

Technical Review Committee Meeting
Wednesday, February 19, 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
Amy Alvey - Oldham County Planning and Development Services
Beth Stuber - Oldham County Engineer
Matt Tolar – Oldham County GIS

Hagan Properties Headquarters, 7500 West Highway 146, Pewee Valley

Revised Development Plan
Applicant – HP HQ, LLC
Engineer – BTM Engineering, Inc.

John Addington with BTM Engineering, a planner and landscape architect, was present and gave a brief introduction for the proposed development:

- Referred to the site development plan which will be in the same configuration as the existing PNC Bank building with drive thru except that they will remove much of the pavement at the front off Highway 146.
- Parking and building will be pretty much in the same location as the bank building
- There is a lateral field off Foley Avenue shown on the plan per request of the staff and will be out of the way of the pavement area.
- Entrance will be off Foley Avenue which is an improvement for Pewee Valley's corridor.
- They will be requesting a waiver at the northeast side of Friendship Way because they wish to leave the curb and leave the edge of pavement as shown on the site plan.
- Will use the existing dumpster pad and leave the vegetation and trees as is.
- Will propose same drainage patterns, modify the retention basin at the south side near the Elm tree and will grade it to make up for the encroachment for parking which was not graded for storage.
- Propose two signs as shown on the development plan directing traffic from Old LaGrange Road to the entrance on Foley Avenue.
- A sign detail is in the packet which is very tastefully done and will meet the sign regulations.

Kristen Hedden, of Hagan Properties was present and made the following statements:

- Confirmed that they wish to keep all the trees and utilize as much of the existing parking, existing curb cuts and plan to upgrade the landscaping on Highway 146 to fit the scenic corridor.
- They will be losing only one parking space.

Agency Comments:

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

1. Include a floodplain note on the plan.
2. Need to see storm water flow.
3. Need to identify location of septic tank and lateral field.
4. Because applicant is utilizing the existing curb cut on the east side, does not think a waiver is needed and will not need to apply for a waiver.
5. Applicant will be required to submit a "Program for Signs" which will show all signage on the property. Will need to include the sign drawings and also provide to the Planning Commission an application and justification as to why the two signs are needed. Please see Section 290-140 for additional information.
6. The proposed building elevations do not appear to be in compliance with the Pewee Valley Scenic Corridor Standards. Confirmed they need to meet with Mayor of the City of Pewee Valley for further discussion. Other than architecture they are in compliance with the landscaping, setbacks and character of the site along the scenic corridor.
7. The filing deadline for the March Planning Commission meeting is Wednesday, February 26.

Mr. Davis addressed the following comments from other agencies that were not able to attend today's meeting:

Diane Zimmerman – Traffic Consultant

1. Reviewed the plan and because of the number of trips generated does not warrant an assessment; no other information is needed.

Todd LaFollette – Oldham County Health Department

- Reiterates to the committee that the applicant has two different plans regarding the septic tank. He will be happy to work with them on whatever plan they chose.

Tim Pfaff – Kentucky Transportation Cabinet

- Stated they were happy with the removal of the additional entrance from Highway 146.

Robert Kennedy - Louisville Water Company –

- They have no problems providing water to the site.

Matt Tolar – Oldham County GIS was present and had no comments.

Beth Stuber – Oldham County Engineer, was present and addressed the following:

Has reviewed the plan submitted on January 29, 2014 and finds that it generally conforms to the requirements for preliminary plans.

1. All existing sidewalks are to remain and any damage during construction must be repaired back to the current level. Please consider sidewalks along the Foley Avenue side of the building.
2. The existing catch basin will be located under the proposed building. Please provide details of the changes to the drainage system.

Mr. Davis responded to the applicant as follows:

Met with the Mayor of Pewee Valley this morning and he has no problem with any of the improvements except with the building not being in character with guidelines in the scenic corridor. The Mayor likes the proposed building better than what is there now even though the building does not necessarily fit with the Pewee Valley model they would like in the scenic corridor. City of Pewee adopted those standards around 2009.

The Planning Commission would be interested in knowing how Pewee Valley feels about the character of the building. If Pewee Valley is happy with it, that would be a good endorsement.

PUBLIC COMMENT: NONE

APPLICANT REBUTTAL: NONE

End of Public Meeting

Mr. Davis reminded those present that the filing deadline for the March Planning Commission meeting is Wednesday, February 26th. Will need the application and the site plan and the sooner they can get those to the Planning Office the better.

Meeting adjourned at 1:20 P.M.