side of existing entrance. 4. To show a 14 space parking. 5. To address how storm water from new parking lot and rear access will be retained and released.
6. Sheet 3 -Question off-site work on Berryman property and drainage by-passing retention basin and flowing onto Cedar Grove Lane. All storm water needs to be retained so that rate is controlled to pre-development numbers. Also creates an ice spot if sheet flowing on to Lane.
7. Is it the purpose of this Plan to re-open rear access road? State clearly if so and address how water will be handled.
8. Sheet 3 – Question lack of 36” ADS pipes.
9. Sheet 4 – Can’t read site notes.
10. Sheet 4 – What is line going from corner of new parking lot to retention basin? (much better idea if it is storm pipe.)
11. Sheet 4 -Looks like headwall is not connected to pipe under back entrance.
12. Show storage building on all sheets.
13. Sheet 5- Revise to match all other comments from previous sheets.
14. Sheet 6 – Need Mr. Semones seal and signature as engineer.
15. Sheet 6 – Says 2.5” rolled curb.
16. Sheet 7 – Need Mr. Semones seal and signature as engineer.
17. Sheet 7 – Says 2.5” rolled curb.
18. Comment: Unless and until all deficiencies have been addressed and the plans are satisfactory to the Planning Director and the County Engineer, the plans cannot be put on the agenda for the Planning Commission to review.
19. Need Drainage calculations.

20. Comment: Unless and until all drainage issues are found to be satisfactory to the County Engineer and a letter is written to that effect, the plans cannot be put on the agenda for the Planning Commission to review.
21. Comment: Any work being done on adjoining properties will require signatures from those property owners on the plan as justification they are in agreement.
22. Comment: Previous complaints and concerns have been regarding water sheet flowing over adjoining driveways and freezing up in the winter time causing hazardous conditions. This has not been remedied and the addition of more water from the parking lot will worsen this condition. Water should not be added to roadways whether public or private. Need to make sure that adjoining property owners have an awareness of this and agree to sign off on plan. The private roadway is owned by the Berryman's.
23. Comment: Planning Commission cannot waive drainage as far as the increase of the rate of water flow. The rate of water cannot be increased.
24. Suggestion only: Create a swale that takes the water parallel to the roadway behind the curb. Redo entrance so that the drain is part of the culvert that goes underneath and carries water from the culvert and then drop down into a ditch that would take the water to another culvert. This would not add additional water to the roadway itself.
25. There are several notes on the plans that are incorrect and need to be removed.
26. Comment: Routing water to the retention pond is a primary concern at this time and the effect on impacting the roadways.

A motion was made by Mr. Smith, as seconded by Mr. McClees, to forward the plans on to the Planning Commission, once all the deficiencies have been addressed and all drainage calculations are found to be satisfactory to the County Engineer and a letter written stating such. The motion carried with six aye votes.

Zoning Map Amendment & Amended Final Record Plat – Maple Leaf Commons - 155-167 Simmons St. OHR2 to OHR-3.

TRC Deficiencies were listed as follows:

1. Show names of adjacent subdivisions and owners – check to be most current.
2. Label zoning classification of adjoining properties to the north and east.
3. Complete in the site statistics the open space, unit area and lot coverage.
4. Show owners signatures. May need to add additional lines for more owners.
5. Submit utility approval sign offs if different from easements shown.
6. Submit an 8 ½ x 11 reduced copy of plat.
7. Submit a digital copy of plat referencing Application#2011-036.
8. Post zone change sign by noon Wednesday December 21st facing Simmons St.
9. All lot corners must be pinned.

A motion was made by Mr. McClees, as seconded by Mr. Blandford, to forward the plat on to the Planning Commission with the deficiencies being corrected, as noted. The motion carried with six aye votes.

A motion was made by Mr. McClees, as seconded by Mr. Blandford, to adjourn the meeting at 10:50 a.m. The motion carried with six aye votes.

Patricia B. Wilson, Chairwoman
PW:pc