

**Technical Review Committee Meeting
Wednesday, November 18, 2015
Public Meeting at 1:00 p.m.**

PRESENT:

Jim Urban – Oldham County Planning and Development Services
Amy Alvey - Oldham County Planning and Development Services
Brooke Radcliffe - Oldham County Planning and Development Services
Eddie Turner, Chief – South Oldham Fire Department
Kevin Gibson – Oldham County Environmental Authority
Beth Stuber - Oldham County Engineer
Paula Wahl – Oldham County Traffic Consultant
Michael Williams - Oldham County Board of Education
Russ Rose – Oldham County Water District

APPLICANT NAME AND ADDRESS OF PROPOSAL

Steve Moss – Camden Wood III – 6153 West Highway 146, Crestwood
Zoning Map Amendment & Development Plan
Engineer – Land Design & Development

Kevin Young, Land Design and Development, 503 Washburn Ave, Louisville, was present to speak on behalf of Camden Wood III:

- Gave a brief history of the tract and overview of the project which includes a 12-unit apartment building on 0.8 acres.
- Will request a zoning change from O-2 to R-4. The office building previously on the property has been demoed.
- Sanitary sewers were extended to the property line when the first Camden Wood development came forward.
- Will be serviced by Louisville Water. LG&E has overhead electric out front.
- Will not be able to do consolidation plat because of tax/time constraints.

Agency Comments:

Brooke Radcliffe – Oldham County Planning and Development Services

- See attachment.

Eddie Turner – South Oldham Fire Department:

- No comment.

Beth Stuber - Oldham County Engineer:

- Asked about the purpose of “streetwall” notated on the plan.

- Kevin Young responded: Not a retaining wall. Purpose is to continue the building façade/aesthetic barrier along 146 so people don't see the parking lot.
- Show inlet or outlet shown of the detention basin.
 - Kevin Young responded: Surface drainage will be piped from parking lot then extended to the existing system on 146.
- Show storm sewers.
- KYTC must approve adding any additional runoff to their right-of-way.
- Provide the acreage for the area of disturbance. Will watch this carefully to see disturbance trips the one-acre mark. Would like to look into a small erosion and control bond with the detention basin build-out.

Jim Urban – Oldham County Planning & Development Services:

- Read Comments from CW Seymour, KYTC: see attachment.

Paula Wahl – Oldham County Traffic Consultant:

- No Comment.

Amy Alvey – Oldham County Planning & Development Services:

- Read Comments from Matt Tolar, GIS Administrator: the address points for the 12-unit apartment building will have the range of 501-512.

Michael Williams – Oldham County Board of Education:

- Project will only net 3.28 children.
- Capacity letter will be issued.

Russ Rose – Oldham County Water District:

- Project is outside the service area of the Oldham County Water District.

Kevin Gibson – Oldham County Environmental Authority

- No Comment.

PUBLIC COMMENT

Dr. Glen Rodriguez, 6006 Cottage Lane, was present to ask questions about the application:

- Some of his comments are from his neighbor at 6008 Cottage Lane, she is in a wheelchair.
- Asked if the sidewalk along Highway 146 from Cottage Lane will be changed. Would like the sidewalk to be extended from Anderson's to the Dollar General.
 - Steve Moss responded: Existing sidewalk will not change. Would be happy to construct the sidewalk but it is not his property, he must get permission from the state.
- Asked if the 20 foot easement behind his home will be reduced to ten feet.
 - Steve Moss: No, the dashed line on the plan just indicates the minimum side yard setback required by the zoning ordinance. The building is in line

with the apartment buildings on tract one and is more like 20-25 feet from the property line.

- Asked if the fence-line will be extended and if the trees will remain.
 - Steve Moss responded: Will not disturb the trees and the fence will be extended to the property line.
- Concerned about the additional units backing up the traffic with the school bus because the school bus picks up children off of highway 146. The speed zone on the state road is a problem.
 - Michael Williams responded: A bus cannot enter the Camden Wood apartment complex to pick up children due to the radius of the street, so that is why the children must be picked up off of highway 146.
 - Jim Urban responded: The Planning Dept. worked with the school system to try to find another way for children to be picked up when the Camden Wood development came under review but there were logistical issues. The neighborhood behind Camden Wood attends a different school so the bus cannot pick them up there.

Ken Dowden, 6011 Cottage Lane, was present to ask questions about the application:

- Concerned about tree removal.
 - Steve Moss responded: trees that are located where the building is proposed will not stay. There are two or three along the front of the highway that they should be able to preserve. The current owner of the property killed many of the trees with the heavy equipment used during demo of the house.

APPLICANT NAME AND ADDRESS OF PROPOSAL

Thornton's – 4731 West Highway 146, Buckner
Development Plan
Engineer – GDP Group

Drew Zazofsky, Thornton Oil Inc., Lynn Station Road Louisville, was present to speak on behalf of Thornton's:

- Gave a brief overview of the project which includes a diesel-fueling station with four diesel bays.
- Have entered into a contract to purchase land behind the store.
- No truck parking or overnight parking. This is not a truck stop, it is a “pump-and-go.”
- Will replace the four existing fuel pumps with eight pumps.
- Will not submit for the December Planning Commission. Will most likely file for the January meeting.

Ryan Balko, GPD Group, 1801 Watermark Drive, Columbus, OH, was present to speak on behalf on Thornton's.

Agency Comments:

Eddie Turner – South Oldham Fire Department:

- No comment.

Beth Stuber - Oldham County Engineer:

- KYTC is requiring a traffic study, would like to see Fox Run Road included on that.
 - Drew Zazofsky responded: there is an agreement with the owner of the property they are purchasing that there will not be any truck traffic on Fox Run Road. There is no direct access to the back of the property for diesel-fueling.
- Changes made to the existing entrance is a good improvement.
- Any outside storage or landscaping along the front of the property must not block the site distance. Problems currently at Fox Run Road.
- Significant amount of fill in the rear of the property. Will add significant erosion and control issues; will need to reinforce fence in phases as fill is completed.
- Would like to see green infrastructure to help with the contaminants that will run-off with the surface water.
- The slope and additional fill may add additional run-off onto the property. Would like to see an analysis of that.
 - Drew Zazofsky responded: will have specs on the fill and lifts. Will be disturbing over an acre so they will get an NOI and the scope will be extensive. Spoke with adjoining property owner, Bill Howard, and he is allowing the applicant to add a drainage easement on his property.
 - Ryan Balko responded: the way that the detention basin is laid out, it takes into consideration the uncontrolled runoff from the slope on the back side. When calculations are submitted for review, they should clarify the plan and should show a net decrease in run-off rate.

Amy Alvey – Oldham County Planning & Development Services:

- See attachment.
- Asked about the line notated on the plan near the diesel fueling station with setbacks.
 - Drew Zazofsky responded: it is a stripe on the pavement that shows truckers where to pull-up.

Jim Urban – Oldham County Planning & Development Services:

- There are at least two catch basins that are unprotected, so there will be run-off that goes through the drainage system into Curry's Fork. This needs to be controlled in some way so that the oil and gas that might be in the rain water does not contaminate the system.
- The back side of the development plan seems to not be complete in terms of grading. The 805, 804, 803 and 802 contour lines with no catch basin, then goes up hill and over the back property line without going in the detention basin.

- Ryan Balko responded: The grading and fill will be clear in the construction plans.
- Read Comments from CW Seymour, KYTC: See attachment.

Michael Williams – Oldham County Board of Education:

- No Comment.

Paula Wahl – Oldham County Traffic Consultant:

- Performed a review of the traffic study that was submitted and dated October 28, 2015. See attachment.

Russ Rose – Oldham County Water District:

- Water line along Highway 146 may need to be relocated based on construction drawings.
- Asked if the meter on Highway 146 will be in service. If not, it must be removed.
- Need to verify if fire protection will be required for the building. If so, need to know what the GPM should be. Need to know GPM for domestic use also.
- Need to know if there are any additional fire hydrants required and the location of those.
- Water main that runs south to north from the water tower will need to be relocated to prevent conflicts in the future. Recommends west property boundary.
- Any mains that would remain in traffic area should be ductal iron because of the weight of the trucks and the heavy traffic.
- All water facilities must meet state standards when they are being constructed near sewer or fuel facilities.
- A twenty foot easement is desired along the southern property line parallel and adjacent to the right of way for future construction.
- New water main on notated on the northern property line looks like it is the service line running into the building. May need to move the connection point to a different spot because a meter in the parking lot is not desired.

Kevin Gibson – Oldham County Environmental Authority:

- The state will want to know how possible spills will be contained.
- Trees over the sewer lines as shown on the plan are going to have to be removed. May be placed outside of the easement.
- Will need to discuss how deep they are planning to go in the cutting and filling process.

PUBLIC COMMENT: None

End of Public Meeting

Meeting adjourned at 1:47 p.m.