

**MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

October 13, 2016

- I. **CALL TO ORDER** - The meeting was called to order at 1:34 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present – Bill Wilson, Chair; Frank Penn (departed at 3:01 p.m.); Mike Cravens; Mike Owens; Carolyn Richardson; Karen Mundy; Carolyn Plumlee; Joseph Smith and David Drake (arrived at 1:33 p.m.). Will Berkley and Patrick Brewer were absent.

Planning Staff members present – Director James Duncan; Bill Sallee; Tom Martin; Cheryl Gallt and Denice Bullock. Other staff members in attendance were: Hillard Newman and Vaughan Adkins, Division of Engineering; Casey Kaucher, Division of Traffic Engineering; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire and Emergency Services; and Tracy Jones, Department of Law.

- II. **APPROVAL OF SEPTEMBER 8, 2016, MINUTES** – A motion was made by Ms. Plumlee, seconded by Ms. Mundy and carried 8-0 (Brewer, Drake and Berkley absent) to approve the minutes of the September 8, 2016.

- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.

- a. **PLN-MJDP-16-00024: SOUTH ELKHORN VILLAGE (AMD)** (12/01/16)* - located at 4379 Old Harrodsburg Road.
(Council District 10) **(EA Partners)**

Note: The purpose of this amendment is to add a drive-through and patio cover.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed drive-through and patio cover.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Document tree canopy requirements are being met.
10. Document off-site parking agreement status.
11. Discuss proposed patio cover and potential for enclosing.
12. Discuss proposed drive-through and required vehicle stacking.

Representation present – Rory Kahly, EA Partners, requested postponement.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Mr. Penn, seconded by Ms. Plumlee and carried 8-0 (Brewer, Drake and Berkley absent) to postpone **PLN-MJDP-16-00024: SOUTH ELKHORN VILLAGE (AMD)** to the November 10, 2016, meeting.

Note: Mr. Drake arrived at this time.

- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, October 6, 2016, at 8:30 a.m. The meeting was attended by Commission members: Frank Penn, Karen Mundy, Joe Smith, Carolyn Plumlee and Mike Owens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee; Tom Martin; Denice Bullock; Chris Bronczyk and Cheryl Gallt; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; and Tracy Jones and Andrea Brown, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

* - Denotes date by which Commission must either approve or disapprove request.

A. CONSENT AGENDA – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

- Criteria:**
- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda; and
 - (2) the Petitioner is in agreement with the Subdivision Committee recommendation and the conditions listed on the agenda; and
 - (3) no discussion of the item is desired by the Commission; and
 - (4) no person present at this meeting objects to the Commission acting on the matter without discussion; and
 - (5) the matter does not involve a waiver of the Land Subdivision Regulations.

- Requests can be made to remove items from the Consent Agenda:**
- (1) due to prior postponements and withdrawals,
 - (2) from the Planning Commission,
 - (3) from the audience, and
 - (4) from Petitioners and their representatives.

Mr. Sallee announced the following items appearing on the Consent Agenda:

1. PLN-MJSUB-16-00010: GRASMERE, UNIT 6 (12/01/16)* - located at 945 Bravington Way.
(Council District 9) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote note #14 and preferred approach to the arterial screening.
8. Denote arterial screening along Lot 4.

2. PLN-MJDP-16-00017: CHRYSALIS VILLAGE (HOPE CENTER RECOVERY PROGRAM FOR WOMEN) (AMD) (12/01/16)* - located at 1524 Versailles Road. (Council District 11) **(Carman & Associates)**

Note: The purpose of this amendment is to revise Lot 1 to reflect the Board of Adjustment approval (August 28, 2015) to increase the building square footage and update the parking statistics for all lots.

The Subdivision Committee Recommends: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

3. PLN-MJDP-16-00018: CORPORATE CENTER, LOT 8 (THE JOCKEY CLUB) (AMD) (12/01/16)* - located at 821 Corporate Drive. (Council District 10) **(GRW Engineering)**

Note: The purpose of this amendment is to add 28 parking spaces to Lot 8 and to shift the entrance point to Corporate Drive.

The Subdivision Committee Recommends: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Indicate dumpster location(s) on plan.

4. PLN-MJDP-16-00021: HIGHWOOD CENTER, LOT 4 (12/01/16)* - located at 440 W. New Circle Road. (Council District 1) **(Banks Engineering)**

Note: The purpose of this amendment is to depict a car wash and associated paring and drive aisles.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.

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5. Urban Forester's approval of tree preservation plan.
 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 8. Division of Waste Management's approval of refuse collection locations.
 9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Increase text size of site statistics.
 11. Addition of record plat designation (A-440) on plan or in title block.
 12. Denote construction access point location(s) on plan.
 13. Denote height of building in feet.
 14. Denote proposed and existing easements on plan.
 15. Complete site statistics (building coverage, floor area, open space, length of street frontage (NCR).
 16. Delete note #10.
 17. Denote that there shall be no access to New Circle Road from this property.
 18. Review by the Royal Springs Aquifer Committee shall be required prior to certification.
 19. Denote tree protection proposed on site.
5. PLN-MJDP-16-00022: SOUTH LEXINGTON DEVELOPMENT CO. INC (HIGBEE CREEK) (12/01/16)* - located at 1850 Old Higbee Mill Road. (Council District 9) **(EA Partners)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace Planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 12. Denote height of proposed retaining wall.
 13. Denote 25' floodplain setback on plan.
 14. Denote tree planting locations (approx.) on plan, per conditional zoning requirements.
 15. Denote improvements to Old Higbee Mill Road to the approval of the Division of Traffic Engineering.
6. PLN-MJDP-16-00026: HAYDEN, HAWKINS & RECTOR (AMD) (12/01/16)* - located at 152 Burt Road. **(2020 Land Surveying)**
(Council District 10)

Note: The purpose of this amendment is to add an 864 square foot accessory building.

The Subdivision Committee Recommends: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
7. PLN-MJDP-16-00030: WALLER PROPERTY (12/01/16)* - located at 1500 & 1502 N Limestone. **(Midwest Engineering)**
(Council District 1)

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Clarify 1532 N. Limestone information on plan.
11. Complete sidewalk to adjoining development and to public street.

* - Denotes date by which Commission must either approve or disapprove request.

12. Denote timing of street improvements.
13. Denote tree protection areas in front of new building.
14. Review by the Royal Springs Aquifer Committee shall be required prior to certification.

Mr. Sallee stated that the items identified on the Consent Agenda could be considered for conditional approval at this time by the Commission, unless there was a request for an item to be removed from consideration by a member of the Commission, or the audience, to allow greater discussion. (A copy of the Consent Agenda is attached as an appendix to these minutes).

Commission member requesting full discussion: None.

Audience member requesting full discussion: None.

Action - A motion was made by Mr. Cravens, seconded by Ms. Richardson and carried 9-0 (Berkley and Brewer absent) to approve the items listed on the Consent Agenda, as recommended.

- B. PERFORMANCE BONDS AND LETTERS OF CREDIT** – A motion was made by Mr. Cravens, seconded by Mr. Penn, and carried 9-0 (Berkley and Brewer absent) to approve the release and call of bonds as detailed in the memorandum dated October 13, 2016, from Barry Brock, Division of Engineering.
- C. DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. **FINAL SUBDIVISION PLANS**

- a. PLN-MJSUB-16-00008: CADENTOWN - BERNITHA L. KENDRICK PROPERTY, LOT 1 (AMD) (10/30/16)* - located at 784 Caden Lane. (Council District 6) **(John Hill)**

Note: The Planning Commission postponed this item at their September 8, 2016, meeting. The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: Postponement. There were some questions regarding the required lot frontage for Lot 1.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Increase Lot 1 frontage to 60' minimum as required in the R-1D zone.
10. Denote Historic Preservation's approval of proposed lot size.
11. Discuss the possible need for sidewalk improvements and potential right-of-way dedication.
12. Discuss proposed 30' rear yard setback.
13. Discuss proposed building line for Lot 1, and proposed lotting.

Staff Presentation – Mr. Martin presented the staff's report on this request, which included the staff's revised recommendation.

* - Denotes date by which Commission must either approve or disapprove request.

The Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Increase font size for private utility information and "blanket utility easement note." Lot 1 frontage to 60' minimum as required in the R-1D zone.
10. Denote Historic Preservation's approval of proposed lot size in General Notes.
11. ~~Discuss~~ Resolve the possible need for sidewalk improvements and potential right-of-way dedication.
12. ~~Discuss proposed 30' rear yard setback.~~
13. ~~Discuss proposed building line for Lot 1, and proposed lotting.~~

Representation – John Hill indicated that the applicant was in agreement with the staff's revised recommendation and requested approval.

Commission Comments & Questions – There were none.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Mr. Owens, seconded by Ms. Plumlee and carried 9-0 (Berkley and Brewer absent) to approve **PLN-MJSUB-16-00008: CADENTOWN - BERNITHA L. KENDRICK PROPERTY, LOT 1 (AMD)**, subject to the revised conditions, as recommended by the staff.

2. DEVELOPMENT PLANS

- a. PLN-MJDP-16-00005: CLAY INGELS COMPANY, LLC (9/29/16)* - located at 968 Delaware Avenue.
(Council District 5) **(EA Partners)**

Note: The Planning Commission postponed this item at their August 11, 2016 and September 8, 2016, meetings. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: **Postponement**, There were some questions regarding compliance with Article 8-21(o)(4)(c), Adaptive Reuse Criteria.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote and dimension all proposed and existing easements.
11. Addition of the canopy information and compliance with Zoning Ordinance.
12. Remove interior layout information from plan.
13. Dimension deck area at southeast rear corner of building.
14. Remove "no limitation" notations from site statistics.
15. Provide floor area and open space numbers in site statistics, per Article 21-6 requirements.
16. Dimension private sidewalks, drive aisles, entrance and parking spaces on plan.
17. Document use of easement per that recorded in DB-1306, page 758.
18. Denote Final Record Plat name and information in title block.
19. Discuss compliance with the Article 8-21(o)(4)(c) requirements.

Staff Presentation – Mr. Martin presented the staff's report on this request, which included the staff's revised recommendation.

* - Denotes date by which Commission must either approve or disapprove request.

The Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
- ~~10. Denote and dimension all proposed and existing easements.~~
- ~~11. Addition of the Denote tree canopy information and compliance with Zoning Ordinance requirements.~~
- ~~12. Remove interior layout information from plan.~~
- ~~13. Dimension deck area at southeast rear corner of building.~~
- ~~14. Remove "no limitation" notations from site statistics.~~
- ~~15. Provide floor area and open space numbers in site statistics, per Article 21-6 requirements.~~
- ~~16. Dimension private sidewalks, drive aisles, entrance and parking spaces on plan.~~
11. 17. Document use of easement per that recorded in DB-1306, page 758.
- ~~18. Denote Final Record Plat name and information in title block.~~
- ~~19. Discuss compliance with the Article 8-21(o)(4)(c) requirements.~~
12. Denote: There shall be no outdoor music permitted at this location.
13. Provided the Planning Commission makes a finding that:
 - A) The plan complies with the Adaptive Reuse criteria in the Zoning Ordinance;
 - B) The plan meets 10% tree canopy requirements, or the adoption of a waiver to this requirement.

Mr. Martin then submitted the proposed findings for approval and demonstrated that the plan does comply with Article 8-21(o)(4) of the Zoning Ordinance for the following reason:

1. Requiring the full ten percent canopy requirement would constitute a hardship because the site is completely paved and the constraints of the built environment are significant.

This recommendation is made subject to the following additional requirement:

1. The applicant should provide fifty percent of the required tree canopy (a total of 5%) and plant two large trees adjacent to the deck at the rear of the property, or in an alternate location agreed upon in consultation with the Urban Forester.

Mr. Martin also submitted a memorandum, dated October 13, 2016, to demonstrate that the plan complies with the Adaptive Reuse criteria in the Zoning Ordinance. (A copy of the memorandum is attached as an appendix to these minutes).

Planning Commission Comments & Questions – Mr. Owens asked if there were developments adjacent to this site. Mr. Martin indicated that the surrounding area was heavily developed and there are existing buildings surrounding this site.

Representation – Rory Kahly, EA Partners, indicated that, with the exception of 13B, the applicant was in agreement with the staff's revised recommendation. He noted that they are requesting for the tree canopy requirement to be set at zero percent and requested approval. The required documentation for the posting of a sign and affidavit was submitted into the record.

Planning Commission Comments & Questions – Mr. Penn asked if the access easement going toward Delaware Avenue and the restaurant was owned by Clay Ingles. Mr. Kahly replied affirmatively. Mr. Penn then asked if the restaurant was being used as rental property. Mr. Kahly replied affirmatively, and indicated that the future intent of this site was unknown. The access easement was created prior to this lot being created and it serves as multiple uses throughout the Clay Ingle properties. Mr. Penn asked if there was an access easement on the opposite of the site for egress. Mr. Kahly responded negatively, and indicated that the access easement ends in a dead-end street, so traffic must turn around to exit.

Mr. Cravens asked if there was a tree line at the rear of the property. Mr. Kahly replied negatively and noted that the area was paved up to the property line where there is an existing chain-link fence and overhead utilities are located.

The Chair asked if the applicant was disagreeing with the staff's recommendation for the tree canopy percentage. Mr. Kahly explained that the applicant does have planters on site, but that does not count toward the minimum tree canopy requirements. He indicated that if larger trees were to be required, those trees would be planted under the power lines along Delaware Avenue, resulting in prime parking being lost.

Citizen Comments - There were no audience members present to speak to this request.

Planning Commission Comments & Questions – The Chair said that the applicant has requested a 0% tree canopy, but the staff was recommending that at least 50% of the typical tree canopy requirements be provided. He asked what size tree would

be sufficient to attain the canopy. Mr. Martin replied that the size of the tree was based upon the canopy requirement, and this site would require two large trees to meet the 50% mark.

Mr. Penn asked if the staff was comfortable with the traffic flow even though there was no easement going out to Delaware Avenue. Mr. Martin replied that there is room for the traffic to maneuver through the area.

Mr. Penn then asked if planter trees could be used. Mr. Martin said that planters and landscaping could be used, but the reason for staffs support with the trees was due to the type of use being a restaurant. Trees encourage people to sit outside on the deck at a restaurant.

Mr. Owens asked if a tree were to be placed in a planter, would that tree become part of the tree canopy requirements. Mr. Martin replied negatively and said that the tree must be planted in the ground.

Representative comments – Mr. Kahly said that, depending on the type of tree used, the amount of canopy credit per tree varies, and different sized trees can meet the tree canopy requirement. He explained that two Pin Oak trees are equivalent to 15 Dogwood trees, both equal approximately 1,500 sq. ft. of canopy. He said that if asphalt was removed for tree planting, that would reduce the parking that is shown on the submitted plan. He asked if trees are required, then the decrease in parking should be denoted so there is not a conflict at the time this plan was certified.

Commission Comments & Questions – Mr. Owens asked how many parking spaces would be needed to plant two Pin Oak trees. Mr. Kahly responded two spaces would be lost, per tree.

Action - A motion was made by Mr. Cravens, seconded by Mr. Smith and carried 9-0 (Berkley and Brewer absent) to approve the development plan for **PLN-MJDP-16-00005: CLAY INGELS COMPANY, LLC**, as recommended by the staff.

Action - A motion was made by Mr. Cravens, seconded by Ms. Mundy and carried 9-0 (Berkley and Brewer absent) to accept the findings that **PLN-MJDP-16-00005: CLAY INGELS COMPANY, LLC**, does meet the requirements for an Adaptive Reuse per Article 8-21(o)(4)(n) of the Zoning Ordinance, removing 13B from the conditions.

- b. **PLN-MJDP-16-00019: LEXINGTON SELF STORAGE** (12/01/16)* - located at 1089 S. Broadway.
(Council District 11) **(Palmer Engineering)**

The Subdivision Committee Recommends: Approval, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections, fire service features and gate location.
7. Division of Waste Management's approval of refuse collection locations.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote plan status (preliminary or final in title block).
10. Discuss building encroachment into existing tree canopy areas.

Staff Presentation – Mr. Martin presented the staff's report on this request, along with an email correspondence between the applicant and Kentucky Utilities concerning how the property would be serviced. (A copy of the email correspondence is attached as an appendix to these minutes). He indicated that with condition #10 could be deleted from the staff recommendation, since it will not have a significant impact to the trees on the adjoining property.

Representation – Morgan Dye, Palmer Engineering, indicated that the applicant was in agreement with the staff's recommendation, and requested approval.

Commission Comments & Questions – There were none.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Ms. Richardson, seconded by Ms. Mundy and carried 9-0 (Berkley and Brewer absent) to approve the development plan for **PLN-MJDP-16-00019: LEXINGTON SELF STORAGE**, subject to the conditions listed on today's agenda, deleting condition #10.

- c. **PLN-MJDP-16-00023: TUSCANY, UNIT 1A, LOT 161** (12/01/16)* - located at 2594 Carducci Street.
(Council District 6) **(EA Partners)**

Note: The purpose of this amendment is to revise the building and parking layout.

* - Denotes date by which Commission must either approve or disapprove request.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Label building envelope on plan.
10. Identify lots will meet R-1T requirements or increase building setbacks to comply with Article 9 requirements.
11. Discuss plan status (Preliminary Subdivision Plan).

Staff Presentation – Mr. Martin presented the staff's report on this request, and indicated that condition #11 could be removed from the conditions.

Planning Commission Comments & Question – Mr. Owens asked what is the purpose of the retaining wall near the floodplain. Mr. Martin indicated that the retaining wall is used as a support for the building pad and the height of the wall will vary due to the site conditions.

Representation – Rory Kahly, EA Partners, indicated that the applicant was in agreement with the staff's recommendation, and requested approval.

Citizen Comments - There were no audience members present to speak to this request.

Planning Commission Comments & Question – The Chair asked for clarification to condition #11. Mr. Martin replied that the applicant had indicated that Article 9 setback would be met; therefore, condition #11 could be deleted.

Action - A motion was made by Mr. Penn, seconded by Ms. Mundy and carried 9-0 (Berkley and Brewer absent) to approve the development plan for **PLN-MJDP-16-00023: TUSCANY, UNIT 1A, LOT 161**, subject to the conditions, as recommended by the staff.

- d. **PLN-MJDP-16-00028: DOZIER PROPERTY (AMD) (12/01/16)*** - located at 2101 Palomar Court.
(Council District 10) **(Banks Engineering)**

Note: The purpose of this amendment is to depict revisions to the building and parking layout.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the parking and circulation.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
11. Correct title "Dozier Property & Schroyer Property".
12. Addition of record plat designation.
13. Delete note #10.
14. Addition of construction access location on plan.
15. Consolidate KYTC access notes and delete note #13.
16. Remove "proposed" from 2101 Palomar Trace zoning information in site statistics.
17. Label access easement from Palomar Center Drive to 3581 Harrodsburg Road.
18. Denote variance granted by the Planning Commission for the subject property.

Staff Presentation – Ms. Gallt presented an email correspondence from Dave Baker concerning the lease agreement between Petitude and the applicant, Solar Eclipse. (A copy of the email correspondence is attached as an appendix to these minutes).

* - Denotes date by which Commission must either approve or disapprove request.

Ms. Gallt also presented the staff's report on this request, which included the staff's revised recommendation.

The Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
- ~~11. Correct title "Dozier Property & Schroyer Property".~~
- ~~12. Addition of record plat designation.~~
- ~~13. Delete note #10.~~
11. 14. Addition of construction access location on plan.
- ~~15. Consolidate KYTC access notes and delete note #13.~~
- ~~16. Remove "proposed" from 2101 Palomar Trace zoning information in site statistics.~~
12. 47. Label access easement from Palomar Center Drive to 3581 Harrodsburg Road.
13. 48. Denote variance granted by the Planning Commission for the subject property (increasing the maximum setback in front yard from 20' to 40').
14. Addition of conditional zoning restrictions on plan.
15. Resolve internal circulation and parking to the approval of Division of Traffic Engineering.

Representation – Jason Banks, engineer, indicated that the applicant was in agreement with the staff's revised recommendation, and requested approval.

Planning Commission Comments & Questions – The Chair asked if Traffic Engineering was agreeable with the revised plan. Ms. Kaucher replied affirmatively.

Ms. Mundy asked if the dumpster was still located across the street from the property. Mr. Banks replied affirmatively.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Mr. Owens, seconded by Ms. Richardson and carried 8-1 (Mundy opposed; Berkley and Brewer absent) to approve the development plan for **PLN-MJDP-16-00028: DOZIER PROPERTY (AMD)**, as presented by the staff.

- e. **DP 2016-12: LOUDON PARK ADDITION, BLOCK 2, LOTS 3-10 (1/1/17)***- located at 720 Bryan Avenue and 130 & 138 Loudon Avenue. (Council District 1) **(S. Mark McCain, RLA)**

Note: The Planning Commission indefinitely postponed this item at their May 12, 2016, meeting. This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the plan's compliance with the Adaptive Reuse criteria contained in Article 8-21(o)(4) of the Zoning Ordinance.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct plan title.
11. Denote Final Record Plat information on plan or in title block.
12. Provided the Planning Commission makes a finding that the plan complies with Article 8-21(o)(4) of the Zoning Ordinance.
13. Clarify required parking generator for proposed restaurant use.

* - Denotes date by which Commission must either approve or disapprove request.

14. Clarify whether gates will be installed for all access points off Loudon Avenue.
15. Discuss proposed use for fenced area on east end of 138 Loudon Avenue.
16. Discuss proposed access for 130 Loudon Avenue.
17. Discuss area proposed for public art.
18. Discuss adaptive reuse proposed for 138 Loudon Avenue.
19. Discuss adaptive reuse proposed for 720 Bryan Avenue relative to Article 8-21(o)(4) of the Zoning Ordinance.

Staff Presentation – Mr. Martin presented the staff's report on this request, which included the staff's revised recommendation.

The Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct plan title.
11. Denote Final Record Plat information on plan or in title block.
12. Provided the Planning Commission makes a finding that the plan complies with Article 8-21(o)(4) of the Zoning Ordinance.
13. Clarify required parking generator for proposed restaurant use.
- ~~14. Clarify whether gates will be installed for all access points off Loudon Avenue.~~
- ~~15. Discuss proposed use for fenced area on east end of 138 Loudon Avenue.~~
14. ~~16. Discuss Denote~~ proposed access for 130 Loudon Avenue.
15. ~~17. Discuss Denote location and/or area proposed for public art, on plan.~~
- ~~18. Discuss adaptive reuse proposed for 138 Loudon Avenue.~~
- ~~19. Discuss adaptive reuse proposed for 720 Bryan Avenue relative to Article 8-21(o)(4) of the Zoning Ordinance.~~

Mr. Martin also submitted a memorandum, dated October 13, 2016, to demonstrate that the plan complies with the Adaptive Reuse criteria in the Zoning Ordinance. (A copy of the memorandum is attached as an appendix to these minutes).

Representation – Mark McCain indicated that the applicant was in agreement with the staff's revised recommendation, and requested approval. The required documentation for the posting of a sign and affidavit was submitted into the record.

Commission Comments & Questions – There were none.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Ms. Richardson, seconded by Ms. Mundy and carried 9-0 (Berkley and Brewer absent) to approve the development plan for **DP 2016-12: LOUDON PARK ADDITION, BLOCK 2, LOTS 3-10**, as presented by the staff.

Action – A motion was made by Ms. Richardson, seconded by Ms. Mundy and carried 9-0 (Berkley and Brewer absent) to accept the findings that **DP 2016-12: LOUDON PARK ADDITION, BLOCK 2, LOTS 3-10** does meet the requirements for an Adaptive Reuse per Article 8-21(o)(4)(n) of the Zoning Ordinance.

- f. **DP 2015-111: URBAN 221 (A PORTION OF)** (12/28/16)* - located at 221 Corral Street.
(Council District 1) **(Carman & Associates)**

Note: The Planning Commission approved this plan at their November 19, 2015, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.

* - Denotes date by which Commission must either approve or disapprove request.

9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Denote the date of the Board of Adjustment's approval of requested variances prior to certification.
11. Denote all existing and proposed easements.
12. Review by Technical Committee prior to plan certification.
13. Denote compliance with open space requirements.
14. Denote vehicular use area screening on surface parking lot on plan.
15. Denote location of gated entrance and details to the approval of the Division of Fire and Emergency Services.
16. Revise "building footprint edge" information on eastern corner, to match rest of plan.

Note: The Technical Committee had reviewed this application on November 25, 2015. The applicant is now requesting a continued discussion in order to reduce the building size, footprint and off-street parking.

The Subdivision Committee Recommended: **Approval**, subject to the original conditions previously approved by the Planning Commission, deleting conditions #10, #12, and #16, and adding the following condition:

17. Discuss the proposed open space proposed in middle of parking lot.

Staff Presentation – Mr. Martin presented the staff's report on this request.

Planning Commission Comments & Questions – The Chair asked if the staff is recommending a seventeenth condition. Mr. Martin replied affirmatively, and that the staff would like to establish a direction to resolve the open space issue.

Representation – Kevin Warner, Carman and Associates, indicated that the applicant was in agreement with the staff's recommendation, and requested approval.

Planning Commission Comments & Questions – Mr. Owens asked what the applicant would prefer for the open space in the parking lot. Mr. Warner said that the developer would prefer bicycle parking, but it would depend on what the market recommends as to what type of amenity would be placed there. Mr. Owens then asked if the open space is 3,000 sq. ft. Mr. Warner replied the area off to the north side was 3,000 sq. ft, and the open space area in the center of the parking lot was 1,500 sq. ft. in size.

The Chair confirmed that the applicant was in agreement with the staff recommendation. Mr. Warner replied that the staff is recommending conditions #10 and #16 to be deleted, but he believed that the Subdivision Committee recommended for this plan to be reviewed by the Technical Committee (condition #12). The Chair indicated that conditions #10 and #16 would be deleted and condition #12 would remain. He added that the applicant was in agreement with the remaining conditions as outlined on today's agenda. Mr. Warner replied affirmatively.

The Chair asked what is Mr. Warner's thought as far as condition #17 is concerned. Mr. Warner said that until the developer gives him some direction, he cannot say for certain what the use would be.

Mr. Penn indicated that, if the open space was used as a public amenity, a fence would be needed for safety reasons due to the incoming and outgoing traffic movement through the parking lot. Mr. Warner said that area could be used for landscaping and still meet the usable open space requirements as outlined in the Ordinance. Mr. Penn said that for safety reasons something needs to be done; otherwise, the Planning Commission has "neglected" their responsibilities.

Ms. Plumlee asked if this is a final development plan. Mr. Warner replied affirmatively. Ms. Plumlee said that there needs to be something specific offered for the open space area.

Citizen Comments - There were no audience members present to speak to this request.

Ms. Mundy said that she appreciated the creativity of the plan, and even though this proposal meets the requirements, she does not like it. She said that placing a green space in the middle of a parking lot could pose a safety hazard, and the Commission needs to know what type of use will be placed in that area. She then said that if this area was designated as a public space, it could be creating a dangerous situation for kids and/or dogs playing there.

Mr. Owens said that landscaping and water features have been mentioned, and to him, the open space is more a visual amenity than a pedestrian amenity. He then said that he understood the safety aspect, but a chain link fences creates a non-inviting area because it would forms a pen. He would be more supportive of a visual amenity, such as a water feature.

The Chair asked for comments from Mr. Warner. Mr. Warner said that his client had expressed that this area could be used for bicyclist since bikes are a form of transportation. He then said that the bike facility would have parking surrounding it, and they could designate two walkways for pedestrian movement. He added that he does not believe this area would cause a safety concern since it had adequate room.

Staff Comments – Mr. Martin said that the staff's primary concern was the usability of this area, the access to the area and the uninviting nature of it. He then said that this issue can be resolved prior to the plan being certified and suggested to allow the staff to work with the applicant.

Mr. Penn asked if a bike facility still meets the open space requirements. Mr. Martin replied that the staff would need to review the Ordinance, but the staff believes that is a possibility.

The Chair said that a condition could be added to resolve the safety issue surrounding the open space.

Mr. Martin said that with this proposal having such a larger revision the staff believes the plan needs to be reviewed by the Technical Committee; therefore, that condition should remain.

The Chair recommended a condition to be added to resolve the safety issue surrounding the open space as it applies to the final development plan. Mr. Martin said that resolving the use would address any safety issues that are associated with the open space. The Chair asked if the condition only needs resolve the safety issue in the parking lot. Mr. Martin replied the condition should indicate the specific use, design and utilization for this space.

The Chair asked if Mr. Warner had any further comments. Mr. Warner indicated negatively.

The Chair indicated that conditions #10 and #16 would be deleted, condition #12 would remain and a 15th condition would be added to read "Resolve the open space issue in the parking lot".

Action - A motion was made by Mr. Penn, seconded by Ms. Richardson and carried 8-1 (Mundy opposed; Berkley and Brewer absent) to approve the development plan for **DP 2015-111: URBAN 221 (A PORTION OF)**, subject to the revised conditions recommended by the staff.

Note: Mr. Penn departed at this time.

- g. **DP 2013-43: MAN O' WAR DEVELOPMENT, UNIT 2A, LOTS A-18 & A-19 (AMD) (6/30/13)* - located at 1920 Pleasant Ridge and 1925 Justice Drive. (Council District 6)** **(Banks Engineering)**

Note: The purpose of this amendment is to increase the building square footage and revise the parking. The Planning Commission approved this plan at their May 9, 2013, meeting, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
8. Division of Waste Management's approval of refuse collection locations.
9. Clarify site statistics with respect to gross floor area "existing" vs. "proposed" table.
10. Denote zoning on face of plan.
11. Add all information on Phase 2 preliminary plan per DP 2009-62.

Note: The applicant now requests a reapproval of the Commission's original approval.

The Staff Recommends: **Reapproval**, subject to the original conditions previously approved by the Planning Commission, adding the following condition:

12. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.

Staff Presentation – Mr. Martin presented the staff's report on this request.

Representation – Jason Banks indicated that the applicant was in agreement with the staff's recommendation, and requested reapproval.

Commission Comments & Questions – There were none.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Mr. Owens, seconded by Ms. Mundy and carried 8-0 (Berkley, Brewer and Penn absent) to reapprove the development plan for **DP 2013-43: MAN O' WAR DEVELOPMENT, UNIT 2A, LOTS A-18 & A-19 (AMD)**, as recommended by the staff.

VI. **COMMISSION ITEMS**

* - Denotes date by which Commission must either approve or disapprove request.

A. ZOTA 2016-6 & SRA 2016-3: AMENDMENTS TO ARTICLES 19 & SUBDIVISION REGULATIONS TO REFLECT CHANGES TO THE ENGINEERING STORMWATER MANUAL - a text amendment to local ordinances to ensure consistency with the LFUCG Engineering manuals.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: See Attached text

The Zoning Committee Recommended: **Approval**, for the reason provided by the staff.

The Staff Recommends: **Approval**, for the following reasons:

1. The proposed text amendments will dovetail with changes approved to the LFUCG Engineering Stormwater Manual, which is a guide to local engineers in the preparation of plans and construction in and near floodplains in Lexington-Fayette County. Those professionals were able to participate in an extensive stakeholder's process over six months, to review and comment on these changes prior to their implementation.
2. These changes will better allow for the vegetative buffer zone near our streams to match Commonwealth of Kentucky requirements for an average width of 50', on streams identified by the US Army Corps of Engineers.
3. The remaining updates to these regulations will improve coordination of the documents used most frequently by the Planning Commission with those used by land development professionals in the preparation of their plan submittals to the LFUCG.

Staff Presentation – Mr. Sallee presented the staff's report on the text amendment to local ordinances to ensure consistency with the LFUCG Engineering manuals. This report include the propose changes to Articles 1, 6 and 19 (A copy of Articles 1, 6 and 19 is attached as an appendix to these minutes).

Mr. Sallee also presented the further changes to Article 19-10(a) & (b) and Article 19-12(c) & (e), dated October 7, 2016. These changes were submitted by Richard Walker of Tetra Tech, who suggested replacing the words Commissioner of Public Works with the Commissioner of Planning, Preservation and Development for the Floodplain Appeals Committee and removing "and the lowest opening" from Article 19-12(c). (A copy of Article 19-10(a) & (b) and Article 19-12(c) & (e), dated October 7, 2016 is attached as an appendix to these minutes).

Citizen Comments - There were no audience members present to speak to this request.

Commission Comments & Questions – There were none.

Action - A motion was made by Mr. Owens, seconded by Ms. Richardson and carried 8-0 (Berkley, Brewer and Penn absent) to approve **ZOTA 2016-6 & SRA 2016-3**, as recommended by the staff, and recognizing the changes to Article 19-10(a) & (b) and Article 19-12(c) & (e), dated October 7, 2016.

B. INITIATION OF A TEXT AMENDMENT TO IMPLEMENT CHANGES TO FINAL PLAT PROCEDURES – The staff will request that the Planning Commission initiate a text amendment to Article 4-7 of the Land Subdivision Regulations. These were recently considered by the Commission at a Work Session, and have been proposed by the Division of Engineering.

Staff Presentation – Mr. Sallee presented the submitted changes to Article 4-7, dated October 11, 2016. (A copy of proposed changes to Article 4-7 is attached as an appendix to these minutes).

Citizen Comments - There were no audience members present to speak to this request.

Commission Comments & Questions – There were none.

Action - A motion was made by Ms. Plumlee, seconded by Ms. Richardson and carried 8-0 (Berkley, Brewer and Penn absent) to initiate a text amendment to Article 4-7 of the Land Subdivision Regulations.

C. ADOPTION OF 2017 MEETING & FILING SCHEDULE - The Chair will announce that the Commission will consider adoption of the "Official Meeting and Filing Schedule for 2017" at this time. Once adopted, the staff will distribute copies of the 2017 schedule for use by the Commission and the general public.

Action - A motion was made by Ms. Mundy, seconded by Mr. Owens and carried 8-0 (Berkley, Brewer and Penn absent) to adopt the Official Meeting and Filing Schedule for 2017.

VII. STAFF ITEMS – There were none.

A. PLANNING COMMISSION REAPPOINTMENTS – Mr. Duncan indicated that the Urban County Council unanimously reappointed Mrs. Mundy, Mr. Brewer and Mr. Owens to the Planning Commission.

B. STAFF MEMBER – Mr. Duncan welcomed Planner Chris Bronczyk, Planning Services, to the Division of Planning.

- C. **WORK SESSION** – Mr. Duncan briefly reminded the Commission members that there was no work session scheduled for the next week, but there is a Planning Commission meeting scheduled on October 27th.

VIII. **AUDIENCE ITEMS** – There were none.

IX. **NEXT MEETING DATES**

Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 27, 2016
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 26, 2016
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	November 3, 2016
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	November 3, 2016
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	November 10, 2016
Planning Commission Work Session , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	December 22, 2016

- X. **ADJOURNMENT** - There being no further business, the Chair adjourned the meeting at 3:25 PM.

William Wilson, Chair

Carolyn Plumlee, Secretary