

**Technical Review Committee Meeting
Wednesday, August 20, 2025
Meeting at 1:00 p.m.**

PRESENT:

TRC Committee Members:
Anna Barge – Oldham County Planning and Development Services
John Hine – Oldham County Planning and Development Services
Jim Silliman – Oldham County Engineer
Matt Tolar - Oldham County GIS
Russ Rose – Oldham County Water District
Jim Sitzler – LaGrange Fire & Rescue

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-013 Pure Pickleball-Indoor Pickleball Facility, 2120 Spencer Court

Site Plan
Zoning – I-1, Light Industrial
Applicant – Barbara Hartman- Pure Pickle LLC
Engineer – Karl Lentz, LJB Inc.

Karl Lentz, LJB Inc., 2373 Armstrong Lane, Mt. Washington

1. Property is zoned I-1 and the lot is 1.92 acres.
2. Proposing a 25,000 sq. ft. building.
3. Eight pickle ball courts, two employees, small concession stand, 700 sq. ft. spectator seating, and restrooms.
4. The storm water detention has been taken care of towards the south of the site.
5. There will be 50 parking spaces.

AGENCY COMMENTS:

John Hine, Oldham County Planning and Development Services

1. Note whether there are any areas of steep slope (over 30%).
2. Add the following to the site statistics:
 - a. Acreage in street ROW.
 - b. Amount of open space.
3. Include the size of water mains, and sanitary sewers.
4. Correct zip code for property owner.
5. Include the notation of storm water flow.
6. A landscaping and lighting plan will be required prior to construction.

John Hine read Scot Treese's comments:

1. Sewer infrastructure is in front of the lot along Spencer Court and there is capacity to serve the property.

Matt Tolar, Oldham County GIS

1. The property already has an existing address.
2. No further comments.

Jim Silliman, Oldham County Engineer

1. Because the combined 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.
2. Since this development project will create a land-disturbance area over 1-acre, the project is required to comply with Oldham County ordinances including, but not limited, to the Construction Site Runoff Ordinance and Post Construction Stormwater Control Ordinance. Since this site's stormwater detention is provided by a regional basin on the south side of Commerce Parkway, detention calculations are not required. However, plans and calculations for stormwater water quality treatment will be required.
3. This project is located within the City of LaGrange and encroaches onto a city road. Based on this, the applicant shall obtain a road encroachment permit from the City of LaGrange. This may require an adjustment to the north curb radius at Spencer Ct which is currently shown comparatively small as a result of the nearby curb inlet.
4. We recognize that the majority of properties on Spencer Ct have not been required to construct sidewalks. As such, the applicant shall coordinate with the City of Lagrange to determine if this project is required to comply with the requirements of Section 6.3.F in the Oldham County Subdivision Regulations requiring sidewalks within the City.
5. Based on the number of courts in this development, eight (8), preliminary calculation indicated that the site will generate 34 PM peak hour trips using the Institute of Transportation Engineers (ITE) web based trip generation tool for Tennis Courts (Land use group 490). The trip generation results are relatively similar whether utilizing this use or "Racquet/Tennis Club" (calculation based on building gross floor area). Review of the Kentucky Transportation Cabinet (KYTC) interactive traffic map online indicates an AADT of 6,028 vpd in 2019 on Commerce Pkwy (Sta. B33 located at the intersection of Spencer Ct and Commerce Pkwy). Based on the AADT on Commerce Pkwy and calculated trips generated, the applicant shall provide a Traffic Assessment (TA), as required by the Oldham County Subdivision Regulations.

Jim Sitzler, LaGrange Fire & Rescue

1. Since the building will have sprinkler system then we will need a fire hydrant close to where the riser is going to be.

Russ Ross, Oldham County Fire & Rescue

1. Water service must be made available as required by the Kentucky Public Service Commission.

Public Comments: None

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning and Development Services

Sandie Rugroden – Oldham County Planning and Development Services

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

Russ Rose – Oldham County Water District

Jim Sitzler – LaGrange Fire & Rescue

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-014 Crestwood Station (Chase Bank), 2700 Block of South Highway 393

Site Plan

Zoning – IPD, Industrial Park District

Applicant – James Hillard, BHDP

Engineer – Bayer Becker

Madison Tucker, 1404 Race St., Cincinnati, OH

1. The lot is 1.89 acres and is on the corner of Commerce Parkway and Hwy 393.
2. The building will be 3,432 sq. ft. with a drive-thru.
3. There will be 28 parking spaces.
- 4.

AGENCY COMMENTS:

Sandie Rugroden, Oldham County Planning and Development Services

1. Combine all required elements of the Technical Review Committee Checklist into one document.
2. Name, pavement width and ROW width of proposed and existing streets, driveways and parking areas.
3. Note whether there are any areas of steep slope (over 30%).
4. Add storm water flow.
5. Add the Site Statics table and include:
 - a. Total Acreage in subdivision
 - b. Acreage in street ROW
 - c. Number of Single-Family Lots
 - d. Existing zoning (total area) Proposed zoning (total area)
 - e. Amount of open space Lot coverage
 - f. Number of parking spaces required and provided
6. Please clarify if you will be applying for any variances or waivers.

Sandie Rugroden read Kim Loehle (MSD) comments:

1. Applicant needs to submit a Downstream Facilities Capacity request.

Matt Tolar, Oldham County GIS

1. Get with me so I can assign an address.

Jim Silliman, Oldham County Engineer

1. The land-disturbing area appears to be equal-to or greater-than one (1) acre. As such, 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. Based on the preliminary development and site plan, it appears the project may be impacting a blueline (jurisdictional) stream near the development, as indicated on the USGS The National Map online viewer. As a result, permitting from the U.S. Army Corps of Engineers (USACE) and KDOW is required. Specifically, a 404 permit, 401 Water Quality Certification, and Stream Construction Permit may be required. While nationwide permits might suffice for these impacts, it also appears in-line detention is being planned as part of this project which does not meet the criteria for the nationwide permits. The applicant shall provide our office with these permits as part of the construction plan review process.
3. The applicant shall update the utility providers throughout the plan set. References to the City of Jeffersonville should be removed and replaced with Oldham County Engineering. References to Center Point Energy and Electric should be replaced with LG&E.
4. Keynotes within the plan set should be reviewed. Several referenced keynotes did not correspond to the correct detail.
5. It appears stormwater detention is being provided by a detention basin being constructed as part of this development plan. The applicant shall ensure this basin is designed to control 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 with their permit application.
6. We observed a forebay within the planned detention basin. The forebay should include an underdrain or alternative measure to prevent standing water and soil saturation.
7. No trees will be permitted within the 100-year WSE of the basin.
8. The proposed detention 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. Please note, the release of erosion control surety may be delayed until this easement has been recorded with the county clerk.
9. Since the existing 28-inch CPP annotated on the plan conveys public water from upstream properties and the state right-of-way through the project site, a drainage easement shall also be placed around that stormwater conveyance.
10. A Wawa construction project to the south of Commerce Pkwy (and directly across from Chase Bank) has already been approved and permitted. The entrance of the Chase Bank will be required to align with the approved entrance to Wawa. We can furnish the approved plans at the request of the applicant. If the applicant already is in receipt of the plans, please update the Chase Bank construction plans to show the approved Wawa entrance.
11. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
12. In accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas. Based on the site plan, curbing appears planned for the site.
13. The existing multi-use trails (sidewalks) and curb-and-gutter shall be maintained or removed-and-replaced as applicable for this project. To assist with constructing the shared-use path, restoring the Commerce Parkway pavement, and constructing curb and gutter to match that currently used along Commerce Parkway, we can provide the applicant the typical sections from the approved construction plans for Commerce Parkway (Buckner Connector).
14. To prevent sediment from crossing the multi-use path and entering Commerce Pkwy, silt fence will be required to be installed along the back edge of the asphalt path.
15. As discussed with the applicant's traffic engineers, Madison Tucker and Katie Dillenberger, the ITE Trip Generator estimates this facility (3,400sqft bank with drive-thru window) would

generate 70 peak hour trips. Since all trips will utilize Commerce Parkway, which currently carries over 2,000 vpd ADT (i.e., 6028 vpd based on a 2019 KYTC count), a Traffic Assessment (TA) was required in accordance with Oldham County Subdivision Regulations. Oldham County Engineering has received a TA for this project dated June 24, 2025. We have no additional comments regarding that TA and recognize that Commerce Parkway includes left turning lanes at this time.

Jim Sitzler, LaGrange Fire & Rescue

1. There will need to be a fire hydrant next to the entrance.

Russ Rose, Oldham County Water District

1. Water service must be made available as required by the Kentucky Public Service Commission.

Public Comments: None

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning and Development Services

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

Russ Rose – Oldham County Water District

Jim Sitzler – LaGrange Fire & Rescue

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-015 706 Jericho Rd Rezoning, 706 Jericho Road

Zoning Map Amendment & Development Plan

Current Zoning – I-1, Light Industrial

Proposed Zoning – C-N, Commercial Neighborhood

Applicant – Falls City Contracting

Engineer – Meridian Surveying and Design Services

Neil Salyer, Brammell Law Office, PSC, 401 W. Jefferson St., LaGrange

1. Applicant wants to change the zoning from I-1 to CN.
2. Applicants want to divide the parcel into two.
3. The zoning change would allow for flexibility to either have single family homes or small offices.

AGENCY COMMENTS:

Anna Barge, Oldham County Planning and Development Services

1. Note plans for encroachments-existing and proposed.
2. Note whether there are any areas of steep slope (over 30%).
3. Indicate which features will remain and which features are to be removed.
4. Note the location, height, and floor area of proposed buildings.
5. Add a notation regarding the location and elevation of the 100 year floodplain. If not within the 100 year floodplain, please note this.
6. Verify that the storm water flow is indicated on the plan.

7. Note the number of single family lots.
8. Correct the notation regarding the proposed zoning on proposed Tract A and proposed Tract B.
9. Add a legend that includes graphical and written explanation of all symbols and labels.
10. Note whether any waivers or variances will be needed.

Anna Barge read Jason Richardson (KYTC) comments:

1. There shall be no direct access from either tract to KY 2853 (Jericho Rd.).

Scot Treece, LaGrange Utilities Commission

1. Tract A will need an easement through Tract B to access the gravity sewer main.

Matt Tolar, Oldham County GIS

1. The address will be Kidwell Lane.

Jim Silliman, Oldham County Engineer

1. Before this goes to planning commission we will want to know what the professional use might be.
2. The two single family homes would not increase the traffic.

Jim Sitzler, LaGrange Fire & Rescue

1. No comment

Public Comments: None

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning and Development Services

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

Russ Rose – Oldham County Water District

Michael Williams – Oldham County Board of Education

Jim Sitzler – LaGrange Fire and Rescue

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-016 Paramount Estates Addition, Lakestone Way & Paramount Way

Preliminary Subdivision Plan

Zoning – R-1, R-2, Residential District

Applicant – Paramount Ltd.

Engineer – LD&D

Mike Swansburg, Swansburg & Smith Attorneys, 117 W. Main St., LaGrange

1. This is a small plan to add onto the existing Paramount Estates.

Mike Hill, Land Design and Development,

1. This small development will consist of eight lots for homes.
2. The lot sizes is comparable to the existing lot sizes throughout Paramount Estates.

AGENCY COMMENTS:

Anna Barge, Oldham County Planning and Development Services

1. Add the Right-of-Way information for Autumn Court.
2. Include the proposed building lines showing the distance setback from the street Right-of-Way.
3. Note whether there are any areas of steep slope (over 30%).
4. Correct contour lines to be 5 feet.
5. Indicate whether wood fence will remain or if it is to be removed.
6. Add a notation regarding the location and elevation of the 100 year floodplain. If not within the 100 year floodplain, please note this.
7. Verify that the storm water flow is indicated on the plan.
8. In the site statistics, add the street Right-of-Way.
9. The open space in the site statistics does not match the open space provided on the plan. Please resolve this issue.
10. Add a legend that includes graphical and written explanation of all symbols and labels.
11. Note whether any waivers or variances will be needed.
12. Please make the following adjoining property owner corrections:
 - a. Andrew and Linda Degruccio: the address should be 11744 Paramount Way with the DB 612 and PG 402

Anna Barge read the comments from Eric Pruitt, Louisville Water Company

1. Louisville water has infrastructure near the development.
2. Nearest water main size is 6 and 8 inches.
3. Pressure zone is North Oldham.

Anna Barge read the comments from Jim Sohan, North Oldham Fire Department

1. The fire department has no objection to this since there is adequate water supply from the Louisville Water Company and we tested the hydrants in that location last month.

Anna Barge read the comments from Kim Loechle, MSD

1. The applicant will need to submit a DFC (Downstream Facilities Capacity) request to MSD to verify sanitary sewer capacity downstream and pay any applicable fees prior to construction approval and connecting to the MSD sanitary sewer system.

Matt Tolar, Oldham County GIS

- No comment.

Jim Silliman, Oldham County Engineer

1. Permit Requirements. KY DOW and Oldham County. Since this project can be considered a "common plan of development" that will create a cumulative land disturbance area of one-acre or more, 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).
2. Stormwater Comments.
 - a. Oldham County Engineering could not locate any construction plans approved as part of the original development that planned for the future expansion of lots within this area. As such,

updated stormwater conveyance calculations will need to be provided that substantiate the existing system can accommodate any increase stormwater runoff flows.

- b. Unless the post-development stormwater flow rates for the additional lots are shown to be less-than or equivalent to the pre-development stormwater flow rates, stormwater detention will need to be provided. Oldham County Engineering will also consider other “green” alternatives to ensure there is no increased in stormwater runoff.

3. Traffic. Preliminary estimates indicate this development will generate approximately 8 PM peak hour trips. Review of the KYTC interactive traffic map online indicates an AADT of 15,246 vpd (2023, Station 508, KY Hwy 42). Based on these values, neither a Traffic Assessment (TA) nor Traffic Impact Study (TIS) is required in accordance with Oldham County Subdivision Regulations.

Michael Williams, Oldham County Board of Education

1. The serving schools will be Goshen Elementary, North Oldham Middle School and North Oldham High School.
2. We can grant 35 building permits a year.

Public Comments: None

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning and Development Services

Jim Silliman – Oldham County Engineer

Matt Tolar - Oldham County GIS

Jim Sitzler – LaGrange Fire and Rescue

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-25-017 Commerce Contractor Office Park, 1000 Block of Commerce Parkway

Zoning Map Amendment & Development Plan

Current Zoning – R-2, Residential District

Proposed Zoning – C-3, General Business District

Applicant – Gulf Stream Development/Tri Start Construction & Development Group, LLC

Engineer – Bryant Engineering, Inc.

Mike Swansburg, Swansburg & Smith Attorneys, 117 W. Main St., LaGrange

1. Applicants want to change the zoning from R-2 to C-3.

AGENCY COMMENTS:

Anna Barge, Oldham County Planning and Development Services

1. Add Oldham Oaks Road on the north side of the plan.
2. Note whether there are any areas of steep slope (over 30%).
3. Correct contour lines to be 5 feet.
4. Verify that the storm water flow is indicated on the plan.
5. Add a legend that includes graphical and written explanation of all symbols and labels, specifically areas of substantial existing trees.
6. Note whether any waivers or variances will be needed.

7. Indicate in the site statistics whether the ADA parking spots provided are additional or exist within the total.
8. Please make the following adjoining property owner corrections:
 - a. 1190 Commerce Parkway: the Parcel ID should be 47-32G-00-20G

Matt Tolar, Oldham County GIS

- We will address all the buildings off the road name that you will use.
- We will add the suites as customers purchase them.

Jim Silliman, Oldham County Engineer

1. Land-disturbance area is greater-than one (1) acre. As such, 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. According to the USGS The National Map, there appear to be two jurisdictional (blue line) streams located along the east and west side of the proposed project. By examining the site plan, it does not appear the project will involve land-disturbance within and/or along jurisdictional waters/wetlands. If that is incorrect, permits from the US Army Corps of Engineers and KY Division of Water will need to be obtained and provided to this office.
3. Since this project lies within the city limits of LaGrange, a road encroachment permit for all work being conducted within the city right-of-way will need to be obtained and provided to this office.
4. Commerce Parkway is currently listed as a "Major Collector" within the 2020 Urban Roads Functional Classification and carries over 2,000 vpd ADT (i.e., 6028 vpd based on a 2019 KYTC count). Based on the classification and ADT, Oldham County Engineering would like to continue discussion with the applicant and the City of Lagrange regarding adjusting the proposed project to provide a single entrance that aligns with Oldham Oaks Road. This recommendation is in alignment with Section 5.3.C.5.(c) of the Oldham County Subdivision Regulations. This is also in alignment with a traffic study recently completed for Oldham County and the City of Lagrange.
5. The applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
6. In accordance with Oldham County Subdivision Regulations Article VI, Section 6.3.C. curbs are required for paved traffic areas.
7. Dimensions including but not limited to curb radii and lane widths shall be provided on future plan submittals.
8. In accordance with Section 5.5 of the Oldham County Subdivision Regulations, sidewalks are required on both sides of all public streets that are located in an incorporated city. A waiver from this requirement may be required from the Oldham County Planning Commission and the City of LaGrange. The applicant should discuss the waiver requirement with Oldham County Planning and Development.
9. Stormwater detention or retention and water quality treatment are 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.
10. Water quality treatment is required per Sections 5.3 and 6.0 of the Oldham County Ordinance Post-Construction Stormwater Control Ordinance.

11. Detention and retention basin (drainage) easements will be required to be recorded with the Oldham County Clerk prior to the release of the Erosion Control Surety. In addition to the drainage easements, a stormwater maintenance agreement shall be recorded.
12. The applicant shall provide more information regarding proposed site usage (i.e. percentage warehouse, retail,...) so that we may more accurately determine trips generated by the site and in turn whether a Traffic Impact Study (TIS) or Traffic Assessment (TA) are required in accordance with Oldham County regulations.

Jim Sitzler, LaGrange Fire & Rescue

1. Will need 2 fire hydrants or maybe 3, but we will get together on this.

Public Comments: None

Public Meeting adjourned at 1:55 pm.