

**Technical Review Committee Meeting**  
**Wednesday, November 19, 2014**  
**Public Meeting at 1:00 p.m.**

**PRESENT:** Jim Urban - Oldham County Planning and Development Services  
Brian Davis - Oldham County Planning and Development Services  
Amy Alvey- Oldham County Planning and Development Services  
Don Dahl- North Oldham Fire Department  
Beth Stuber - Oldham County Engineer  
Kevin Gibson, Oldham County Sewer District  
Matt Tolar, Oldham County GIS

**Poplar Woods- W US 42 & Poplar Woods Drive, Goshen**  
**Revised Preliminary Subdivision Plan**  
**Applicant – Signature Green Properties, LLC.**

The plans were reviewed by the TRC and the following issues were discussed:

Kevin Young, Land Design and Development, 503 Washburn Ave, Louisville, presented a summary of application.

**Agency Comments:**

Brian Davis, Oldham County Planning and Development Services addressed the following:

- In the Site Data Table, you show the rear yard setback in CO-1 zoned areas as 30 feet. This should say 40 feet.
- Please include other proposed setbacks on the plan.
- In Note 12, the reference to lot 1004 should be changed to lot 1006 (didn't see a cemetery on 1004 but there is one on 1006).
- The plan appears to be in compliance with all requirements for an open space subdivision.
- The filing deadline for the December Planning Commission meeting is Wednesday, November 26.

Mr. Davis also stated that Dianne Zimmerman, Oldham County Traffic Consultant, was not present but did send an email stating that the additional 10 lots would not warrant a traffic study or analysis.

Don Dahl – North Oldham Fire Department: No comment.

Matt Tolar- Oldham County GIS: No comment.

Beth Stuber - Oldham County Engineer addressed the following issues:

- Current drawing shows 60-foot right-of-way and subdivision regulations only require a 50-foot right-of-way.
- The detention basin behind Lots 56 and 57 should have been completed during construction of Section 2 yet it's shown as proposed on this plan.
- The sewer lines in this area are shown as proposed and should be built.
- There is a large mound in the area of Lot 90. Please clarify if this is topsoil from early construction or a natural feature.

Kevin Young responded to Ms. Stuber that the mound of dirt on Lot 90 is a topsoil stockpile and not a natural feature.

Kevin Gibson- Oldham County Sewer District addressed the following issues:

- The Ohio River Wastewater Treatment Plant does have capacity for the 10 additional homes.
- Request that the developer or engineer meet with OCSD regarding sewer tap locations for the proposed additional lots.

### **PUBLIC COMMENT**

Mike Jones, Signature Green Properties, LLC, stated that the homes on the proposed 10 lots will be required to meet the same minimum square footage as the other homes in the subdivision.

### **End of Public Meeting**

Meeting adjourned at 1:11 p.m.