

**Technical Review Committee Meeting**

**Wednesday, May 17, 2023**

**Meeting at 1:00 p.m.**

**PRESENT:**

TRC Committee Members:

Jim Urban - Oldham County Planning and Development Services

Brian Fogle – 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

Scot Treece – LaGrange Utilities Commission

Michael Williams – Oldham County Board of Education

Keith Smith – LaGrange Fire & Rescue Dept.

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**23-005 Independence Village, 1800 Commerce Parkway, LaGrange**

Development Plan (90 units – Multi Family Dwelling Unit Residential)

Zoning - R-4

Applicant – Steve Moss

Engineer – Land Design & Development, Inc.

Mike Hill, Land Design and Development, 503 Washburn Ave #101, Louisville

- Project is located on Commerce Parkway at the corner of Allen Lane and Ernie Harris Pkwy, next to the Oldham County Health Department.
- Proposal on 5 ½ acres with 90 units and 5 buildings.
- Mixture of one- and two-bedroom units.
- 177 Parking spaces and two-garage buildings with 20 spaces in each.

**AGENCY COMMENTS:**

Brian Fogle, Assistant Director, Oldham County Planning & Development Services

- Please indicate the right-of-way dimensions for the abutting streets.
- Please indicate the bearings & dimensions for the northern & eastern property lines.
- Please indicate the minimum twenty-five-foot street side yard setback along the property line adjacent to Ernie Harris Parkway.
- Please indicate a stormwater pipe connection to the stormwater catch basin located on the northeastern portion of the property.
- Please indicate the ownership information for the adjoining property located at the northwestern quadrant of the Commerce Parkway & Allen Lane intersection (Parcel 39-00-00-9F).
- Please calculate and indicate the project's Floor Area Ratio.

Corey Rusnak, LaGrange Public Works

- An encroachment permit will be required before any work is started.
- Culvert sizing information will need to be provided during the construction plan review.

Jim Silliman, Oldham County Engineer

- The land-disturbing area will be greater than one (1) acre for this project. As such, the applicant shall obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) 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.
- According to the TRC Plan, one detention basin is being planned. The applicant is required to verify this basin meets the requirements of the Oldham County post-construction runoff ordinance. Since it appears the applicant intends to discharge directly to an interstate highway, this analysis shall also include the 25-yr design storm as is typically required by the Kentucky Transportation Cabinet (KYTC).
- The proposed detention basin shall be encompassed by an easement to be recorded with Oldham County.
- The discharge from the detention basin shall be 15' from the property line.
- No trees will be permitted within the 100-year WSE of the detention basin.
- The applicant shall ensure the entrance geometry and internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, school busses if applicable, moving trucks, etc.).
- While the location of the proposed development is not within the limits of the City of Lagrange, this location along Commerce Parkway is maintained by the City of Lagrange. As such, the applicant will be required to obtain a roadway encroachment permit from the City. Geometry and features of the proposed entrance shall be in accordance with requirements of the City of Lagrange which may include 35' entrance radii and a cross culvert to accommodate the Commerce Parkway roadside drainage.
- A sidewalk shown on the west side of the entrance shall continue along the Commerce Parkway frontage. This sidewalk shall be separated from the edge of pavement with a grass verge. This sidewalk will be reconsidered during construction plan review in the event it is affected by potential improvements to Commerce Parkway including but not limited to widening.
- Based on the number of units (90) in this development, preliminary calculation indicates that the site will generate 50.40 PM peak hour trips (ITE Trip Generation for low-rise (containing 1-2 floors) multi-family housing). Review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an AADT of 4181 in 2019 on Commerce Pkwy (Sta. B31). Based on these values, a Traffic Assessment (TA) is required in accordance with Oldham County Subdivision Regulations. A Traffic Impact Study (TIS) dated June 14, 2022 was provided for a previous concept of this development including 80 units. That report indicated 46 PM peak hour trips. A revised or updated TIS is not being required for the development as currently proposed. Findings and recommendations in the June 2022 report indicate that a westbound left turn lane is warranted for the 2035 PM Peak condition at the intersection of Commerce Parkway with Ernie Harris Parkway. Considerations including but not limited to this left turn lane, other future improvements to Commerce Parkway, and potential need for additional right-of-way will be coordinated during construction plan development and review.

Matt Tolar, Oldham County GIS

- Need road name.
- Each unit will have its own address.

Scot Treece, LaGrange Utilities Commission

- Extension agreements will need to be executed for water and sewer.
- Plans will need to be provided to us prior to the Division of Water for review.
- Since the location is outside of the city the tap fees are higher.
- Will need the breakdown of how many bedrooms.

Keith Smith, LaGrange Fire & Rescue Department

- Requiring one hydrant.
- Will require a Knox Box.

Michael Williams, Oldham County Board of Education

- Serving schools will be Centerfield Elementary, Oldham County Middle School, and Oldham County High School.
- Will impact the schools with 15 students.
- Can grant 75 units per year.

**PUBLIC COMMENT:**

Charlie Ward, Oldham County Health Department

- What is the buffer between the health department and this development?

Steve Moss, Independence Village, S&S Investments

- Will have trees as a buffer.

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**PRESENT:**

TRC Committee Members:

- Jim Urban - Oldham County Planning and Development Services
- Brian Fogle – 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
- Scot Treece – LaGrange Utilities Commission
- Keith Smith – LaGrange Fire & Rescue Dept.
- Michael Williams – Oldham County Board of Education

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**23-006 The Coterie at Denison Lane, 109 LaGrange Road, Pewee Valley**

Preliminary Subdivision Plan (6 total lots)  
 Zoning - R-1A  
 Applicant – Dennis Littrel  
 Engineer: Prism Engineering

Phil Gambrell. Prism Engineering & Design, 2309 Watterson Trail, Louisville

- Total of 10 acres.
- 2.3 Acres will go to the existing residence.
- 1.3 Acres will be open space.

- Six acres will be divided into one-acre buildable lots.
- One entrance in and out with a cul-de-sac.
- Storm water will go to the basin.

**AGENCY COMMENTS:**

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

- Agency list has a lot of incorrect information – this can be removed and is not necessary.
- 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.
- Label contour lines.
- Label any areas of sinkholes, lakes, ponds, marshes or wetlands.
- 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.
- Adjoining property owner to the N labeled as Denise M. Gillman has an extra (1) in the parcel number.
- Adjoining property owner to the NE labeled a Sue I. Wellnitz Trust and Michael Logsdon is incorrect, and the dash should be removed after PV in the parcel numbers.
- The parcel to the east of Lot 6 is incorrect and should be listed as John H. & Christiane N. Kruger and be listed as Deed Book 1303, Page 400.
- Applicant should clarify and re-label the lot on the plan where the detention basin is located.

Jim Silliman, Oldham County Engineer

- Because the 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 a Water Quality Plan Permit from the City of Pewee Valley.
- Because the project will encroach onto a state highway, the applicant shall obtain an Encroachment Permit from the Kentucky Transportation Cabinet. This permit shall address all work being completed within the state right-of-way.
- The applicant shall submit construction plans to Oldham County Engineering for review and approval. Review and approval of the plans by Oldham County Engineering will not constitute compliance with regulations required by the City of Pewee Valley or approval of plans by the City.
- Contours should be labeled.
- The preliminary plan shows the general layout of the proposed roads. This preliminary plan does not provide sufficient detail to determine if the dimensions of the proposed roads including but not limited to grades, radii, widths, and curves comply with Oldham County’s Subdivision Regulations. This is not uncommon at this stage. Construction plans to be submitted will be reviewed for these requirements.
- Pursuant to Oldham County Subdivision Regulations, section 5.5, sidewalks are required on both sides of public streets within the city limits. Sidewalks are only shown on one side of the

road. A waiver from the Planning Commission may be required to eliminate the sidewalk on one side.

- The detention basin shall be encompassed by a drainage easement to be recorded with the Oldham County Clerk prior to the release of the Performance Surety. Also, the applicant should clarify on the plan that the lot the basin is on is an open space lot.
- The applicant shall ensure centralized mailbox units meet the United States Postal Service requirements.
- Based on the number of proposed lots and estimated 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

- No Comment

Charlie Ward, Oldham County Health Department

- Soils in this area are provisionally suitable for conventional sub-surfacing discharge septic systems.
- All areas are adequate with soil depth for conventional lateral field installation.
- Soil types are silty loam to silty clay loam and blocky structure.
- After the subdivision has been surveyed and property lines established a site evaluation will need to be performed on each property for a specific location for an on-site sewage disposal septic system.

Michael Williams, Oldham County Board of Education

- Serving schools will be Crestwood Elementary, South Oldham Middle School, and South Oldham High School.
- Can grant six permits a year.

**PUBLIC COMMENT:**

**END OF PUBLIC HEARING.**

Meeting adjourned at 1:50 p.m.