

Technical Review Committee Meeting
Wednesday, September 19, 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
Russ Rose—Oldham County Water District
Ed Basquill—Oldham County Environmental Authority
Edward Turner—South Oldham Fire Department
Stuart Strickler – Oldham County Board of Education
Adam Reinhardt—Oldham County GIS
Jason Richardson—Kentucky Transportation Cabinet
Dianne Zimmerman— Traffic Impact, Oldham County Planning & Development Services

Project Red Card – 3410 Cedar Point Road, Buckner

Development Plan

Applicant – Industrial Developments International

Engineer – Bayer Becker

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

Mr. Doug Armbruster, Industrial Developments International, 740 Centre View Blvd, Floor 3, Crestview Hills, summary of application, history of company, site plan and proposed

Agency Comments:

Russ Rose, Oldham County Water District, addressed the following:

- Will not be providing fire protection as property will have on-site water storage.
- Requiring property to have a water line loop around property to create redundancy for Carriage House.

Ed Basquill, Oldham County Environmental Authority, addressed the following:

- Encouraged use of “green” infrastructures such as porous pavers.
- Stormwater plan meets the requirements at this time.
- No issues providing sanitary sewer service to the property.

Adam Reinhardt, Oldham County GIS, addressed the following:

- Submit street names for any private roads located on the property and identify them on the addressing plat.
- Replace the deed book/page numbers on the drawings with the parcel identification numbers.

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

- Include the zoning information on adjoining properties.

- Include bearings and distances for all property lines.
- Provide location of proposed signage on the plan. Please be aware that a sign permit application must be completed prior to installation of signage.
- A separate landscape plan is required prior to building permit approval.
- Include the total impervious surface area and the percentage of impervious surface in the data table.
- The parking lot layout they do not meet Interior Landscape Area distance requirement in Section 300-080, item 8.

Beth Stuber, Oldham County Engineer, addressed the following:

- Only the erosion control plan will be approved so that earthwork may begin based on the drawing set submitted. Construction plan approval will be required before a building permit can be issued. An erosion control bond must be posted before earthwork can begin.
- Please submit the plan set on 24 inch by 36 inch paper if possible given the scale.
- Update the engineer's estimate for erosion control to include construction of the detention basins. Also the cost for items to re-establish the site such as seed and straw, matting, etc.
- Stockpile, berms and utilities are shown outside the disturb limits and have no erosion control measures.
- Add note that disturb limits must be adhered to.
- There is little detail on the function of the detention basins. How will the roof drains reach the basins and will the slope of the basin where the drainage swale enters be protected?
- The outlet of the north basin will point source runoff and increase existing issues along Cedar Point Road. Those must be addressed now or before construction plans are approved.
- Erosion control inspection reports must be kept on-site. Add note to the plans that inspections should be done weekly and within 24 hours after a rainfall of more than 0.5 inch.
- Add note that sediment deposits behind the silt fence shall be removed when the deposit reaches approximately one-third the height of the silt fence.
- All areas not worked for over 21 days must have seed and straw.
- Matting may be required on the slope around the building, but is not shown.

Dianne Zimmerman, Traffic Impact, Oldham County Planning & Development Services addressed the following:

- Based off the number of anticipated trips generated the project may meet the threshold and require a traffic impact study.

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

- Concerned about increased traffic near the Buckner school campus.

Edward Turner, South Oldham Fire, addressed the following:

- No Comment.

Jason Richardson, Kentucky Transportation Cabinet, addressed the following:

- Access to a State right-of-way will require an encroachment permit.
- Traffic Impact Study will be required with possible roadway improvements.

Public Comment:

The following were present and voiced concerns regarding location of berms, noise, lighting, increase in traffic, public safety, meeting notifications, additional planting for increased screening, detention basins, stormwater runoff, increase in CSX crossing delay to facility, HVAC locations on site, decrease in property values, excessive size of building, drainage concerns on Cedar Point Road, air pollution, safety of large trucks entering and exiting Cedar Point Road, safety and turning lanes:

- Rhonda Bland, 1921 Grand Villa Drive, LaGrange.
- Jason Morgan, 2610 Stonefield Lane, LaGrange.
- Wayne Theiss, 5103 Glenn Cove Road, LaGrange.
- Steve Pearson, 1804 Grand Villa Drive, LaGrange.
- David Linnean, 1720 Grand Villa Drive, LaGrange.
- Joy Nicholas, 5105 Cross Meadow Drive, LaGrange.
- Mark Theiss, 5109 Villa Place Drive, LaGrange.
- Elizabeth Berry, 3430 Eastbrook Drive, LaGrange.
- Ron Jones, 5103 Villa Place, LaGrange.
- Shari Fryrear, 4403 Westbrook Drive, LaGrange.
- Patty Price, 1821 Grand Villa Drive, LaGrange.
- Dan Stewart, 5104 Cross Meadow Drive, LaGrange.
- Jeff Pierce, 1905 Villa Court, LaGrange.
- Cindy Kapp, 4705 Chelsea Meadow Way, LaGrange.
- Jeff Yussman, 3400 Eastbrook Drive, LaGrange.
- Dawn Oak, 4706 Stonlea Drive, LaGrange.
- Sandra Thacker, 1814 Grand Villa Drive, LaGrange.

Judge Executive Voegelé stated the following:

- History of the project and communication with Ralcorp/Carriage House.
- History of the property zoning classification and surrounding areas.
- Concerned about the quality of life for all Oldham residents and the impact this project has on it.
- History of the realignment of Cedar Point Road.
- Planning & Development office will do everything in their authority to mitigate and reduce the impact on the surrounding landowners.
- The proposed plan for a distribution center does meet the current zoning specifications and will not have to appear before any board for approval.

Mr. Urban responded:

- If a traffic analysis does find that there are issues with items such as traffic volume, turning movements, etc., mitigation recommendations will be made based off the data.
- Discussions have occurred at KIPDA meetings regarding the traffic issue from Hwy 393 and Hwy 146 intersection to I-71.

Mr. Armbruster responded:

- Many questions were asked and would like to set up a community meeting to answer questions raised at today's meeting. A follow-up email will be sent to those who signed in and provided an email address outlining the next meeting date, time and location.

- Recommended going to IDI.com to view what other buildings look like or contact local officials in Boone County regarding the projects IDI has completed in their community.

End of Public Meeting