

**Technical Review Committee Meeting
Wednesday, August 21, 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
Tim Pfaff - Oldham County Board of Education, Director of Transportation
Don Dahl - North Oldham Fire Department
William Baker - Oldham County Water District
Ed Basquill - Oldham County Sewer District
Eddie Turner - South Oldham Fire Department

CEDAR POINT VILLAGE – WESTBROOK DRIVE AT CEDAR POINT ROAD

- Zoning Map Amendment (R-4 to R-4A), Preliminary Subdivision Plan and Revised Development Plan
- Applicant – Town & Country Bank and Trust Co. et al
- Engineer – Land Design & Development

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

David Frey of Land Design and Development, Inc., 503 Washburn Avenue, Suite 101, Louisville, presented a brief summary of the application.

- Applicant is requesting to allow condominiums to be converted into single family homes.
- There are about 14 homes which will be subdivided and a couple of variance requests that will allow encroachments on the property.
- They have received all agency comments and will address if necessary.

Agency Comments:

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

- Include “Zoning Map Amendment” to the plan title.
- Include the zoning district information for all adjoining parcels.
- Assign a lot number to the Open Space next to Lot 1.
- Show the open space areas as square feet, not acres (since they are so small).
- Include a note stating there will be no direct access to Cedar Point Road or Cedar Point Lane from any lot.
- Include a typical street cross section.

- The Common Open Space required is 500 square feet per dwelling unit which comes out to about a 0.6 acre tract. Please correct this in the site data table.
- The filing deadline for the September 24th Planning Commission meeting is Wednesday, August 28th.

Tim Pfaff, Director of Transportation, Oldham County Board of Education, was present and had no comments regarding this revised preliminary plan.

Beth Stuber, Oldham County Engineer, was present and stated that the infrastructure already exists and the new development will lower the density of the subdivision. Therefore, the existing drainage should be more than adequate.

Eddie Turner of the South Oldham Fire Department was present and stated he has no comment regarding this revised preliminary plan.

William Baker from the Oldham County Water Department was present and stated the only concern is the four lots that are located on the opposite side of the water main. If any problems arise, the property owner would be responsible to pay what it would cost the Oldham County Water Department to provide water to those lots. The lot numbers in question are 10, 11, 12 and 13.

There were no others present with questions or statements concerning the Cedar Point Village proposal.

Rivers Landing – Rivers Landing Drive at Rose Island Road

Zoning Map Amendment (R-2 to CO-1 and CO-1 to R-2), Preliminary Subdivision Plan and Revised Development Plan
 Applicant – Heritage Properties, LLC et al
 Engineer – Gresham Smith & Partners

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

Amin Omidy of Gresham Smith & Partners presented a brief summary of the application.

- They have a remnant piece of property that is zoned R-2; it is currently in the lake and are requesting to change to CO-1.
- There is a CO-1 parcel in the southeastern corner and are requesting it to be zoned to R-2.
- They are in the process of filing an application to move the 100 year flood plain allowing the development to take place.
- They are requesting variances on the existing portion of the property that would allow a similar character of development to take place with the allowed front setbacks.

Agency Comments:

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

1. Label the ROW width of Rose Island Road.
2. Include street name labels for Rivers Landing Road and Old Highway 1793.
3. Include a typical road cross section.
4. Include the 100 year floodplain on the map.
5. Identify all existing zoning classifications in the site data table.
6. Include the minimum yard requirements for all districts.
7. Include zoning information for adjoining properties.
8. Cite the section from which the variance is being requested (Section 100-040).
9. Include a note stating there shall be no access to Rose Island Road, Victory Court or Old Highway 1793 from any parcel.
10. The filing deadline for the September 24 Planning Commission meeting is Wednesday, August 28th.

Tim Pfaff, Director of Transportation, Oldham County Board of Education, stated that there will be a designated bus stop for student pick-up at the Rose Island Road entrance to the subdivision.

Beth Stuber, Oldham County Engineer, stated the following concerns:

- Concerned with site distance going into the single family lot section in the corner and requests that the area be marked and they will check it for site distance.
- She informed Mr. Omidy that Old Highway 1793 is marked private; however, Old Highway 1793 is a County maintained road.
- Requests they show how the new section in the corner will drain and how it will flow into Huckleberry Creek as they have had concerns in the past.

Mr. Omidy responded to Ms. Stuber that a flood study has been done and the flood elevation is established at 454. He will provide those plans to her. They are in the application process for construction, and have filed with FEMA.

Brian Davis spoke in regards to the following:

- Adam Reinhardt, Oldham County GIS Specialist, stated he has no comments regarding this proposal.
- The Oldham County Water Department had no comments as Louisville Water Company serves that area and water is available.

Public Comment

Ruth Koehler, 2018 Cardinal Harbour, Prospect, is on the Cardinal Harbour Board of Directors, and stated her concerns:

- Since Ridge View Place and Pond Creek have been developed there are extreme water pressure problems causing hot water heaters to blow up.
- In the past six months or so, as many as a dozen water heaters have needed replacing because of pressure related failures.
- The average PSI is 80, but was recently tested at 161.
- There are concerns with the additional vehicle traffic on their roads.
- LG&E and KU have said that Harmony Landing substation is already overloaded and they are now tied into Starlight.
- The entrance to the wastewater treatment plant was supposed to have been temporary.
- A soapy bubbling sewage is being discharged to River Landing Road.
- Pets are drinking from it and becoming ill.

Beth Stuber, Oldham County Engineer responded that there has been discussion about a possible four-way at the intersection of Rose Island Road and Highway 1793. They will be going to the State regarding this issue.

Rob Maddox, 1003 Rose Island Road, was present and stated his concerns:

- Mr. Maddox lives across the street from Rivers Landing.
- He has taken video showing 15 to 20 trucks leaving the WWTP with sludge.
- The road cannot handle the traffic now, much less the additional truck traffic.
- He is requesting a serious traffic study be done in this area as he does not feel the road can handle another 2,000 cars.
- There is also a WWTP on 1793 with problems and he asks that it also be looked at before going on with the proposed subdivision.
- There are many issues that need to be addressed and putting the additional properties would overload the traffic and the WWTP.
- Not only is there vehicle traffic, but on weekends many bicyclists use Rose Island Road.
- Every time one drives down Old Highway 1793, it smells like a sewer.
- The proposed entrance will be located across from his property and it is all that he can do now to pull out of his driveway.

Beth Stuber stated at this time that the WWTP was built oversized five years ago and does not understand why they are having issues. The capacity was for at least one million gallons a day.

David Dean, 1005 North Rose Island Road, was present and stated his concerns:

- Lives across from the proposed new entrance off Rose Island Road.
- Concerned regarding the traffic being heavier during the week.

- The WWTP has issues at Cardinal Harbour and has smelled since the day it opened.
- It may be a poor design, and it really needs to be fixed.

Charlie Smith, 2001 River View Court, was present and stated his concerns:

- Also has property in Cardinal Harbour.
- He was told that the property for the WWTP is oversized and that the smell would go away, but it is not working efficiently.
- Cardinal Harbour and Rose Island Road residents are all suffering from the same problem and there have been two floods in the past six months.
- He feels the Water Company has not acknowledged the water problem.

Don Dahl, Assistant Chief, North Oldham Fire Department stated the following concerns:

- There are two new sections towards the intersection of 1793 and Rose Island Road and fire hydrants are not indicated on the plan.
- There is new infrastructure now around the quarry of the new section.
- He wants to make sure the developer understands that he needs to conform with the Oldham County Fire Hydrant Ordinance and the flow requirements for the new section.
- If they cannot meet the flow requirements, the residential sprinklers will have to be invoked.

At this time, a ten minute recess was taken at 1:35 p.m. and TRC members reconvened at 1:45 p.m.

Brian Davis stated that because Ed Basquill of the Oldham County Sewer District is now present, anyone having concerns regarding the waste water treatment plant may now address those issues.

Ruth Koehler, 2018 Cardinal Harbour, restated her concerns:

- Years ago the Sewer District told them the WWTP would be temporary and it is not.
- They now have a bad smell all the time.
- There is a discharge most days in two yards at the end of Landing Road.
- The discharge is soapy and bubbling and pets drinking out of it have become sick.
- Trucks are driving through Landing Road hauling out the sewage and do not go through the gate at Rose Island Road
- They see no relief through the new WWTP up the hill and it smells just as bad.

Ed Basquill – Oldham County Sewer District, was present and addressed the following concerns:

- It is the Louisville Water District that needs to address the water pressure concern.
- The WWTP is a permanent facility and not temporary.
- There was a temporary packaged treatment plant in Cardinal Harbour and was an above ground metal structure on pretty much the same site.
- The WWTP is designed for 1.5 million gallons a day.
- It does have plenty of capacity and is currently treating about one-half million gallons a day.
- The trucks haul waste that has been processed.
- In the past they were using the gate at Rose Island Road, but there were complaints.
- Originally there was an agreement with the developer and home owners association to use the gate at Rose Island Road, but they received complaints about using the private road.
- They prefer the trucks not go through the neighborhood, but they are trying to work something out for less impact on the community.
- As to the bubbling water, they would like an address so that they may look at that situation and they will check the customer call log.
 - At this time, Ms. Koehler responded that she does not have an address but that it is the last two houses on Landing Road.
 - The bubbling water flows to the rear entrance where the gate is located and comes under the road and flows to the house across the street.

Ed Basquill responded regarding the odor issue. There are old sewer mains where they have dips and low flows, and a bacteria develops which has a “bad egg” smell. However, there are improvements in reducing the odor. Last December they began feeding a chemical treatment that will reduce odors at the 1793 lift station. They have been monitoring the odors along with personal observation. They will monitor again and may adjust the chemicals.

Vicky Miller, Community Relations Manager for the Oldham County Environmental Authority, was present and responded as follows:

Complaints usually come to her and concerned that she had not heard about the bubbling discharge. She encourages all residents call 225-9477 which is the main line to the Oldham County Environmental Authority; press zero and one can speak to a staff member regarding any concerns in the future.

Mr. Basquill responded to Mr. Maddox that the number of trucks are scheduled on an as needed basis. It is hard to put trucks on a schedule as the amount of sludge depends on weather, rain fall, temperature, and usually run trucks in daylight hours. They are looking at options as they want to be community friendly. At this time this is the only access they have. The subdivision’s concern is that the trucks may tear up the road and the home owners association would have to maintain the roads.

Ms. Miller stated that with school having just started it may have caused a larger flow and requiring more trucks for the sludge pick-up.

End of Public Meeting

Meeting adjourned at 1:54 p.m.