

**Technical Review Committee Meeting**  
**Wednesday, November 20, 2013**  
**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  
Beth Stuber - Oldham County Engineer  
Diane Zimmerman – Oldham County Traffic Consultant  
Don Dahl – North Oldham Fire Department  
Tim Pfaff – Oldham County Board of Education – Director of Transportation

**HARMONY POINTE - Southwest Corner of West U.S. 42 and KY 1793, Goshen**

Preliminary Subdivision Plan, 22.7 acres, Proposed 45 lots, Property Zoned R-2  
Applicant – Longwood LLC  
Engineer – Land Design & Development

**Kevin Young of Land Design**, 503 Washburn Avenue, Louisville was present and gave a brief introduction for the proposed subdivision.

- Charlie Weiter, representing the owner/developer of the property is also present.
- Proposal is for a 22 acre tract for 45 lots.
- Property is zoned R-2, Single Family Residential District.
- Currently is a vacant tract with an access point that has been put in place by the KY Highway Department and will utilize as an access into the property.
- There are no waivers or variances requested.

**Agency Comments:**

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

- The “13405 Longwood Lane” address is not correct. Our addressing system does not show an address for this property.
- KYTC will need to approve the location of the proposed pump station road from US 42 to the pump station on Lot 1.
- Include a 35-foot building setback along the rear of lots 29-36.
- Include the following note: “There shall be no direct access to US 42 or KY 1793 from any lot except for pump station access on Lot 1.”
- Please submit street name and addresses prior to record plat submittal for final approval.
- Identify the adjoining parcels owned by the North Oldham Lions Club, Oldham County Board of Education and Sam & Barrie Conner.
- Include a graphic scale and north arrow.
- Include bearings and distances for development boundary if the boundary has been surveyed.

- Assign a lot number for the open space lot.
- The filing deadline for the December Planning Commission meeting is Wednesday, November 27.

**Don Dahl**, North Oldham Fire Department, was present and addressed the following issues:

- The Fire Department has no issues and can provide fire protection.
- The hydrants will have to be in accordance with the Oldham County Fire Hydrant Ordinance
- The Louisville Water Company will be the provider and pretty much standard as with the subdivision behind the property.
- Should the development be redesigned before final approval, they would like to see a secondary access, or a way to and from the existing subdivision. Due to the major intersection that adjoins the property, the location of the closest station and the amount of traffic of the school campus across the street, they foresee access issues with the single access off Highway 42.
- They would like to see residential sprinkler systems, even though it is not required by law. Encourages anyone that would like to learn more about the advantage of residential sprinkler systems may go to [www.nofd.org](http://www.nofd.org).

Dianne Zimmerman, Jacobs Engineering Group, Oldham County Traffic Engineer was present and presented the following:

- The required traffic assessment and analysis is 95 percent complete.
- A left turn lane is required by KYTC.
- She has requested that KYTC evaluate U.S. Highway 42 for 45 mph as opposed to the 55. It has not been evaluated in 20 years and will affect the design of the left turn lane.
- If she does not get an answer from KYTC they will continue with what is there and will submit the report.

**Beth Stuber** - Oldham County Engineer addressed the following issues:

Has reviewed the plan submitted dated October 30, 2013. Finds that it generally conforms to the requirements for preliminary plans. However, there are several comments:

1. There several environmental sensitive areas downstream of the development. Great effort should be made to protect the stream and the vegetation surrounding it. Erosion control BMPs will be regularly inspection and enforced.
2. Where are the two detention basins in the front discharging to and has the State approved adding runoff to their right-of-way?
3. Each lane at the entrance must be at least 14 feet wide on either side of the island and preferable 16 feet.
4. The cross-section pavement detail does not match what's shown on the plan.
5. Will the drive lanes in the eye be 24 feet?
6. What is shown in the front of Lot 32?
7. The driveway of Lot 1 needs to be on the west property line.

8. Please add a north arrow to the main portion of the plan.
9. Why is there a proposed assess easement on Lot 26 if the pump station is being removed?
10. Given the existing topography of the site, it appears that most of the west side of the site will drain into an existing “blue line” stream that is a tributary of Pond Creek. Please define how the stream will be protected during and after construction.
11. Can any of the existing tree canopy be protected?

Other issues may be determined to exist at the Planning Commission. These will need to be addressed.

- Kevin Young responded to all of Ms. Stuber’s issues and stated they will comply with all that is required.
- Stated that they wish to add a species of trees along Highway 42 and have agreed to keep some trees abutting the neighbors.

**Tim Phaff** of the Oldham County Schools, Transportation Department was present and stated he had no comments.

**Brian Davis** stated that the Planning Commission will want to know what the plans are along Highway 42 and Highway 1793 as Highway 42 is considered a scenic corridor and also a State byway at that section.

**Ms. Zimmerman** stated that the Oldham County Thoroughfare Plan identifies Highway 42 as a corridor for potential widening for a five lane section. However, the Cabinet is now in the right-of-way phase of the section of Highway 42 from the County Line to Ridgemore Drive and will probably be widened to only three lanes. They do not anticipate receiving any comments from the State Highway Department at this time until they submit a request for the road encroachment permit.

### **PUBLIC COMMENT**

Sam Conner, 12419 U.S. Highway 42, Prospect was present and stated he is not opposed to the subdivision but has comments as follows:

- He is an adjacent property owner to the south.
- One of the builders removed many of the trees in the existing development.
- He has asked the developer to save as many trees as possible and mark the property line along his line every ten feet.
- There have been issues in the past regarding run-off into the lake from the school property.
- The existing developer has been very cooperative, however is concerned that the builders will not address water run-off issues and requests that the County oversee this issue.

**Jim Urban** stated that on individual building sites, there will be a perimeter control and if they do not keep the silt fence up and are not in compliance, there will be a stop work-order issued as it is part of the building permit process. He states they will patrol this issue.

**Charles Weiter, Developer**, Vice President of Main Street Realty, 471 W. Main Street, Louisville, was present and made the following statements:

- There is an existing detention basin from Section 4 of Longwood to be used as a sedimentation basin.
- They will only remove the trees where it is necessary to construct the roadway and infrastructure.
- They have been a good neighbor and wish to continue be a good and responsible developer.

Mr. Weiter responded to Beth Stuber that he and Beth did put a “Builders on Notice” letter to the builders a few years ago. He agreed that it would be a good thing to do with this development. They review all their site plans and building plans prior to construction and will follow through that they are building in compliance. The stream behind the proposed development is protected and there will be a 10 foot no disturb buffer that will remain in place to help with erosion control measures. The property line is at the center of the ditch and the stream is protected on both sides. That will be a part of the deed restrictions.

**Don Dahl**, North Oldham Fire Department, stated that while putting the builders on notice, they may wish to also review the burn ordinance for open burning. The information is available on the Oldham County Website or on [nofd.org](http://nofd.org).

Mr. Weiter responded to Mr. Dahl that Section 4 of Longwood is platted and under construction. There is no way to have an entrance from Section 4 to the rear of this development. Hopefully, because of the divided entrance, both lanes should not be closed at the same time for emergency access.

Fred Royce, 11815 Lakestone Way, Prospect was present and stated the following concerns:

- Referred to the Page 19 of the Oldham County Thoroughfare plan in preserving the rural and scenic character of this corridor.
- He requested that it be discussed at meetings to keep this area in a rural and scenic character.

Morton Boyd, 13417 West Highway 42, Prospect, was present and stated his concerns:

- He lives at the Jefferson/Oldham County line and is also a member of the Lions Club.
- Concerned that an accident could occur where there is only one access.
- Concerns how many homes have been built and cannot connect to another road.
- He drops off his children at school daily and because the proposed entrance is so close to 1793 it will be impossible for vehicles to get out at the rush hour.

- If there are plans to widen the road in the future, he hopes the property will be taken from the opposite side of the Lions Club property as most likely, the Lions Club building and small house would have to be taken for road widening.

Administrator Urban responded to Mr. Boyd's concerns that originally there were no plans for a right of way or a traffic light. They would not have what they have had for the last ten years if it had not been for not only money contributions from Ken Payne of Main Street Realty, Jim Brown and the Warner Jones Estate, but participation in the engineering and the dedication of the right-of-way. He is confident that there is enough right-of-way that has been dedicated; they have done a good job. He is confident that property will not be taken from the Lions Club.

Ms. Zimmerman stated that because of the way the lots are configured, she is sure that homes cannot be built close to the right-of-way. There are plans for beautification on one side of the road. There are no plans funded to move anywhere past the intersection at Ridgemore Drive.

**Kevin Young** responded regarding the concerns of those present. He assured they will address any of the issues stated today.

### **APPLICANT REBUTTAL**

**NONE**

### **End of Public Meeting**

Brian Davis stated that the filing deadline for the Planning Commission meeting is Wednesday, November 27, 2013.

Brian Davis informed the TRC Committee that the next meeting will be held earlier than usual, on Wednesday, December 11, 2013 at 1:00 p.m. They are expecting one or two applications for the next TRC meeting.

Meeting concluded at 1:20 p.m.