

Technical Review Committee Meeting
Wednesday, April 18, 2012
Public Meeting at 1:00 p.m.

PRESENT: Jim Urban – Oldham County Planning and Development Services
Brian Davis – Oldham County Planning and Development Services
Tara Dickerson – Oldham County Planning and Development Services
Amy Alvey – Oldham County Planning and Development Services
Beth Stuber—Oldham County Engineer
Todd LaFollette -- Oldham County Health Department
John Bennett – LaGrange Utilities
Stuart Strickler – Oldham County Board of Education

Sabbae Holding, LLC—2615 E. Hwy 146, LaGrange:

Site Plan Review

Applicant – Sabbae Holding, LLC.

Engineer – Land Design and Development, Inc.

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

Mr. Kevin Young, Land Design & Development, Inc. 503 Washburn Ave., Suite 101, Louisville, KY 40222, presented summary of application.

Tara Dickerson, Oldham County Planning and Development Services addressed the following:

- Identify on the plan the 100 foot front yard setback on Tract 1A.
- Include minimum setbacks in site data table.
- Include total area covered by impervious surface and total percentage of impervious surface calculations in site data table.
- The access easement is required to be 40 feet, per Subdivision Regulation 7.1,a.
- Between the property line and the proposed employee parking area, please add 1 large or medium deciduous tree per 50 linear feet (total of 8 trees), per Zoning Ordinance 300-070.

Agency Comments:

Tara Dickerson on behalf of Adam Reinhardt, Oldham County GIS, addressed the following:

- No comment.

Tara Dickerson on behalf of Dianne Zimmerman, Traffic Impact, addressed the following:

- In order to determine the number of trips, more information about this development such as the number of employees and/or number of peak hour trips from a similar site owned by the same company. ITE data for warehousing and light industrial are for substantially larger buildings and therefore the data cannot be used.

Todd LaFollette, Oldham County Health Department, addressed the following:

- Site evaluation has been performed and there are no issues with primary septic and repair area on the property.

Beth Stuber, Oldham County Board of Education, addressed the following:

- Provide clarification of small black boxes located under the title of Tract 1A.
- Site disturbance should be limited due to environmental issues at the site.
- Any additional drainage at the site should be detained on site if there will be any potential environmental issues related to the new site activities.
- Provide the County a copy of the Phase III environmental site assessment for our records.

Stuart Strickler – Oldham County Board of Education, addressed the following:

- No comment.

John Bennett, LaGrange Utilities Commission, addressed the following:

- Water service to the building will be obtained by the existing 8 inch water line.

Public Comment: None.

Ken Towery Auto – 1800 S. Highway 53, LaGrange

Zoning Change

Applicant – Real Properties Plus II, LLC.

Engineer – Vinsand Engineering and Land Surveying, Inc.

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

Mr. Bob Vinsand, Vinsand Engineering and Land Surveying, 306 W. Jefferson St. LaGrange, KY 40031, presented summary of application.

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

- Please include the proposed building height, floor area ratio, impervious surface calculations and parcel ID number in the Site Statistics table.
- Include a distance from Grange Drive on the key map.
- Staff recommends bringing agency approval letters/comments to the Planning Commission meeting for distribution to members.

Agency Comments:

Todd LaFollette, Oldham County Health Department, addressed the following:

- No comment.

Beth Stuber, Oldham County Board of Education, addressed the following:

- Provide clarification of water runoff and drainage at rear of property.

Stuart Strickler – Oldham County Board of Education, addressed the following:

- No comment.

John Bennett, LaGrange Utilities Commission, addressed the following:

- No comment.

Brian Davis on behalf of Adam Reinhardt, Oldham County GIS, addressed the following:

- No comment.

Brian Davis on behalf of Dianne Zimmerman, Traffic Impact, addressed the following:

- A tire store generates 27 p.m. peak hour trips. The site was previously occupied by a bank which would generate 83 p.m. peak hour trips. Therefore due to the reduction in the number of trips generated by the site, a traffic assessment should not be required.
- As part of access management, since substantial work is being done on parking lot layout and curbing I recommend that a single access be provided rather than one-way access be provided by the applicant. If that cannot be accomplished, then both access points should be narrowed to 14 feet of pavement and a stop bar should be painted across the entire width of the exit to delineate that this is an exit only. The low volume of traffic does not require a two-lane exit. A single access point should align opposite Perry Neal Lane.
- Sidewalks should be provided parallel to the road on both projects, as required by the new sidewalk ordinance.

Public Comment: None.

End of Public Meeting