

**Technical Review Committee Meeting**

**Wednesday, June 21, 2023**

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

**PRESENT:**

TRC Committee Members:

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

Garrett Dean – PeeWee Valley City Engineer

\*\*\*\*\*

**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**23-007 Locust Estates – 6917 W, Hwy. 146, Pewee Valley**

Preliminary Subdivision Plan (36 total lots)

Zoning - R-2

Applicant – Mark & Luke Banta

Engineer – Meridian Surveying & Design Services

John Talbott, Bardenwerper, Talbott & Roberts, PLLC, 1000 N. Hurstbourne Pkwy, Louisville

- 36 Lots on 51 acres and zoned R-2.
- One entrance/exit from Ballardsville Road.
- Will be asking for a variance for the entrance. The deed description of the “panhandle” entrance shows that the intent was for 50 feet. However, when surveyed through modern surveying standards, the width of the panhandle access is only 49.92 feet and 49.84 feet.
- Lot sizes will be min 44,869 square feet to max 77,972 square feet.

**AGENCY COMMENTS:**

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

- Please indicate the right-of-way dimensions for the abutting streets, specifically Highway 22 & Highway 146.
- Please indicate the areas of substantial existing trees including a general description of their type & size.
- Please indicate if the existing single-family structure and related two accessory structures on Lot 10 are to remain or are to be removed.
- Please indicate the location of the nearest off-site drainage facility, including culvert size and/or natural body of water.
- Please clarify if the existing single-family residence on Lot 10 satisfies the required minimum thirty-five-foot front yard setback due to the curvature of the building setback line at the cul-de-sac bulb.

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 a Water Quality Plan Permit from the City of Pewee Valley.
- It appears this project will impact two blueline streams, as indicated on the USGS The National Map online viewer. Additionally, it appears the applicant is intending to convert a freshwater

pond at the head of a blueline stream into a retention basin and incorporate in-stream detention within a second blueline stream. If this is correct, permitting from the U.S. Army Corps of Engineers and KY Division of Water may be required. Specifically, a 404 permit, individual 401 Water Quality Certification, and Stream Construction Permit may be required. The applicant shall provide our office and the City Engineer with these permits as part of the construction plan approval process.

- Because the project will encroach onto a state highway, the applicant shall obtain an Encroachment Permit from the Kentucky Transportation Cabinet as noted on the plan. This permit shall address all work being completed within the state right-of-way.
- The right-of-way width for the proposed entrance to the subdivision is 0.16 feet less than the 50 feet right-of-way required by the Oldham County Subdivision Regulations. If the required right-of-way can not be provided, the applicant shall apply for a variance, as noted on the plan.
- 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.
- The preliminary plan shows the general layout of the proposed roads. This preliminary plan does not provide sufficient detail to determine if dimensions of the proposed roads including but not limited to grades, radii, and curves comply with Oldham County's Subdivision Regulations. This is not uncommon at this stage. Additionally, roads shall be designed as local roads with a vehicle operating speed of 25mph. The applicant shall be prepared to substantiate how horizontal and vertical curves are designed to satisfy sight distance requirements for 25mph operating speeds. Construction plans to be submitted will be reviewed for these requirements.
- Future plans and record plat shall indicate that lots 26-28 shall only encroach onto Road "A" and not onto Ky Hwy 146.
- Future plans and record plat shall indicate that the existing entrance and railroad crossing to the outlet adjoining tract 28 shall only be for that outlet and shall be neither a construction entrance nor a future subdivision entrance.
- The applicant shall indicate and label all bluelines streams.
- Detention basins should be located in open space, not on individual lots.
- 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 or Erosion Control Surety.
- All storm sewers outside the road right-of-way, including natural conveyances used as part of the subdivision's stormwater conveyance system, shall be located within a drainage easement.
- Cross-lot drainage based on existing topography is observed at locations including but not limited to tracts 5 and tracts 23 and 24. This may become challenging when positioning a home and associated features on the property. The applicant should clarify their intent for construction on these lots.
- The applicant shall ensure centralized mailbox units meet the requirements of the United States Postal Service.
- Based on the number of proposed lots and estimated trips generated for the proposed use, a Traffic Assessment (TA) is required in accordance with Oldham County Subdivision Regulations.

Garrett Dean, PeeWee Valley City Engineer

- Will need to obtain a permit for stormwater.
- Tracts 20, 21 & 22 have a lot of watershed and we will need to account for that.

Matt Tolar, Oldham County GIS

- Need road name.
- If the existing house on lot 10 remains, then it will need to have a new address.

Charlie Ward, Oldham County Health Department

- No information because the applicant did not schedule a preliminary subdivision site evaluation.
- Will need to get with me to get this done.

**PUBLIC COMMENT:**

Bob Rogers, Mayor of PeeWee Valley

- Would like to know what the school capacity numbers.
- Will need a Corp of Engineer Permit.

Debbie Clapp, Church of Jesus Christ of Latter-day Saints, 71165 W. Hwy 22

- How will the surface runoff be addressed.
- Entrance/exit appears to be close to the church and make sure it is at a proper distance.

Bill Knizner, Meridian Surveying & Design Services

- There will be catch basins.
- KYTC gave verbal approval of the entrance/exit location.

Thomas Robinson, 100 Wooldridge Place

- What is next on the planning of Hwy 22.
- Traffic is a huge issue there now.

Jim Silliman, Oldham County Engineer

Traffic assessment identifies how the trips generated might increase in a certain radius so other intersections and how those will be affected because it is not a larger subdivision that meets the requirements for the traffic impact study, I don't think KYTC will require a study. This is a state-maintained road and not county maintained.

James Allison, 103 Castlewood Drive

- Consider using the railroad crossing road to tie into this subdivision for emergency vehicles.

Angela Klehr, 304 Wooldridge Place

- Highway 22 traffic is terrible with numerous accidents.
- Water runoff and the environmental impact will be huge.
- Would like to have shoulders on Hwy 22.

Jim Cheski, 7305 Shadowood Lane

- Will the existing woods be preserved around the home sites?
- When I-71 has a wreck then Hwy 22 gets backed up.

Attorney Talbott

Will retain as many trees as possible.

**END OF PUBLIC HEARING.**

Meeting adjourned at 1:45 p.m.