**Technical Review Committee Meeting**
**Wednesday, September 16, 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
Charlie Ward – Oldham County Health Department
Russ Rose – Oldham County Water District
Michael Williams – Oldham County Board of Education

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-021 Dad's Real Estate Subdivision, West Highway 42**

Preliminary Subdivision Plan
Current Zoning – AG-1, Agricultural/Residential District
Applicant – Dad's Real Estate LLC
Engineer – Meridian Surveying and Design Services

Mike Swansburg, Swansburg & Smith, PLLC, 117 W. Main Street, LaGrange

- Applicant wants to build a 17-lot subdivision.

Walt Denham, Meridian Surveying & Design Services, LLC, 2249 Commerce Pkwy, LaGrange

- KYTC has requested that we move the site entrance 190 feet to the east to ensure that it meets the proper sight distance.

**AGENCY COMMENTS:**

John Hine, Senior Planner, Oldham County Planning and Development Services

1. Final plan will need to show bearings and dimensions for all boundary lines.
2. Include a typical cross section of proposed street.
3. Add lines showing the intersection of adjoining parcels to the site.
4. Plans should show areas of substantial trees including a general description of their type and size.
5. Show location of nearest offsite drainage facility, including culver size and/ or natural body of water.
6. Will the traffic circle be landscaped? If so, will that be designated as open space?
7. Show areas of steep slope (over 30%) or include notation that none exists.
8. Please include minimum lot size in the site statistics.
9. Your next step will be to submit a Preliminary Subdivision Application to the Oldham County Planning Commission for review.

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

- The subject property lies within the service area of the OCWD.
- Water service must be made available as required by 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.
- A review by OCWD staff and/or our engineer is required prior to the approval of construction plans by the Oldham County Water District.
- 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 developer has installed the facilities to both Division of Water and OCWD.

John Hine read Oldham County Police Department, Greg Smith's comments.
- No issues with this development.

John Hine read North Oldham Fire Department, Jim Sohan's comments.
- No issues with this development.

John Hine read United States Post Office, Stephanie VanZante's comments.
- This will be Goshen, 40026, delivery address.
- The development will require a multiply unit box with parcel lockers, lighting and a concrete pad leading to the delivery unit and around the boxes for safety.

Matt Tolar, Oldham County GIS
- Turn in the proposed street names to me.

Jim Silliman, Oldham County Engineer

**1.** Permit Requirements.
- **a.** KY DOW and Oldham County. Since this project will disturb greater than one acre of land, the applicant will be required to obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) permit. As part of this SWQMEC permit application process, the applicant is required to submit construction plans, an Erosion Prevention and Sediment Control Plan (in accordance with Oldham County Ordinance 05-830-326), and post-construction runoff control plans and calculations (in accordance with Oldham County Ordinance 16-830-348).
- **b.** KYTC. The applicant shall coordinate with the Kentucky Transportation Cabinet (KYTC), District 5 to obtain the necessary road encroachment permit for the planned entrance along US Hwy 42. The applicant shall provide this permit when they submit their SWQMEC Permit application to our office.

**2.** Stormwater Requirements.
- **a.** The stormwater detention basin(s) and all stormwater facilities carrying public water, including jurisdictional streams, carrying public water outside of the public right-of-way shall be placed in an associated stormwater or drainage easement. The applicant shall attempt to keep all obstructions (i.e., landscaping, sidewalks, etc.) outside of the stormwater easements.
- **b.** According to the Preliminary Plan, three detention basins are being planned but no estimates regarding their size has been provided. Typically, basin storage estimates are provided at this stage in the development process and should be included on the plan. The basins shall the requirements of the Oldham County post-construction runoff ordinance.
- **c.** When designing detention basins, the applicant should adhere to the following guidance:
  - **1)** Although not a requirement, we encourage detention basins to be located in open space, not on private property.

2) No new trees are permitted within the 100-year WSE of the basin.
3) The outlet headwall of the detention basin should be set back 15-ft from the property line.
4) The emergency spillway shall not be earthen. It should utilize an appropriate channel lining.

3. Roadway Requirements.
   a. The length of the street from Hwy 42 to the cul-de-sac appears to exceed the maximum length of a cul-de-sac street in accordance with Oldham County Subdivision Regulations, Section 5.3.c.6.d. (i.e., 1200-ft). However, "eyebrows", defined as "a modified form of a cul-de-sac street" in those regulations is provided in the vicinity of lot 4, 5, and 13 to address this. Additionally, Section 5.3.c.6.d. also indicates a cul-de-sac street shall not have an ADT greater than 250. This cul-de-sac street serves 17 lots which would generate approximately 155 vpd ADT. Given the full length of the cul-de-sac street, please ensure the bulb is designed with a 60-ft right-of-way radius and a 46-ft pavement radius.
   b. Typical pavement design and typical road cross-section are generally provided at this stage in the development process. Pavement design typically conforms to the following: 1-inch asphalt surface, 4-inches of base asphalt, and 9-inches of DGA. Additionally, it appears your tentative design is a local road with roadside ditches. If that is correct, the right-of-way shall be indicated as 60-ft, the pavement width (edge of pavement to edge of pavement) shall be a minimum of 20-ft, and shoulder width shall be 4-ft on both sides. Roadside ditches shall be designed to accommodate the 10-yr and 100-yr design storms.
   c. 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" and Guidelines for Geometric Design of Low Volume Roads) for the required 25-mph design speed.
   d. The applicant shall ensure the road is designed not to exceed maximum slopes. Note, the maximum slope for cul-de-sac bulbs is 4%.

4. Cluster Mailboxes. The applicant shall be prepared to incorporate cluster mailboxes into the subdivision design if required by USPS.

5. Traffic. Based on the number of lots in this development, 17, preliminary calculations indicate that the site will generate between 12 and 19 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 2,369 (Station 011 in 2025) on US Hwy 42 near the project location. Based on these values, neither a Traffic Assessment nor a Traffic Impact Study is required in accordance with Oldham County Subdivision Regulations.

Michael Williams, Oldham County Board of Education

- The serving schools will be Harmony Elementary, North Oldham Middle School and North Oldham High School.
- The school board can grant 35 units per year.

Charlie Ward, Oldham County Health Department

- There will be a site evaluation on the lots and so we know where the lateral fields will be installed on the lot.

Russ Rose, Oldham County Water District

- We would like to see a easement between lot 8 and 9 so that if we ever need to extend water out of this development.

**Public Comments:**

Mary Lowry, 326 Maple Ave., Pewee Valley

- Concern with the water flow for fire protection.
- How many hydrants will be in the development.
- How would the applicant mitigate the issues for drainage, septic, and foundation that are in the area with sinkholes and karst?

Sarah Jackson, 6200 W. Hwy 42

- Concerned about sewer going into our pond.
- Concerned about the runoff onto my property.

County Engineer Silliman stated, the spillway is an emergency spillway, if the 100-year capacity of the detention pond is exceeded and then it has an area to spill out. The typical outlet flow is put in line with the existing flow of any other streams.

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**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
Eric Norris – South Oldham Fire Department

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-022 First Urology, Veterans Memorial Parkway**

Development Plan
Current Zoning – C-3, General Business District
Applicant – David Kuo
Engineer – Pape-Dawson

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

- Applicant wants to open a urology clinic.
- The stormwater is set up with water quality units.
- The stormwater from the site will be going to a regional detention basin.

**AGENCY COMMENTS:**

Cayley Crum, Planner, Oldham County Planning and Development Services

1. Note whether there are any areas of steep slope (over 30%).
2. The maximum impervious area for C-3 is 65% including structures. A waiver would be required for your proposed 70%.
3. Add VUA and structure calculation as percentage of site area.

4. Add proposed height.
5. Add acreage in street ROW.
6. Add the amount of open space.
7. Clarify VULBA width and length on drawing.
8. Add sidewalks to plan or clarify note about sidewalk compliance.
9. For notes 3, 5, 6, and 8, change the ordinance to the relevant Oldham County regulations.

Cayley Crum read MSD, Kim Loechle's comments:

- The applicant needs to submit a DFC (Downstream Facilities Capacity) request to confirm sanitary sewer access and capacity downstream prior to beginning any new construction.

Matt Tolar, Oldham County GIS

- No Comment

Jim Silliman, Oldham County Engineer

1. Since the land-disturbance area is approximated as 1.64ac, the applicant will be required to 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.
2. The plan shows connection to existing storm sewer system. The applicant's engineer will be required to provide a storm sewer analysis that substantiates the existing system along Madison Park Place can accommodate the proposed stormwater flow from the developed site in accordance with the Oldham County Post-Construction Stormwater Control Ordinance.
3. Based on review of minutes from the February 25, 2024 Planning Commission hearing for the greater common development (i.e. Wal-mart), stormwater detention is provided by one or more existing regional detention basins. As such, stormwater detention and substantiating calculations are not required for this development. However, water quality treatment was not included in that prior development and is required per Sections 5.3 and 6.0 of the current Oldham County Ordinance Post-Construction Stormwater Control Ordinance.
4. The plan shows an existing storm sewer inlet at the southwest corner of the site with no connections. The storm sewer that appears to connect to this is included in a proposed redline sketch dated 02/17/2026 by Prism Engineering associated with the adjoining "Crestwood Strip Mall" development. This also appears on Wal-mart plans dated April 14, 2014.
5. The applicant shall include a proposed pavement section detail on the plan.
6. In accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas. Based on the preliminary plan submitted as part of TRC, it appears curbing was included at all locations. Please ensure this is detailed on future plan submittals.
7. The northern portion of Madison Park Place is maintained by the City of Crestwood. However, Oldham County administers all encroachments and plan reviews on behalf of the city. As such, 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 includes entrance radii, which appears too small. We recommend a minimum 20-ft radius for commercial entrances.
8. Several notes that reference Louisville Jefferson Metro ordinances should be removed as they are not applicable in Oldham County.
9. In accordance with the Subdivision Regulations, Section 6.3.F, sidewalks are required on both sides of all streets. We will need to coordinate with the developer of the adjoining "Crestwood

Strip Mall" development and the City of Crestwood regarding connection of the sidewalk between the proposed site and the curb ramp on the "Crestwood Strip Mall" site.

10. This proposed medical office is estimated to generate approximately 25 peak hour trips (based on Institute of Transportation Engineers (ITE) data) onto Madison Park Place, which appears to maintain an ADT in excess of 1,500 ADT based on a Traffic Impact Study (TIS) dated March 11, 2025 that was provided during the development of the adjoining "Crestwood Strip Mall" development. 25 peak hour trips is less than what was included in the TIS for the Walmart development for this out lot however, cumulatively, the sites appear to have exceeded the anticipated trips generated in the Walmart TIS. Additionally, the March 11, 2025 TIS did not appear to include traffic generated by this proposed medical office. The intersection of Madison Park Place and Kenwood Crossing Road already includes eastbound turn-lanes and partial stop control. During review of the "Crestwood Strip Mall" project, City of Crestwood's primary concern was potential need for stop control for other legs of this intersection. Considering previous studies completed and existing infrastructure, the applicant's engineer shall provide analysis indicating whether supplemental stop control is needed at this intersection.

Eric Norris, South Oldham Fire Department

- I am concerned with access for our ladder and tower trucks.
- I will give you dimensions of those truck and can you provide a model of accessibility in this parking lot.
    - Mr. Gambrell replied, yes, I can provide that.

**Public Comments: None**

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**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
Eric Norris – South Oldham Fire Department

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**APPLICANT NAME AND ADDRESS OF PROPOSAL**

**TRC-26-023 L&N Federal Credit Union, 6456 West Highway 146**

Development Plan
Current Zoning – C-3, General Business District
Applicant – L&N Federal Credit Union
Engineer – The Kleingers Group

Lucas Garrett, Engineer, The Kleingers Group, 2211 River Road, Louisville

- Approximately 4,000 square foot building that L&N wants to build on three lots.
- If we get approval, we will consolidate the three lots.
- The property is zone C-3.

**AGENCY COMMENTS:**

Cayley Crum, Planner, Oldham County Planning and Development Services

1. There is no front yard setback for C-3, please remove that note from the plan.
2. Add a north arrow
3. Note whether there are any areas of steep slope (over 30%).
4. Add amount of open space.
5. Add location of proposed drainage facilities, including watercourses and existing drainage facilities.
6. Add or clarify location of any proposed storm water detention basin and/or stream relocation.
7. Add notation of storm water flow.
8. Clarify VULBA length on drawing.
9. Clarify if you will be adding sidewalks.

Cayley Crum read MSD, Kim Loechle's comments.

- Applicant was approved to use the existing property service connection.
- Applicants need to contact MSD if existing connection is unusable and a new connection needs to purchase.

Cayley Crum read Louisville Water, Eric Pruitt's comments.

- Nearest water main location is 6452, 6454, and 6456 W. Hwy 146.
- Nearest water main size is 12 inches.
- Pressure zone is Crestwood 940.

Matt Tolar, Oldham County GIS

- No comment

Jim Silliman, Oldham County Engineer

1. Permit Requirements.
   a) KY DOW and Oldham County. Since this project will disturb greater than one acre of land, the applicant will be required to obtain a KYR10 Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) permit. As part of this SWQMEC permit application process, the applicant is required to submit construction plans, an Erosion Prevention and Sediment Control Plan (in accordance with Oldham County Ordinance 05-830-326), and post-construction runoff control plans and calculations (in accordance with Oldham County Ordinance 16-830-348).
   b) KYTC. The applicant shall coordinate with the Kentucky Transportation Cabinet (KYTC), District 5 to obtain the necessary road encroachment permit for the planned entrance along KY Hwy 146. The applicant shall provide the subject permit when they submit their SWQMEC Permit application to our office.

2. Stormwater Requirements.
   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. Additionally, for stormwater discharges to state or interstate right-of-way, the KY Transportation Cabinet typically requires analysis include the 25-year return event in addition to the 2, 10, and 100 year events required by County ordinance. For Planning Commission, an estimated detention volume shall be provided.

**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:

- **a.** No trees will be permitted within the 100-year WSE of the basin.
- **b.** The outlet headwall of the detention basin shall be set-back 15-ft from the property line.
- **c.** 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.

**3.** General Construction Requirements.

**a)** The applicant shall include a proposed pavement section detail on the plan.

**b)** In accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas. Based on the preliminary plan submitted as part of TRC, it appears curbing was included at all locations. The applicant shall ensure this is detailed on future plan submittals.

**c)** The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).

**4.** Traffic. Based on the square footage of this bank, 4,083sqft, preliminary calculations indicate that the site will generate 86 PM peak hour trips using the using the Institute of Transportation Engineers (ITE) web-based trip generation tool for Drive-In Bank (912). Similarly, if we are to utilize the number of drive-thru lanes, ITE data indicates 81 peak hour trips. A review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an ADT of 13,613 (Station B15 in 2024) on US Hwy 146 near the project location. Based on these values, a Traffic Assessment is required in accordance with Oldham County Subdivision Regulations. Based on recent email correspondence, the applicant has indicated that their projections indicate greater than 100 peak hour trips generated. If anticipated peak hour trips generated are greater than 100, a Traffic Impact Study (TIS) would be required and since the encroachment is onto a state-maintained highway, would also require coordination with the KYTC office.

Eric Norris, South Oldham Fire Department

- No concerns at this time for fire protection.

**Public Comments: None**

**Public Meeting Adjourned at 1:44 pm.**