

**Technical Review Committee Meeting
Wednesday, August 19, 2026
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Ryan Fischer – Oldham County Planning & Development
Cayley Crum – Oldham County Planning & Development
Jim Silliman – Oldham County Engineer
Matt Tolar - Oldham County GIS
Brian Claybern – LaGrange Fire & Rescue Department
Russ Rose – Oldham County Water District

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-016 Glenview Partners, HWY 146

Zoning Map Amendment and Development Plan
Current Zoning – PUD, Planned Unit District
Proposed Zoning – IPD, Industrial Park District
Applicant – Glenview Partners, Tomato Field LLC
Engineer – Land Design & Development, Inc. (LD&D)

Cliff Ashburner, Dinsmore & Shohl, 101 S. Fifth Street, Louisville

- Applicants want to rezone the property from PUD to I-1 to accommodate two buildings.

Zoe Sermersheim, Land Design & Development, 503 W. Washburn Ave., Louisville

- The property is 66.8 acres.
- Tract 1 (north) will have a 273,400 SqFt building with parking and loading docks.
- Tract 2 (south) will have a 628,800 SqFt building with parking, loading docks and trailer spaces.
- Stormwater to basin at southern middle, outfall across Commerce Parkway.
- Sanitary will be connected to existing service line.

AGENCY COMMENTS:

Cayley Crum, Planner, Oldham County Planning and Development Services

1. Indicate the areas of substantial trees including a general description of their type and sizes.
2. Indicate lakes, ponds, marshes, wetlands, and soil types.
3. Note whether there are any areas of steep slope (over 30%).
4. Indicate the provisions for screening, buffering, and landscaping.
5. Indicate proposed building height.
6. Indicate 20,000 SF Office location in tract 2 drawings or adjust parking to 100 spaces less.
7. Clarify office versus warehouse space on drawing, then recalculate lot area coverage if applicable.
8. Clarify where truck loading area will occur on drawing.
9. Recalculate square foot calculation from acreage under Project Data.

Cayley Crum read KYTC, Jason Richardson's comments.

- This does not directly connect to a state highway.
- The development is of sufficient size to warrant a traffic impact study analyzing the impacts from the development's traffic on Commerce Parkway at the intersections with the state highways in each direction.

Cayley Crum read LG&E / KU, Delana Gideons' comments.

- There is a 3ph electric on the south side of LaGrange and the north side of their property.
- Electric stops on Commerce Parkway & Interior, the applicant will need an extension if they want it fed from the south side of their property.

Cayley Crum read USPS, Stephanie VanZante's comments.

- Since there are two tracts they will need separate mailboxes.

Matt Tolar, Oldham County GIS

- Just get with me for the addresses.

Jim Silliman, Oldham County Engineer

1. Permits:

- a. 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.
- b. Based on an assessment using the USGS The National Map, the project involves land-disturbance within and/or along jurisdictional waters/wetlands. As such, the applicant shall provide appropriate permits from both the USACE and KYDOW. Permits may include a 404 Permit, 401 WQC Permit, and Permit for Construction In or Along a Stream. If in-stream detention is also planned, individual permitting from those agencies may also be required.

2. Road/Pavement/Sidewalk Design:

- a. **1)** The 2025 Commerce Parkway Traffic Study indicates 3 potential access points. The proposed plan reduces that to one entrance.
- 2)** That proposed entrance is approximately 440' west of Interior Way. The Commerce Parkway Traffic Study proposes a spacing of 720' from Interior Way. It appears the single proposed entrance may be realigned approximately 90' to the west increasing the spacing from Interior Way to approximately 530'. This can be done by maintaining the street intersection standards within the Oldham County Subdivision Regulations that require the road be at a 90 degree angle a distance of at least 50' from the intersecting road.
- 3)** For further reference, Commerce Parkway is currently indicated as a Major Urban Collector Street within Kentuckiana Regional Planning and Development Agency (KIPDA) mapping. Based on Section 320-030 of the Oldham County Comprehensive Zoning Ordinance, the driveway spacing shall be at least 300 feet and spacing between major intersections between 300' and 600'.
- 4)** Considering this information, I recommend the intersection of the proposed entrance with Commerce Parkway be shifted approximately 90' to the west as noted above.
- b. We recommend the applicant design the planned entrance encroaching onto Commerce Parkway to comply with the KYTC D5 Standard Commercial Entrance detail.

- c. Pavement cross section was not provided with the plan. This shall be provided on the plan submitted for the Planning Commission hearing.
- d. Pursuant to Section 6.3.C of the Oldham County Subdivision Regulations, the paved traffic areas shall be curbed.
- e. 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.
- f. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.). This shall be shown through turning movement diagrams during the construction plan review process.
- g. The existing multi-use trails (sidewalks) shall be maintained, or removed and replaced, as part of this project.
- h. Details for any area requiring a retaining wall and fall protection shall be provided with the SWQMEC permit application

3. Stormwater Runoff and Water Quality:

- a. 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.
- b. Water quality treatment will be required per Sections 5.3 and 6.0 of the Oldham County Ordinance Post-Construction Stormwater Control Ordinance
- c. New detention/retention basins shall have the following attributes:
 - 1) No trees will be permitted within the 100-year WSE of the basin.
 - 2) The outlet headwall of the detention basin should be set-back 15-ft from the property line.
 - 3) The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
- d. 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.
- e. To ensure this project remains compliant with typical construction phasing and sequencing, Oldham County Engineering will require the detention basins be built first and act as sediment basins for the duration of the project. Oldham County Engineering will not permit building foundations/pads, roadways, or any other hardscapes to be constructed prior to the completion of the sediment basins. This requirement shall be clearly outlined in the construction plan's Phasing and Sequencing notes.

4. Traffic Impact: Based on the gross floor area of the proposed buildings, the Institute of Transportation Engineers (ITE) web-based trip generation tool calculates between 108 and 154 peak hour trips. Review of the KYTC interactive traffic map online indicates an ADT of 6068 in 2025 (Station B33) on Commerce Parkway near the project location. In accordance with the Oldham County Subdivision Regulations, a Traffic Impact Study (TIS) is required.

Brian Claybern, LaGrange Fire & Rescue Department

- Show FDC locations; ensure within 100 feet of hydrants.
- Hydrants no more than 300 feet spacing around the property.
- Consider rear access for tract 1 building.

Russ Rose, Oldham County Water

- There is currently no water in front of this property so it will require an extension.

Public Comments: None

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
Brian Claybern – LaGrange Fire & Rescue Department
Russ Rose – Oldham County Water District

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-017 Wescott Development, S HWY 393; 2706 S HWY 393

Zoning Map Amendment and Development Plan
Current Zoning – I-2, Light Industrial District
Proposed Zoning – C-2, Community Business District
Applicant – Wescott Development
Engineer – Pape-Dawson

Cliff Ashburner, Dinsmore & Shohl, 101 S. Fifth Street, Louisville

- Applicants want to down zone the property from I-2 to C-2 for outlots in front of already approved industrial buildings.

Phil Gambrell, Pape-Dawson Engineers, 2309 Watterson Trail, Louisville

- We are here to take the comments.

AGENCY COMMENTS:

John Hine, Planner, Oldham County Planning and Development Services

1. Include name, pavement width, and right of way of proposed streets, driveways, and parking areas.
2. Show bearings and dimensions for all proposed boundary lines.
3. Plans should show building setback distance from right of way.
4. Locations of proposed water mains, sanitary sewers, gas lines, fire hydrants, and electric poles or underground wires should be included on the plans.
5. Include the height of the proposed buildings.
6. Add symbols to the legend for the proposed drainage facilities.
7. Show notation of stormwater flow.
8. Section 6.3 (f) of the Oldham County Subdivision Regulations requires non-residential commercial or office subdivisions to provide sidewalks on both sides of the street. Please include sidewalks in the plans or a waiver of the Subdivision Regulations must be obtained.
9. Your next step will be an application for a Zoning Map Amendment and Development Plan to the Oldham County Planning Commission.

John Hine read KYTC, Jason Richardson's comments:

- Additional right of way may be required across the frontage of this tract to meet the current local Land Development Code. The requirements are determined by local Planning and Public Works departments.
- Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities.
- There shall be no commercial signs on the right of way.
- There shall be no landscaping in the right of way without an encroachment permit. Tree species planted in the right of way shall conform with District 5 list of approved trees.
- Site lighting shall not shine in the eyes of drivers. If it does, it shall be re-aimed, shielded or turned off.
- All drainage structures within state right of way shall be state design.
- There shall be no parking nor any portion of any parking lot on state right of way.
- All new and existing sidewalks shall be either brought up to or built to ADA current standards.
- Design of access to state highways shall comply with KYTC standard and/or typical drawing. Entrance throat width will be limited to 24ft minimum, 36ft maximum, with 35ft minimum corner radii.
- A Traffic Impact Study will be required.
- KYTC is okay with the concept on the Landscaping plan with the exception of the comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted, the reserve the right to change or qualify the approval when construction plans are submitted for review.

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://louisvillemisd.org/programs/lateral-extension-sanitary-sewers>, fees may apply.

John Hine read Oldham County Police Department, Greg Smith's comments.

- No major issues with this development.
- Need to anticipate increased traffic on Highway 393.
- Need to include driveway design and adequate security lighting.

John Hine read USPS, Stephanie VanZante's comments.

- The address should be LaGrange, 40031, not Buckner.
- They will need to install an NDCBU for mail delivery.

Matt Tolar, Oldham County GIS

- The Post Office sets the zip codes, so reach out to them to ask if the warehouses will be LaGrange, 40031 as well as these outlots.

Jim Silliman, Oldham County Engineer

1. Permits:

- a. 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.
- b. The project does not impact a jurisdictional (blueline) stream, as indicated on the USGS The National Map online viewer. As such, permitting (a 404 permit, 401 Water Quality Certification, and Stream Construction Permit) from the U.S. Army Corps of Engineers (US ACE) and KY Division of Water (KY DOW) is not required.
- c. Based on the current plan, this project encroaches onto Old KY Hwy 393. Any work within the state right-of-way will require an Encroachment Permit issued by KTYC. The applicant shall provide that permit to our office as part of the construction plan approval process.

2. Road/Pavement Design:

- a. We recommend the applicant design the planned entrances encroaching onto Old KY Hwy 393 to comply with the KYTC D5 Standard Commercial Entrance detail.
- b. Pavement cross section was not provided with the plan. This shall be provided on the plan submitted for the Planning Commission hearing.
- c. Pursuant to Section 6.3.C of the Oldham County Subdivision Regulations, the paved traffic areas shall be curbed.
- d. 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.
- e. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
- f. The applicant shall include dimensions such as the entrance width, entrance radii, lane width, lane designation, and parking space dimensions, on future plan submittals.
- g. Pursuant to Section 6.3.F of the Oldham County Subdivision Regulations, which requires sidewalks on both sides of all streets within a commercial or office subdivision, the applicant will be required to obtain a waiver of this regulation if sidewalks are not included.

3. Stormwater Runoff and Water Quality:

- a. 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.
- b. Water quality treatment will be required per Sections 5.3 and 6.0 of the Oldham County Ordinance Post-Construction Stormwater Control Ordinance
- c. New detention/retention basins shall have the following attributes:
 - 1) No trees will be permitted within the 100-year WSE of the basin.
 - 2) The outlet headwall of the detention basin should be set-back 15-ft from the property line.
 - 3) The emergency spillway shall not be earthen. It shall incorporate an appropriate channel lining.
- d. 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.

- e. Since the detention basin appears to service three commercial lots, the aforementioned drainage easement and Long-Term Stormwater Maintenance Agreement shall also be accompanied by a shared maintenance agreement for the respective lot owners.
- f. None of the individual lots show the planned storm sewer. The plan submitted for the Planning Commission hearing should depict the surface flow direction and planned storm sewer.
- g. The southern boundary includes a storm sewer that is not depicted on the Buckner Industrial Park plans currently under construction plan review. It also appears that storm line may receive stormwater from western warehouses, which is not currently the configuration being considered. Please explain.

4. **Traffic Impact:** Based on the areas of the proposed buildings for the cumulative projects at the Buckner Industrial Park, the Institute of Transportation Engineers (ITE) web-based trip generation tool calculates the following peak hour trips:

Code Description	AM Peak Hour Trips	PM Peak Hour Trips
200,000sqft Warehouse (Code 150 - Warehousing) - previously approved	39	40
200,000sqft Warehouse (Code 150 - Warehousing) – previously approved	39	40
1,450sqft Drive-Thru Car Wash (Code 948 - Automated Car Wash)	22	35
2,850 QSR with Drive-Thru (Code 934 - Fast Food Restaurant with Drive-Thru Window)	95	90
700sqft QSR Drive-Thru Only (Code 935 - Fast Food Restaurant No Indoor Seating)	43	60
Total Peak Hour Trips	238	265

Review of the KYTC interactive traffic map online indicates an ADT of 7,042 in 2019 (Station 298) on KY Hwy 393 near the project location. In accordance with the Oldham County Subdivision Regulations, a Traffic Impact Study (TIS) is required. Based on correspondence with KYTC, they concur and will also be requiring a TIS.

Brian Claybern, LaGrange Fire & Rescue Department

- Need to show roadway access widths to each outlot.
- Need to show hydrant locations on construction plans.

Russ Rose, Oldham County Water District

- Relocation of the existing water on the property might be needed, because it does not follow current roadway.
- Need to align water main along road for hydrant spacing.

Public Comments: None

Public Meeting Adjourned at 1:35 pm.