

Technical Review Committee Meeting

Wednesday, March 15, 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

Daniel Wyatt – Kentucky Transportation Cabinet

Russ Rose – Oldham County Water District

Stephen Fante – Ballardsville Fire Department

APPLICANT NAME AND ADDRESS OF PROPOSAL

23-003 Middlebrook, 4800 S. Hwy. 53, Ballardsville

Preliminary Subdivision Plan – 20 total lots

Current Zoning: C-1 / AG-1

Applicant – Middlebrook LLC

Engineer – Vinsand Engineering & Land Surveying, Inc.

Bob Vinsand, Vinsand Engineering, 1000 Cherrywood Place, LaGrange, was present to speak on behalf of the application.

- 20 Large tracts.
- Entrance is adequate for the development plan.
- Utilities are available.

AGENCY COMMENTS:

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

- Ensure existing zoning areas shown on the plan are accurate. The AG-1 and C-1 zoning line does not appear to match Oldham County’s GIS map.
- Include names and dimensions (ROW) of any proposed streets.
- Include the locations of existing or proposed fire hydrants to ensure compliance with Oldham County Fire Hydrant Ordinance. Please include this in the legend.
- Include any areas of substantial existing trees including a general description of their type and size. Note trees that are to be removed on the plan.
- Include any locations of sinkholes on plan.
- Include areas of steep slopes on the plan. If none are present add note stating, “no steep slopes on site (over 30%).
- Note on the plans any access points for use by vehicles during construction.
- Include cluster mailbox location on the plan. If USPS is not requiring cluster system, please provide letter granting local delivery from USPS.
- Deed book and page number for adjoining property owner 56-00-00-15D should be D.B. 1196, Pg. 151.
- Deed book and page number for adjoining property owner 48-00-00-21O should be D.B. 1216, Pg. 031. In addition, it appears the parcel I.D. is listed as 48-00-00-21D and should be 21O.

- Three adjoining property owners across southwest corner of the plan should be listed as both AG-1 and CO-1 zoning classifications. These include parcel I.D.'s 48-20A-00-16, 17 & 18.
- Adjoining property owner for 48-20A-00-16 should be listed as Nicholas Thompson and deed book and page number should be D.B. 1302, Pg. 188.

Daniel Wyatt, Kentucky Transportation Cabinet

- Communicate with KYTC so that this proposed development does not go against any plans with the realignment of KY 53.

Jim Silliman, Oldham County Engineer

- Because land-disturbing area will be greater than one (1) acre, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KY DOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances.
- Review of The National Map USGS online viewer there appears to be one blue line stream and a few potential wetlands. As such, the applicant shall obtain the necessary permits from the U.S. Army Corps of Engineers (USACE) and KY DOW. These may include, but not be limited to, 404 Permit, Individual 401 Water Quality Certification, and Permit to Construct Across or Along a Stream.
- The AG-1 and C-1 zoning line does not appear to match Oldham County's GIS.
- For clarity, please show the KY Hwy 53 roadway and the connect of the proposed subdivision road to KY Hwy 53.
- Please also place the location map within a masked viewport so that it does not blend in with the contours and include KY Hwy 22 east of KY Hwy 53.
- The proposed KYTC R/W corridor drawn appears exceptionally large at 250 feet width. This appears to result in the overlap of this potential right-of-way with easements associated with proposed detention basins. These easements should be located outside potential right-of-way. As discussed during the pre-application meeting, you may consider in-stream detention to accomplish this.
- Typically, trees within the 100-year WSE of the detention basins are prohibited. However, we also understand that existing trees within the detention area may not be disturbed as a result of in-stream detention associated with the blue-line streams.
- The discharge from the detention basins should be 15' from the adjacent property lines.
- The applicant shall ensure centralized mailbox units meet the requirements of the United States Postal Service.
- Based on the number of proposed lots and typical trips generated for the proposed use, neither a Traffic Impact Study (TIS) nor a Traffic Assessment (TA) is required in accordance with Oldham County Subdivision Regulations.

Matt Tolar, Oldham County GIS

- Will need to get together for street addressing once it is approved.
- The residence at 4800 S. Hwy 53 will need to be changed to be in line with the rest of the addresses on the street.

Jim Urban, Director, Oldham County Planning & Development Services

- No Comment.

Michael Williams, Oldham County Board of Education

- Serving schools are Locust Grove Elementary, East Oldham County Middle School and Oldham County High School.
- 25 Permits granted per year.

Charlie Ward, Oldham County Health Department

- Preliminary subdivision on-site sewage evaluation was performed on January 24, 2023.
- Soil range from provisionally suitable to unsuitable for conventional sub-surfacing discharge septic systems.
- Most areas have adequate soil depth for the conventional lateral field.
- Some areas will need additional topsoil for lateral line coverage upgrading them from unsuitable to provisionally suitable.
- A site evaluation will be performed on each lot for the specific location of the on-site sewage disposal septic system before a building permit is issued.

Russ Ross, Oldham County Water District

- A review by OCWD is required prior to the approval of construction plans.
- Facilities installed will not become the property of Oldham County Water District until after all the necessary easements are recorded in the name of the Oldham County Water District and the developer has installed the facilities to both Division of Water and OCWD requirements/specifications.

Stephen Fante, Ballardsville Fire Department

- Will need to get together for fire hydrant locations.

PUBLIC COMMENT:

Don Chesak, 5000 S. Hwy 53, Crestwood

- Concerned with post-construction stormwater discharging onto his property.
- Would like to see the engineering design details of the Stormwater Management Plan for this proposed subdivision.
- Would like to be ensured that the best type of septic system is chosen for each home.

Amanda Dreckman, 3020 Pioneer Place, Crestwood

- Would like to see the developer combine lot 1 and lot 2 to keep the rural character of Ballardsville from the road frontage.

Tom Pike, 4703 Lost Valley Drive, Crestwood

- Can the intersection of Hwy 53 and Hwy 22 be redone to help with traffic? It is hard to turn onto Hwy 53 from Hwy 22 during peak traveling times.

END OF PUBLIC HEARING.

Meeting adjourned at 1:30 p.m.