

Technical Review Committee Meeting
Wednesday, August 15, 2012
Public Meeting at 1:00 p.m.

PRESENT: Brian Davis – Oldham County Planning and Development Services
Tara Dickerson – Oldham County Planning and Development Services
Amy Alvey – Oldham County Planning and Development Services
Beth Stuber—Oldham County Engineer
Russ Rose—Oldham County Water District
Ed Basquill—Oldham County Environmental Authority
Edward Turner—South Oldham Fire Department

Carriage House – Phase II--3725 W. Hwy 146, Buckner

Development Plan

Applicant – Torbitt, LLC

Engineer – Vector Engineering & Surveying

The plans were reviewed by the TRC and the following issues were discussed:

Mr. Mark Patterson, Vector Engineering & Surveying, 175 Budco Lane, Elizabethtown, KY, 42701, presented summary of application.

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

- Correct the Minimum Parking language.
- On the parking calculations, the numbers of spaces shown does not meet the minimum number of required spaces. Will spaces in an adjoining lot be used to meet this number?
- Show the setback from the front property line (Quality Place) to the edge of the parking spaces.
- Updated drawing of new property boundaries.
- The landscape waiver request will be going before the Planning Commission on Tuesday, August 28, 2012.

Agency Comments:

Brian Davis on behalf of Adam Reinhardt, Oldham County GIS, addressed the following:

- No comment.

Edward Turner, South Oldham Fire Department, addressed the following:

- Concerns regarding placement of future fire hydrants.

Beth Stuber, Oldham County Board of Education, addressed the following:

- Erosion Control Plan has been reviewed and approved. .

Ed Basquill, Oldham County Environmental Authority, addressed the following:

- Encouraged use of “green” infrastructures such as porous pavers and planter boxes.

- Concerns regarding control measures in place for contamination of oil tank spill and infiltration into the stormwater system.

Russ Rose, Oldham County Environmental Authority, addressed the following:

- Concerns regarding trees along the east property line and water line placement on the drawings.

No comment

Public Comment:

Jon Westbrook, 4309 Crosswood Drive, Crestwood, addressed the following:

- Concerns regarding impact of project on future sewer and water capacity.

Mr. Rose responded:

- This project will take up some capacity in the utility system but no expansion project was needed for this project.

Mr. Davis responded:

- As Mr. Basquill stated in the previous meeting, sewer capacity will increase with the rerouting to and expansion of the Kentucky State Reformatory Wastewater Treatment Plant.

Susie Satterwhite spoke on behalf of her mother, Nancy Story, 3128 Cedar Point Road, Buckner, addressed the following:

- Concerns regarding the location of the pretreatment plant and water line location.
- Concerns regarding increase in traffic congestion at Hwy 146 and Cedar Point Road.
- Concerns regarding surveying her mother's property.

Mr. Rose responded:

- The water line will run from Quality Place along Carriage House's east property boundary. It will not run all the way to Cedar Point Road but will have an easement to Cedar Point Road for future expansion.

Mr. Davis responded

- Sewer plant will be eliminated and a pre-treatment plant will be constructed for byproduct waste.
- Planning & Development staff is working with Carriage House and Kentucky Transportation Cabinet regarding traffic concerns at Hwy 146 and Cedar Point Road.
- Unaware of who would have been surveying her property.

End of Public Meeting