

Technical Review Committee Meeting
Wednesday, September 17, 2014
Public Meeting at 1:00 p.m.

PRESENT: Jim Urban - Oldham County Planning and Development Services
Brian Davis - Oldham County Planning and Development Services
Beth Stuber - Oldham County Engineer
Diane Zimmerman – Oldham County Traffic Consultant
Keith Smith – LaGrange Fire & Rescue
Chief Greg Smith – OCPD
Edward Turner – South Oldham Fire Dept.
Ed Basquill, Oldham County Sewer District
Tim Pfaff – Board of Education – Director of Transportation
Russ Rose – Oldham County Water District

Heather Ridge – 2701 Cedar Point Road, LaGrange
Preliminary Subdivision Plan
Applicant – Hills Land & Development Co.

Kevin Young, Engineer – Land Design & Development, Inc., presented the following:

- Property is to be located at 2701 Cedar Point Road, LaGrange.
- Will consist of 71 lots on 32.5 acres.
- Property is zoned R-2 Residential.
- Proposed subdivision was formerly known as Heather Green Phase 2 about seven years ago.
- This is only a portion of Phase 2.
- Had a neighborhood meeting and Heather Green and Stonefield Trace residents were in attendance.
- Stonefield Trace residents were concerned that Chelsea Meadow Way will become a cut-through street to their subdivision.
- Explained that it is a stub street and that they are required to connect.
- This will be a three to four phase subdivision and could take 6-8 years to complete.
- Sewers are provided to the property.
- Access point is at the highest point and does have good site visibility.
- They will connect to the two stub streets that come into the property.

Agency Comments:

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

- Please label the edge of the 50' landscape easement along Cedar Point Road as a 50 B/L as well.

- Label the ROW width of Heatherwood Drive.
- Proposed Street B will be Heatherwood Drive.
- Include the following note: “There shall be no direct access to Cedar Point Road from any lot.”
- On Note 10 regarding the flood plain, the correct Map number is 2100185 0115C and the map date is September 20, 2006.
- Please include building envelopes on the following lots: 12, 15, 24, 25, 43, 52, 53, 54, 60 and 61.
- The filing deadline for the October Planning Commission meeting is Wednesday, September 24.

Keith Smith, LaGrange Fire & Rescue, stated he had no comments.

Greg Smith, Chief, OCPD, stated he had no comments

Eddie Turner, South Oldham Fire District, stated he had no comments, and responded to Kevin Young as follows:

- The Fire Board is not sure as to the boundary lines at this time.
- LaGrange may provide service to the top half and they will provide service to the bottom half.
- As to the concerns regarding the proposed stub street, emergency services can always find another entrance in a subdivision this big.

Ed Basquill, Oldham County Sewer District:

- Encourages that they provide more details and guidelines regarding the green infrastructure.
- Because the detention basin is an existing pond, need details as to how it will be modified.
- Kevin Young confirmed that it is a clay lined pond.
- He responded that they will set up a meeting as to the green infrastructure.

Beth Stuber - Oldham County Engineer addressed the following issues:

- The cul-de-sac courts have different pavement radius and both are less than the 39 feet required in the Subdivision Regulations; concern that it may be too short for school busses.
- Continue showing the drainage flow along the rear of Lots 8 through 11 to show where it goes past Lot 11.
- The ditch lines along Cedar Point Road may require work before they can accept additional drainage from the proposed subdivision.
- Show a roadway cross section for the 50 foot right-of-way to emphasize that they will have curb and gutter.

- Remove the use of straw bales in the erosion control notes and replace with rock checks or other measures that allow water to pass through.
- Need to stub a water service to the landscape island at Court B; could be irrigation issues if they try to cut the road themselves.
- Kevin Young responded to Ms. Stuber that neighbors commented regarding a low, wet area at Lots 47 and 48.
- They will not put the proposed detention basin at that location as it will not be needed.

Diane Zimmerman – Oldham County Traffic Consultant stated they will be making traffic counts next week.

- Kevin Young responded to Ms. Zimmerman that the subdivision will consist of 32 acres.
- The original acreage was 56 acres; the remaining acreage will be undeveloped at this point.
- Confirmed that this is not the same owner.

Tim Pfaff – Board of Education – Director of Transportation

- Will provide a letter regarding the cul-de-sac
- Beth Stuber responded at this time that the school bus radius is 44-45; typically do 39 for the school bus turn-around for emergency equipment.

Russ Rose - Oldham County Water District addressed the following:

- They will provide a letter stating they can provide water to the site.
- They will ask for interconnections on Cedar Point Road to the North at Heather Green and to Stonefield Place.
- They can meet the 750 gallon requirement and can meet the fire protection codes.

Jim Urban – Administrator, Oldham County Planning and Development

- The only letters needed is from the Board of Education as to capacity.
- There is a form available that needs to be completed by the TRC.

PUBLIC COMMENT

Randy Schureck, 1305 Myra Court, LaGrange, stated he is not opposed to the subdivision.

- He is the property owner to the south side of the proposed development.
- However, is very concerned as to the water shed to the South side of his property.
- He has a proposed agreement with the Developer to purchase the property at the south side so they can create a detention basin and control and manage the storm water on the south side watershed; they have not yet come to an agreement.

- Estimates that five to six acres will be affected by the watershed on the south side including to the stub road at Stonefield Trace due to the lay of the land.

Jason Morgan, 2610 Stonefield Lane, LaGrange, was present and stated the following concerns:

- Is President of Stonefield Trace Home Owners Association and proposes something good for both subdivisions.
- Anticipate much traffic through the neighborhood and because speed bumps are not allowed on the streets suggests stub roads be blocked by collapsible pylons much like the area for student drivers have for training.
- Although those would address speeders, it would not deter first responders.
- There will be no minimum square footage requirements; would like that addressed so as to protect the property values of Stonefield Trace.
- Portions of Cedar Point Road are not in good shape especially from the Section 1 entrance back to Heather Green; the shoulders are in bad shape and crumbling pavement need much improvement.

Mary Harding, 2709 Cedar Point Road, LaGrange, was present stated her concerns:

- Is a neighbor and was not notified of the previous neighborhood meeting, however, was notified concerning this meeting.
- Reiterates her concerns regarding the watershed, the traffic and the road conditions.

Al Marcum, 1116 Cedar Point Road, LaGrange, was present and stated his concerns:

- Has property parallel to the subject property located at 3001 Cedar Point Road which consists of 50 plus acres.
- Concerned from the original proposal as to the watershed.
- Describes how the development runs; his property adjoins Mr. Schureck's property.
- A very steep change of elevation at the border of the Schureck and Marcum properties and several lakes in the valley; does not want to become the retention/detention basin for any water shed.
- Due to more asphalt and short/long grass, can gain velocity as it changes elevation and will cause erosion problems along with fertilizer running into the pond.
- Spoke of the original plan for the retention/detention basin however, that is no longer in place.
- Would like to learn as to how the sewer system will operate, how it works and where the new plant will be located as there were plans years ago to get rid of all the package plants.

At this time Ed Basquil responded that that five years ago there were 13 plants and 11 package plants but five plants have been taken off line. There will not be a package plant as the State would not approve one anyway. Explained that the plant at KSR has the necessary

capacity and will be used to serve the proposed subdivision. The closest lift station is at Stonefield Trace. There will be more discussion regarding drainage and green infrastructure.

Administrator Urban stated that stub roads have been debated for years. A reason for stub roads is that it provides interconnectivity in between neighborhoods so kids don't have to go outside to get to an adjoining neighbor, and yet, emergency services can get through. It is important to work with the neighborhood and restrict traffic during construction phasing. It does make sense for the developer to provide the break-away pylons until all the phases are completed as can get emergency vehicles through but not be used as a cut-through especially for construction traffic.

APPLICANT REBUTTAL

NONE

OTHER BUSINESS

Mr. Davis stated that the filing deadline for the October 28th meeting is Wednesday, September 24th. Notices will be sent to all those that received notification about today's meeting.

Administrator Urban stated that although there is not a scheduled TRC meeting for next month, that it would be a good idea for all the TRC Committee to meet for lunch and discuss all issues prior to the October 28th Planning Commission meeting.

End of Public Meeting

Meeting adjourned at 1:45 p.m.