

**Technical Review Committee Meeting
Wednesday, January 18, 2023
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Jim Urban - Oldham County Planning and Development Services
Ryan Fischer - Oldham County Planning and Development Services
Jim Silliman - Oldham County Engineer
Matt Tolar - Oldham County GIS
Charlie Ward – Oldham County Health Department
Michael Williams – Oldham County Board of Education
Greg Smith – Oldham County Police Department
Hewit Brown – North Oldham Fire Department
Tony Marconni - MSD

APPLICANT NAME AND ADDRESS OF PROPOSAL

22-016 Rose Island Road Subdivision – 1300 block of Rose Island Road, Prospect
Preliminary Subdivision Plan – 94 total lots
Applicant—Canfield Realty Group
Engineer—Land Design & Development, Inc

John Talbott, 1000 N. Hurstbourne Pkwy, Louisville, was present to speak on behalf of the application.

- 217.7 Acres.
- 94-Residential lots that vary from one to two acres.
- Zoning is R-2 and CO-1.
- Needing to know if the septic tanks are appropriate for this property.

AGENCY COMMENTS:

Ryan Fischer, Senior Planner, Oldham County Planning & Development Services

- Need to add a graphic scale to the plans.

Jim Urban, Director, Oldham County Planning & Development Services

- This plan has not changed since it came through the first TRC review.

Jim Silliman, Oldham County Engineer

- The applicant shall obtain applicable permits from the U.S. Army Corps of Engineers (USACE), Kentucky Division of Water (KYDOW), Oldham County Engineering Department, and Oldham County Floodplain Coordinator.
- The applicant shall address the location and performance of the two detention basins proposed within the 100-Year Floodplain.
- The type of buffer indicated along Harmony Village Road (i.e., Landscape Buffer Area (LBA), Do Not Disturb Buffer, etc.) shall be clarified on future plan submittals.
- The design of the storm sewer, including but not limited to inlet spacing, shall be in accordance with applicable guidelines.
- The applicant shall address binding elements related to road and traffic improvements for construction plan review.

Matt Tolar, Oldham County GIS

- Will need to get together for street addressing once it is approved.

Charlie Ward, Oldham County Health Department

- Did random sampling test throughout the property and the soil is consistent which is a group 1 and group 2 type soil texture.
- There are enough bacteria in the soil that will denature the ethanol, eventually turning it back into groundwater.
- Very sandy soil which is really good for drainage.
- All 94 lots will have specific site evaluations.
- Setback distances will be addressed.

Director Urban asked, is both the initial septic system and repair area for each lot?

Charlie Ward replied, yes, each lot. Each lot has enough room for two septic systems.

Director Urban asked, so no building permit can be issued until Charlie Ward does his site evaluation?

Charlie Ward replied, yes that is correct. Once the lots are staked then I go to the lot and stake out where the septic system is to be installed. No building permit will be issued until I give the building permit clerk the site evaluation letter.

Michael Williams, Oldham County Board of Education

- The 94 units will net 16 students.
- The serving campus can grant up to 35 permits per year.

Hewit Brown, North Oldham Fire Department

- Hydrant placement.
- Enough turnaround space for fire engines in the cul-de-sac.

PUBLIC COMMENT:

Barbara Wimsatt, 1839 Huckleberry Lane, Prospect, asked is septic better than sewers for that area?

Charlie Ward replied, sewers are not available in that area, so the next option is septic.

Barbara Wimsatt asked, this development meets the regulations for sewer, but the developer is asking for a waiver for septic. Why do we have the regulations if not made to follow them?

Director Urban replied, Judge Crosby ruled that if it is reasonably accessible within a half mile of the septic system. We have not found out if it is accessible within a half mile. Also, regulations do not require a developer to place sewers in. However, the planning commission will have to rule if the project area is within a half mile and whether the development should be connected to sewers. Does MSD have a requirement of distance that mandates that a development hookup to sewers?

Tony Marconni, MSD replied, the MSD does not have any policy or procedures that states you have to hook up to sewers. That is left to the county and the health departments' decisions.

Richard Van Kleeck, 1630 Victory Ct., Prospect, asked, did I hear that you don't know if this development is within a half mile of sewer?

Director Urban replied, that is up to the developer to find out where the sewer system is located and to bring that information to the planning commission.

Attorney Talbott replied, we believe the development is outside the half-mile distance from the sewer but decided to get a waiver. To further explain as the “crow flies” we are within the half-mile distance but if you figure out the distance on where to hook to sewers then it would be outside of the half-mile distance, however, there is no clear definition that explains how to measure the distance, so we decided to just ask for a waiver.

Hank Graddy 137 W. Main St., Versailles, KY, representing Rose Island Road Association.

- The developer is not entitled to a waiver or variance under any appropriate law.
- The development must be connected to the MSD.

Joe Kopacz, 1800 Rivers Landing Drive, Prospect

- If the septic systems fail, what will it do to our lake?

Charlie Ward replied, there is a setback distance that will be from the edge of the lateral field to the blue line stream. Also, this development’s septic system will not be built in the floodplain area.

Josh Stevens, 1616 Riverside, Prospect

- Rose Island Road is very narrow and dangerous.
- What will 94 septic systems do to Beargrass Creek?

Jim Silliman, Oldham County Engineer replied, we have been working with Rose Island Road Alliance and will continue to work with them on the safety of Rose Island Road. And remember that Rose Island Road is a state road and not a county road.

Tony Marconni, MSD replied, if we get enough rain then Beargrass Creek is our discharge for sewers.

Charlie Ward replied, there is no solids coming from a septic tank.

Sammy Parker, 14007 Harbour Place, Prospect

- There is five to six 10,000 gallon tanker trucks leaving the river treatment plant daily. This is creating more traffic.

Tony Marconni, MSD replied, they are sludge trucks. Sludge is the solids that come from the sewers. The sludge is transported to another plant to dry out and then it will eventually be hauled to landfills.

Rob Prince, 14400 Oldham Acres Road, Prospect

- Rose Island Road is a state Highway and a scenic byway. I do not see that much will change for the road on safety. It can not be widened or straightened out.
- Shoulder maintenance is the most dangerous issue on Rose Island Road. And this road needs the lines painted on it.
- Who will maintain the road if this development does pass since there will be many more people driving on this road.

Director Urban replied, with or without this development there are plans to help make Rose Island Road safer.

Attorney Talbott, asked about having a perk test on the property.

Charlie Ward explain, the perk test is outdated and really is not performed today. And explained how the new testing is performed.

Ryan Fischer— There being no further questions, we will move forward to our next case.

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- Ryan Fischer - Oldham County Planning and Development Services
- Jim Silliman - Oldham County Engineer
- Matt Tolar - Oldham County GIS
- Charlie Ward – Oldham County Health Department
- Greg Smith – Oldham County Police Department
- Keith Smith – LaGrange Fire Department
- Tony Marconni - MSD

APPLICANT NAME AND ADDRESS OF PROPOSAL

23-001 McDonald’s at Buckner Crossings – 3850 Commerce Parkway, Buckner
 Development Plan
 Applicant—McDonald’s
 Engineer—GRW Engineering

Julie Ratcliff, GRW Engineering, 801 Corporate Drive, Lexington

- Building will be 4,589 square feet.
- 43 Parking Spaces.
- Two drive-through lanes with a bypass lane.
- Utilities will be provided by the development and will tie into what the developer will be providing.

AGENCY COMMENTS:

Brian Fogle, Assistant Director, Oldham County Planning & Development Services—No Comments

Chief Greg Smith, Oldham County Police Department—No Comments

Charlie Ward, Oldham County Health Department

- Need to apply for an establishment application with the health department.
- Just before the operating phase we will do a walk-through.

Tony Marconni, MSD

- Have you submitted a downstream facilities capacity request?

Julie Radcliff replied, yes it was submitted with the TRC application.

Jim Silliman, Oldham County Engineer

- We have been in coordination with Krogers Development.
- Traffic evaluation study must be done.
- Detention basin for stormwater is being provided by Krogers.

- Will need permits from Kentucky Division of Water and Oldham County Stormwater Quality Management and Erosion Control.

Matt Tolar, Oldham County GIS—No Comments

Keith Smith, LaGrange Fire & Rescue Department

- Will need to have a Knox Box on the property.

PUBLIC COMMENT: None

END OF PUBLIC HEARING.

Meeting adjourned at 2:40 p.m.