

**Technical Review Committee Meeting  
Wednesday, June 17, 2026  
Meeting at 1:00 p.m.**

**PRESENT:**

TRC Committee Members:  
Ryan Fischer – Oldham County Planning & Development  
John Hine – Oldham County Planning & Development  
Jim Silliman – Oldham County Engineer  
Matt Tolar - Oldham County GIS  
Michael Williams – Oldham County Board of Education  
Jim Sitzler – LaGrange Fire and Rescue  
Russ Rose – Oldham County Water

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-011 Golf Course View, 2040 Cox Ln.**

Preliminary Subdivision Plan- 13 Lots  
Current Zoning –R-2, Residential District  
Applicant – American Engineering Services Corporation  
Engineer – American Engineering Services Corporation

Tim Smith, American Heritage Engineering Services Corp, 1974 Button Lane

- Property is Zoned R-2 and wants to create 13 lots on 4.18 acres.

**AGENCY COMMENTS:**

John Hine, Director, Oldham County Planning and Development Services

1. Plan should show the location, names, and right of way of abutting streets or private roads.
2. Include the street grades and elevations at street intersections.
3. All locations and types of easements are required.
4. Show any access points designated for use by construction vehicles.
5. Clarify the location of the existing manmade features to be removed.
6. Include notation for stormwater flow.
7. Complete adjoining property information including, name, address, parcel ID, deed book and page number.
8. Show the location of existing sanitary sewer lines that will serve this property, if applicable.
9. Confirm and show that lots 2 and 6 meet the minimum lot width requirements for R-2 Residential District with sanitary sewer service.
10. In addition to the setback variances mentioned in the notes, it appears that lots 12 and 13 may require rear yard setback variances. Please confirm whether this is the case and add that language to the plan.
11. Name the waivers specifically being asked for. For the sidewalks, this is a Waiver Section 5.5 of the Oldham County Subdivision Regulations. For the Curbing, this is a Waiver of Section 7.1 (D) of the Oldham County Subdivision Regulations.
12. Your next step is to submit Preliminary Subdivision Plan application for consideration by the Oldham County Planning Commission. Submit applications for all waivers and variances requested concurrently.

John Hine read LGE-KU, Delana Gideons' comments.

- LG&E has an overhead line that bisects the planned development and also feeds surrounding lots. Rerouting this line will impact other customers at the developers cost. My only concern is making sure the applicant knows they will have to work with LG&E to address the rerouting at the time they apply for service, if not earlier.
- Easement reference is DB 100, Pg 494

John Hine read MSD, Kim Loechle's comments.

- Applicant needs to submit a DFC (Downstream Facilities Capacity) request to ensure downstream sanitary sewer capacity. DFC form & instructions can be found on MSD website: <https://louisvillemad.org/programs/lateral-extension-sanitary-sewers>, fees may apply.

John Hine read Oldham County Water District, Russ Rose's comments.

- The subject property lies within the service area.
- Water service must be made available as required by the Kentucky Public Service Commission, contingent upon the developer installing any necessary infrastructure, both within and/or outside the development site, in accordance with the OCWD Specifications and regulatory agencies.
- Facilities installed will not become the property of Oldham County Water District until after all the necessary private easements are recorded in the name of the Oldham County Water District and the requirements/specifications.

John Hine read LaGrange Fire & Rescue, Brian Claybern's comments.

- NFPA 1 (Section 18.2.3.4) and the International Fire Code Appendix D establishes a minimum unobstructed fire apparatus access width of 20'. IFC Appendix D103.2 further specifies that where a fire hydrant is located on an access road (Cox Lane), the required width increases to 26'.
- Given the 12' approach on Cox Lane and the 18' width of Bridget Way, we recommend widening the intersection throat on Bridget Way to 26' for the first 25-30". This will provide an effective turning envelope for fire engines and aerial apparatus entering from Cox Lane while exceeding the minimum fire access width requirements.

Michael Williams, Oldham County Board of Education

- Serving schools are Buckner Elementary, Oldham County Middle School and Oldham County High School.
- School board grants 20 units per year.

Matt Tolar, Oldham County GIS

- Because Bridget is a cul-de-sac it will be called Bridget Court.

Jim Silliman, Oldham County Engineer

1. Permitting:

- a. 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 (KDOW) 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.

- b. Based on a review of USGS's The National Map, it appears jurisdictional (blue-line) streams and wetlands are located within the project limits. If a jurisdictional stream or wetland is going to be impacted, permitting from the U.S. Army Corps of Engineers (USACE) and KDOW may be required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required.

**2. Stormwater:**

- a. Based on review of the submitted plan and correspondence with the applicant, Oldham County Engineering understands that the applicant will either use the KY State Reformatory Lake or construct a detention basin on-site in order to satisfy the stormwater detention requirements.
  - i. With regard to the KY State Reformatory Lake alternative, we understand that during heavy rains the lake already overtops local roads on the reformatory site. Additional stormwater will not be permitted to be sent to this lake unless it is improved to prevent road flooding. Additionally, permitting of this use will require approval by an appropriate representative of ownership.
  - ii. With regard to the on-site detention basin alternative, Section 9.2 of Oldham County's Post-Construction Stormwater Ordinance states "all efforts must be made to keep all Stormwater Management Facilities that benefit multiple property owners on property owned by a corporation or group such as a homeowners association and not a private individual. Based on that statement, we recommend you move the detention pond from lot 13 and place it in an "open space."
  - iii. For either alternative, supporting calculations shall be provided that substantiate the Lake or a newly constructed detention basin can control the post-development flows associated with the 2, 10, and 100-yr design storms. Additionally, water quality treatment is required pursuant to Sections 5.3 and 6.0 of Oldham County Ordinance No. 16-830-348. The applicant will be required to provide detention and water quality treatment calculations as part of the construction plan review process.
- b. If new detention/retention basin(s) are planned, they shall have the following attributes:
  - i. No trees will be permitted within the 100-year WSE of the basin.
  - ii. The outlet headwall of the detention basin should be set-back 15-ft from the property line.
  - iii. The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
- c. Whether it is the existing lake on the KY State Reformatory site or new detention basin on-site, the detention/retention basin shall be encompassed by a drainage easement, which shall be recorded with the Oldham County Clerk with an associated Long-Term Stormwater Maintenance Agreement. If an existing regional basin is used, the easement shall also be recorded with an appropriate instrument that delineates the maintenance responsibility of each landowner (or Homeowner's Association) that sends its stormwater runoff to the regional basin. Please note, the release of erosion control surety may be delayed until this easement has been recorded with the County Clerk.
- d. The 100 Year Flood Data notes state the site is located in Zone X of the 100-year Flood Plain. Please provide the FIRM Map number associated with this note.
- e. Where stormwater runoff will be sent to existing culverts, the existing culverts shall be shown to accommodate the increased flow rates for the design storms outlined in the Oldham County Post-Construction Stormwater Ordinance.

**3. Road Design:**

- a. The typical cross-section for Bridget Way indicates the road will be constructed without curb and gutter. Where roadside ditches are used, Section 7.1.A of the Oldham County Subdivision Regulations requires the right-of-way is required to 60-ft.

- b. Horizontal and Vertical Curves were not assessed as part of this review. That is not uncommon for this stage of development. The Applicant shall ensure the roads are designed to satisfy an accepted design standards (i.e. AASHTO “Green Book” or Guidelines for Geometric Design of Low Volume Roads).
  - c. The applicant shall ensure the road is designed not to exceed maximum slopes. Note, the maximum slope for cul-de-sac bulbs is 4%.
  - d. We observed proposed Bridget Way connects to Cox Lane, an existing local access road that that has a paved width of approximately 12 feet. Oldham County Engineering will recommend that Cox Lane be improved to the current requirements of the subdivision regulations to accommodate any new traffic. The improvements will be made from Bridget Way to Saddlers Mill Road. Note, improvements to Cox Lane may require additional right-of-way acquisition from adjacent property owners.
  - e. Understanding considerations, including but not limited to section 4.15.2 and section 9.11.6 of the AASHTO “Green Book”, which states “driveways should not be located within the functional area of an intersection or in the influence area of an adjacent driveway” and similar to the properties located at 4905-4911 Saddlers Mill Road, lots 10 and 11 and potentially lots 12 and 13 should be considered with shared driveways.
4. Easements: We observed existing and proposed stormwater, overhead electric, sanitary sewer, and water utilities crossing future lots. All utilities will need to be placed in a corresponding easement. Note, utility providers typically will not permit permanent structures to be placed in dedicated easements. This should be taken into account when designing utility routes and creating lots around existing utilities.
  5. USPS Mail Delivery: The applicant shall be prepared to incorporate cluster mailboxes into the subdivision design if required by USPS.
  6. Traffic Impact: Based on the number of lots in this development, 13, preliminary calculation indicates that the site will generate 13 PM peak hour trips using the Institute of Transportation Engineers (ITE) web-based trip generation tool for single-family detached housing. Since the development will generate less than 20 peak-hour trips, the applicant will not be required to provide a Traffic Assessment or Traffic Impact Study.
  7. Certifications: Oldham County Subdivision Regulations Section 4.2 states that “A Preliminary Plat must be designed by both a Professional Engineer licensed in the Commonwealth of Kentucky **and** a Professional Land Surveyor licensed in the Commonwealth of Kentucky if the subdivision proposal involves public infrastructure improvements...” Based on review of that section the Plat submitted for TRC review is classified as a Pre-Preliminary Plat and the plat provided for the subsequent Planning Commission hearing is a Preliminary Plat. As such, the plat to be provided for a Planning Commission hearing for this project shall meet the above noted requirement.

Please also note that in accordance with Kentucky Administrative Regulations, Title 201 – Boards and Commissions, Chapter 18 – Board of Licensure for Professional Engineers and Land Surveyors, Regulation 142 – Code of Professional Practice and Conduct, Section 7, “A licensee shall perform his or her services only in the areas of his or her competence. (1) A licensee shall undertake to perform professional assignments only if qualified by education or experience in the specific technical field involved.”

Russ Rose, Oldham County Water

- No comment

Jim Sitzler, LaGrange Fire and Rescue

- No comment

**Public Comments:**

Scott Bryson Hodges

- I think there should be a traffic impact study because turning left from Bridget Court will create a traffic jam.
- Had concerns with setbacks.

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**PRESENT:**

TRC Committee Members:

Ryan Fischer – Oldham County Planning & Development

John Hine – Oldham County Planning & Development

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

Michael Williams – Oldham County Board of Education

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-012 Rose Island Road Subdivision, Rose Island Rd.**

Preliminary Subdivision Plan- 64 Lots

Current Zoning –R-2, Residential District, CO-1 Conservation District

Applicant – Canfield Realty and Development

Engineer – Land Design & Development

John Talbott, Bardenwerper, Talbott & Roberts, 1000 Hurstbourne Lane, Louisville

- The proposed development will be 64 lots and all will be on septic systems.
- Property is zoned R-2 and CO-1.

**AGENCY COMMENTS:**

John Hine, Planner, Oldham County Planning and Development Services

1. Plan should show the location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles, or underground wires.
2. Include the potential street layout for adjacent properties owned by the developer.
3. Lots 13, 14, 15, 16, 29, 30, 31 40, and 41 within the CO-1, Conservation District need to show the curved distance at the front property line meets the 150 ft of required road frontage for lots under 2.5 acres or they will need to obtain variances.
4. Lots 45, 46, 47, 60, 61, and 62 within the R-2, Residential District need to show the curved distance at the front building lot line meets the 150-foot minimum lot width requirements for lots in that zoning district not served by sanitary sewers or they will need to obtain variances.
5. Your next step is to submit Preliminary Subdivision Plan application for consideration by the Oldham County Planning Commission. If variances are needed, you may apply for them to be considered by the Planning Commission concurrently.

John Hine read Louisville Water Company’s comments:

- Nearest water main location is Harmony Village Road
- Nearest water main size is 8 and 6 inches.
- Pressure zone is Rose Island 680.

John Hine Read North Oldham Fire Department's comments:

- The fire department has no issues with the proposal.

Matt Tolar, Oldham County GIS

- Get with me on the road names.

Jim Silliman, Oldham County Engineer

1. Because land-disturbing area will be greater than one (1) acre, 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.
2. As a result of the location of development in relation to the 1% annual chance flood hazard area, the applicant shall obtain the necessary permits from KYDOW and my office as the Oldham County Floodplain Coordinator. In addition, based on review of the USGS The National Map online viewer, there appears to be two intermittent blue line streams and one perennial blue line stream within the development. Necessary permits from the U.S. Army Corps of Engineers (USACE) and KYDOW regarding these streams shall be acquired by the applicant. Since a detention basin is planned for placement in-line with one of the streams, individual permitting may be required.
3. According to the Preliminary Subdivision Plan, one detention basin is being located within the 1% annual chance flood hazard area. The applicant is required to verify the basins meet the detention requirements of the Oldham County post-construction runoff ordinance. Discussion with the applicant's engineers indicated "compensation basins" would be used to address this matter with previous submittals. The applicant or their engineer shall verify if this is still the intent.
4. New detention basins shall have the following attributes:
  - a. No trees will be permitted within the 100-year WSE of the basin.
  - b. The outlet headwall of the detention basin should be set-back 15-ft from the property line.
  - c. The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
5. We observed several long runs (600' – 800' lengths) between catch basins on the same side of the road. We understand this plan is preliminary and request construction plans submitted to the Oldham County Engineering Department for review include appropriately designed storm sewer system accompanied with typical calculations including but not limited to gutter spread calculations at critical locations.
6. The General Notes and Erosion Control Notes shall be updated as indicated on the red-lined plans.
7. Update the FIRM Panel Number on the plan. Additionally, the site appears to be located within Zone AE and X.
8. Previous plans submitted for TRC in the past contained a buffer or Landscape Buffer Area along Harmony Village Road. On the current development plan, it is only shown as "open space." The Oldham County Planning and Development Department will review this for concurrence.
9. Horizontal and Vertical Curves were not assessed as part of this review. That is not uncommon for this stage of development. However, one horizontal curve appears to have relatively small radius considering the required 25-mph design speed. The Applicant shall ensure the roads are designed to satisfy an accepted design standards (i.e. AASHTO "Green Book" and Guidelines for Geometric Design of Low Volume Roads).

10. The applicant shall ensure the road is designed not to exceed maximum slopes. Note, the maximum slope for cul-de-sac bulbs is 4%.
11. The applicant shall be prepared to incorporate cluster mailboxes into the subdivision design if required by USPS.
12. Based on the number of lots in this development, 64, preliminary calculations indicate that the site will generate 62 PM peak hour trips using the using the Institute of Transportation Engineers (ITE) web-based trip generation tool for single-family detached housing. A review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an ADT of 1,789 (Station 505 in 2023) on Rose Island Road near the project location. Based on these values, a Traffic Assessment is required in accordance with Oldham County Subdivision Regulations. Previous submittals included improvements to Rose Island Road at select locations. The applicant shall verify if these improvements are intended for the proposed submittal.
13. Based on review of the Preliminary Subdivision Plan, it appears that improvements to Harmony Village Drive are incorporated in the plan between Rose Island Road and the two proposed subdivision entrances. Improvements should include repair of any damage to Harmony Village Drive pavement resulting from construction traffic.

**Public Comments:**

Jay Kusma, 1700 S. Rose Island Road

- My lot is next to the field that this development will be.
- I am currently on a cistern and would love to be able to connect to the city water.  
Eric Senn, Land Design and Development, 503 Washburn Ave
  - I believe we would be willing to provide a easement, that gives you access to the water main.

Dan Weaver, 13905 Belvista Ct.

- Concerned about the amount of traffic that this development will create on an already unsafe road.
- Can contractors use 1793 to get to this proposed development.
- Request another traffic report.

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**PRESENT:**

TRC Committee Members:  
 Ryan Fischer – Oldham County Planning & Development  
 John Hine – Oldham County Planning & Development  
 Jim Silliman – Oldham County Engineer  
 Matt Tolar - Oldham County GIS  
 Michael Williams – Oldham County Board of Education

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-013 US 42 Mixed Use, 13120 W. Hwy 42.**

Zoning Map Amendment  
 Current Zoning – R-2, Residential District  
 Proposed Zoning – C-N, Commercial-Neighborhood District  
 Applicant – Parth Patel  
 Engineer – Mendel- Scott

John Talbott, Bardenwerper, Talbott & Roberts, 1000 Hurstbourne Lane, Louisville

- This development will be a mix with condos and office buildings.

**AGENCY COMMENTS:**

John Hine, Planner, Oldham County Planning and Development Services

1. Show location and purpose of all easements.
2. Include lakes, ponds, marshes, wetlands and soil types for sites served by septic systems.
3. Five-foot contour lines or smaller should be included on the plan.
4. Areas of steep slope (greater than 30%) should be shown. If none, please include notation.
5. Plan must show site statistics including the following: Building Height, Floor Area, Lot coverage, Proposed zoning, and Acreage in street right-of-way.
6. Include the location and size of water mains and proposed septic system locations.
7. Include the total square footage of principal structure and ADU.
8. Your next step will be an application to Planning Commission. If the Planning Commission recommends approval of the Zoning Map Amendment, you will apply to Oldham County Fiscal Court for final Zoning Map Amendment approval. Should Fiscal Court approve the Zoning Map Amendment, your final step will be to apply to Oldham County Board of Adjustments for a Conditional Use Permit for the Accessory Dwelling Unit.

John Hine read LG&E/KU, Delana Gideons' comments

- In review of the proposed development plan, there appears to be some service poles, along with some overhead and underground secondary electric they may need removed in order to clear the site for this project.

John Hine Read North Oldham Fire Department's comments:

- The fire department has no issues with the proposal.

John Hine read Louisville Water Company's comments:

- Nearest water main location is Hunters Ridge and W. Hwy 42.
- Nearest water main size is 12 inches.
- Pressure zone is North Oldham 840.

Matt Tolar, Oldham County GIS

- Get with me on the addresses.

Jim Silliman, Oldham County Engineer

1. Permits: The following permits may apply when planned development proceeds into construction design may include the following:
2. 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 Stormwater Quality Management and Erosion Control (SWQMEC) Permit from Oldham County.
3. The project appears to impact a jurisdictional (blue) stream, as indicated on the USGS The National Map online viewer. As such, permitting from the U.S. Army Corps of Engineers (US ACE) and KY Division of Water (KY DOW) may be required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required. Additionally, it

appears in-line stormwater detention is planned. Based on that, individual permitting may also be required. The applicant shall provide our office with these permits as part of the construction plan approval process.

**4. Road/Pavement Design:**

- 5.** Planned entrances encroaching onto Hunters Ridge Drive shall be aligned with existing entrances on the opposite side of the road or be offset in accordance with Section 5.3.C.5.c of the Oldham County Subdivision Regulations. That appears to be the intent with the current plan.
- 6.** Pavement cross section was not provided with the plan. This shall be provided on the plan submitted for the Planning Commission hearing.
- 7.** Pursuant to Section 6.3.C of the Oldham County Subdivision Regulations, the paved traffic areas shall be curbed.
- 8.** Considering the planned use, we assume the internal streets, driveways, and common parking areas will be private (e.g., not be dedicated to public use) and shall be maintained by the owners.
- 9.** The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
- 10.** We request the applicant include dimensions including but not limited to entrance radii on future plan submittals.
- 11.** The existing sidewalk along Hunters Ridge Drive shall be maintained as part of this project.

**12. Stormwater Runoff and Water Quality:**

- 13.** Since the land-disturbance area is equal-to or greater-than one (1) acre, stormwater detention or retention and water quality treatment will be required per Oldham County Ordinance No. 16-830-348. The applicant will be required to provide these calculations with their SWQMEC permit application.
- 14.** Water quality treatment will be required per Sections 5.3 and 6.0 of the Oldham County Ordinance Post-Construction Stormwater Control Ordinance
- 15.** New detention/retention basins shall have the following attributes:
  - a.** No trees will be permitted within the 100-year WSE of the basin.
  - b.** The outlet headwall of the detention basin should be set-back 15-ft from the property line.
  - c.** The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
- 16.** The detention/retention basins shall be encompassed by a drainage easement, which shall be recorded with the Oldham County clerk with an associated Long-Term Stormwater Maintenance Agreement. Please note, the release of erosion control surety may be delayed until this easement has been recorded with the county clerk.

**17. Traffic Impact:**

- 18.** Based on the number of single family attached dwelling units (56) and general office building square footage (42,000 sft), preliminary calculation indicates that the site will generate between 79 and 97 PM peak hour trips using the Institute of Transportation Engineers (ITE) web-based trip generation tool (average rate and curve respectively). Review of the KYTC interactive traffic map online indicates an ADT of 15,246 vpd in 2023 (Station 508) on W Hwy 42 near the project location. Based on the aforementioned values, a Traffic Assessment is required in accordance with the Oldham County Subdivision Regulations.
  - a.** Considering the potential 97 PM peak hour trips noted above which is very near the 100 trips, that would require a Traffic Impact Study in accordance with Oldham County Subdivision Regulations and typical KYTC practice, and considering the future plans to widen W Hwy 42 which currently includes maintaining the eastbound right-turn lane and

creates a center turn lane on US 42, the applicant shall coordinate with KYTC to ensure no further sturdies or road

**Public Comments:**

Sandra Mulders, 13102 Blossom Way

- Want to know how many of the trees will be removed.
- Will there be an access road to Blossom Way?

Attorney Talbott replied, not sure how many trees will be removed, however there are requirements for landscape buffers. And there is no connection on the plans to connect Blossom Way.

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**Public Meeting Adjourned at 2:20 pm.**