

**MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

June 14, 2018

- I. **CALL TO ORDER** - The meeting was called to order at 1:32 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present – Will Berkley; Headley Bell (arrived at 1:36 p.m.); Mike Cravens; Larry Forester; Karen Mundy; Mike Owens; Carolyn Plumlee; Frank Penn and Carolyn Richardson. Patrick Brewer and William Wilson were absent.

Planning Staff members present – Jim Duncan; Traci Wade; Chris Woodall; Tom Martin; Chris Taylor; Janice Westlund; Keyu Yan; Hal Baillie; Cheryl Gallt; Denice Bullock; Meghan Jennings; Scott Thompson; Stephanie Cunningham and Grace Coy. Other staff members in attendance were Vaughan Adkins, Division of Engineering; Stephen Parker, Division of Traffic Engineering; Captain Joshua Thiel, Division of Fire & Emergency Services; Tracy Jones and Andrea Brown, Department of Law; and Brandi Peacher, Mayor's Office.

- II. **APPROVAL OF MINUTES** – A motion was made by Ms. Plumlee, seconded by Ms. Mundy and carried 9-0 (Brewer and Wilson absent) to approve the minutes of the May 10, 2018, meeting.

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

- a. **PLN-MJDP-18-00017: PAPPERT PROPERTY (AMD)** (6/14/18)* - located at 2811 SPURR ROAD, LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: The Subdivision Committee recommended postponement at their April 5, 2018, May 3, 2018, and June 7, 2018, meetings. The purpose of this amendment is to revise the layout.

The Technical Committee and Staff Recommends: **Postponement**. The proposed plan does not meet the conditional zoning restrictions.

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. Landscape Examiner'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. Discuss spacing of local street from Spurr Road and the need for a waiver.
13. Discuss access to the pump station.
14. Discuss irregular shape of Lot 5.
15. Discuss compliance with approved conditional zoning restrictions (MAR 2005-40).

Representation present – Rory Kahly, EA Partners, requested this item be withdrawn due to the project not being feasible at this time.

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

Action - A motion was made by Ms. Mundy, seconded by Ms. Plumlee and carried 9-0 (Brewer and Wilson absent) to withdraw **PLN-MJDP-18-00017: PAPPERT PROPERTY (AMD)**.

- b. **PLN-MJDP-18-00047: CAVE HILL PLACE TOWNHOMES (AMD)** (8/5/18)* - located at 2236 CAVE HILL LANE, LEXINGTON, KY
Council District 10
Project Contact: Vision Engineering

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

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed location of the access.

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

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. Landscape Examiner's approval of landscaping and landscape buffers.
4. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
5. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
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. Clarify parking requirement.
10. Discuss proposed shift in access point.
11. Discuss solid waste service.

Representation present – Matt Carter, Vision Engineering, requested a one-month postponement of this request to consider changes to the development plan.

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

Action - A motion was made by Mr. Cravens, seconded by Mr. Owens and carried 9-0 (Brewer and Wilson absent) to postpone **PLN-MJDP-18-00047: CAVE HILL PLACE TOWNHOMES (AMD)** to the July 12, 2018, meeting.

IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, June 7, 2018, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee and Frank Penn. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were Tom Martin; Cheryl Gallt; Hal Baillie; Denise Bullock; Captain Greg Lengal & Captain Joshua Thiel, Division of Fire & Emergency Services and Tracy Jones, 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.

A. **CONSENT AGENDA** – Following requests for postponement or withdrawal, items requiring no discussion were 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.

Ms. Wade announced the following agenda items appearing on the Consent Agenda:

- a. **PLN-MJDP-18-00036: LANSLOWNE SUBDIVISION, UNIT 18-D, SEC 1 (REDCOACH TRAIL) (AMD) (8/5/18)*** - located at 409 LAREDO COURT, LEXINGTON, KY
Council District 4
Project Contact: G. B. Stacy Land Surveying

Note: The purpose of this amendment is to add an existing garage to the total building square footage on the property.

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. Addressing Office's approval of street names and addresses.
4. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
5. Denote sidewalk and dimension width on Laredo Court.
6. Addition of access easement/private street maintenance note as per Article 5-4(h)(1) of the Land Subdivision Regulations.

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

7. Correct note #5 and make reference to "Chapter 16 of the Code of Ordinance" as per Article 21-6(a)(14) of the Zoning Ordinance.
 8. Document compliance with Article 21-7(b)(3) of the Zoning Ordinance (Lynn Imaging account).
- b. PLN-MJDP-18-00038: BLUEGRASS BUSINESS PARK, LOT 4 (PEMBERTON FARM) (BURKE, HOCKENSMITH & MAGGARD) (WHAYNE SUPPLY) (AMD) (8/5/18)* - located at 1900 JAGGIE FOX WAY, LEXINGTON, KY
Council District 2
Project Contact: Arnold Consulting Engineering Services

Note: The purpose of this amendment is to add additional equipment storage area (gravel area) on the south side of the existing equipment storage area.

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. Landscape Examiner'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. Denote: Review by Royal Springs Aquifer Protection Committee prior to certification.
 11. Update Purpose of Amendment note to include the previous modifications to the site, including internal circulation, drive aisles, outdoor storage areas and location of fuel tank.
 12. Modify contour elevation lines to (2) two foot intervals.
 13. Addition of building square footage for 1890 & 1900 Jaggie Fox Way.
 14. Remove interior building detail for 1890 & 1900 Jaggie Fox Way.
 15. Correct plan title and remove DP 2016-14 from plan title.
 16. Denote internal walkway dimension on plan.
 17. Resolve graveled outdoor storage area along eastern portion of property.
- c. PLN-MJDP-18-00039: BLUEGRASS EXECUTIVE PARK, UNIT 1-C, BLK E, SEC 1 & 2 (AMD) (8/5/18)* - located at 2205 THUNDERSTICK DRIVE, LEXINGTON, KY
Council District 6
Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the parking and circulation and to add an entrance to Thunderstick Drive, as shown heron.

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. Landscape Examiner'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. Depict location of opposing entrance across Thunderstick Drive from the proposed entrance (see certified development plan PLN-MJDP-17-00079).
9. Correct contour labels on plan.

- d. PLN-MJDP-18-00043: NEWMARKET PROPERTY, UNIT 6 (8/5/18)* - located at 1263 ANGUS TRAIL, LEXINGTON, KY
Council District 12
Project Contact: EA Partners

Note: This plan requires the posting of a sign and an affidavit of such. The purpose of this amendment is to revise the development standards.

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. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.

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

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. Denote address of off-site detention location.
8. Provided the Planning Commission makes a finding that the plan complies with the Expansion Area Master Plan.

Ms. Wade said that the staff had received an affidavit for the sign posting for **PLN-MJDP-18-00043: NEWMARKET PROPERTY, UNIT 6** and everything appears to be in order.

She then said that **PLN-MJDP-18-00043: NEWMARKET PROPERTY, UNIT 6** requires the Planning Commission make a finding that the plan complies with the Expansion Area Master Plan. The Planning staff agrees with the applicant that these proposed changes to the development plan/preliminary subdivision plan do not constitute a significant change in the EAMP compliance for the property. Therefore, the staff has concluded that the revised development plan is still in compliance with the future land use, community design, and infrastructure elements of the EAMP, as per the previous Commission findings. (A copy of the EAMP Compliance Report is attached as an appendix to these minutes).

Ms. Wade indicated that the items identified on the Consent Agenda could be considered for conditional approval at this time by the Commission, as has been recommended, unless there was a request for an item to be removed from consideration by a member of the Commission, or the audience, to allow an opportunity for its discussion. (A copy of the Consent Agenda is attached as an appendix to these minutes).

Audience members requesting full discussion: There were none.

Commission member requesting full discussion: There were none.

Action - A motion was made by Mr. Owens, seconded by Mr. Forester, and carried 9-0 (Brewer and Wilson absent) to approve the items listed on the Consent Agenda, as recommended by the Subdivision Committee, as well as finding **PLN-MJDP-18-00043: NEWMARKET PROPERTY, UNIT 6** complies with the Expansion Area Master Plan, for the reasons presented by the staff.

- B. DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items were 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. DEVELOPMENT PLANS

- a. **PLN-MJDP-18-00040: INTERSTATE SERVICE CENTER (MCDONALD'S) (AMD) (8/5/18)*** - located at 1950 STANTON WAY, LEXINGTON, KY
Council District 2
Project Contact: McIlvried, DiDiano, & Mox, LLC

Note: The purpose of this amendment is to redevelop Lots 1 & 1A for the restaurant use.

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. Landscape Examiner'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.

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

8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote: The development plan was reviewed by the Royal Springs Aquifer Protection Committee on June 5, 2018.
10. Document compliance with Article 21-7(b)(3) of the Zoning Ordinance (Lynn Imaging account).
11. Combine all site information into one area on plan.
12. Zoom in on the area of amendment on the vicinity map.
13. Dimension walkways.
14. Addition of street cross-sections for Newtown Pike and interstate ramp.
15. Remove "Required Information" from site statistics.
16. Addition of maintenance note for the private access easement/street maintenance.
17. Recordation of consolidation plat prior to issuance of a Zoning Compliance permit.
18. Label setback as "20' Building Line" along Stanton Way.
19. Discuss vehicular and pedestrian access to Stanton Way.

Staff Presentation – Ms. Gallt directed the Commission's attention to the final development plan, and briefly explained the proposed request. She said that the Subdivision Committee had recommended approval, subject to the conditions listed on today's agenda. She indicated that the applicant had met with Traffic Engineering and agreed the number of access points would be reduced to two points on Stanton Way. She said that the staff recommends changing conditions #19 to read "Resolve vehicular and pedestrian access to Stanton Way" to allow additional recommendations by Traffic Engineering.

Commission Questions – Mr. Penn asked if there would be a pedestrian access between the subject property and the hotel. Ms. Gallt replied that by changing condition #19 to resolve, it would allow the applicant and Traffic Engineering the opportunity to discuss pedestrian access further.

Mr. Penn then asked if the vehicular access between two properties would remain. Ms. Gallt replied negatively, indicating the vehicular access would be removed.

Representation – Greg Kowalski, McIlvried, DiDiano, & Mox, LLC, indicated that the applicant was in agreement with the staff recommendation and requested approval.

Commission Questions – Mr. Penn asked if the turning radius on Newtown Pike would be widened. Mr. Kowalski replied affirmatively, adding that the expanded radius would accommodate larger vehicles to enter the rear area.

Mr. Penn asked if Traffic Engineering was agreeable to the change. Mr. Stephen Parker indicated his agreement.

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

Action - A motion was made by Ms. Mundy, seconded by Ms. Richardson and carried 9-0 (Brewer and Wilson absent) to approve **PLN-MJDP-18-00040: INTERSTATE SERVICE CENTER (MCDONALD'S) (AMD)**, as recommended by the staff, changing condition #19 to read "Resolve vehicular and pedestrian access to Stanton Way."

- b. **PLN-MJDP-18-00041: HILLENMEYER PROPERTY - WEST (AMD) (8/5/18)*** - located at 2701 SANDERSVILLE ROAD, LEXINGTON, KY
Council District 12
Project Contact: Hall-Harmon Engineers, Inc.

Note: The purpose of this amendment is to revise Lot 160.

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. Landscape Examiner'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. Dimension parking spaces.
13. Denote no access to Sandersville Road from Lot 161.

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

14. Denote Citation Boulevard cross-section on plan.
15. Discuss proposed subdivision of townhouses.
16. Discuss access to Sandersville Road and waiver.
17. Discuss internal pedestrian system.
18. Discuss proposed building envelope.

Staff Presentation – Mr. Martin directed the Commission’s attention to the final development plan, and briefly explained the proposed request. He noted that the staff had distributed the following revised recommendation of approval to the Commission.

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. Landscape Examiner’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. ~~Dimension parking spaces~~ Provided the Planning Commission grants a waiver to Article 6-8(q) of the Land Subdivision Regulations.
13. ~~Denote no access to Sandersville Road from Lot 161.~~
14. ~~Denote Citation Boulevard cross-section on plan.~~
15. ~~Discuss proposed subdivision of townhouses.~~
16. ~~Discuss access to Sandersville Road and waiver.~~
17. ~~Discuss internal pedestrian system.~~
18. ~~Discuss proposed building envelope.~~

Mr. Martin then presented the Staff Report and Findings for a Waiver of Land Subdivision Regulations, specifically Article 6-8(q), pertaining to the required access spacing for high-density residential developments.

The Staff Recommends: **Approval of the requested waiver to Article 6-8(q)**, for the following reasons:

1. Granting the requested waiver to the street access standards will not adversely affect public health, welfare and safety in compliance with the intent of the Land Subdivision Regulations.
2. Granting the waiver is consistent with the intent of Article 1-5(a) of the Land Subdivision Regulations for Exceptional Hardship due to the topography and the site constraints.

Representation – Nick Nicholson, attorney, indicated that the applicant was in agreement with the staff’s revised recommendation, as well as the recommendation for the waiver, and requested approval.

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

Action - A motion was made by Mr. Berkley, seconded by Ms. Richardson and carried 9-0 (Brewer and Wilson absent) to approve **PLN-MJDP-18-00041: HILLENMEYER PROPERTY - WEST (AMD)**, as recommended by the staff.

Action - A motion was made by Mr. Berkley, seconded by Ms. Richardson and carried 8-0 (Owens Brewer and Wilson absent) to approve the findings for the waivers of Land Subdivision Regulations for Article 6-8(q), pertaining to the required access spacing for high-density residential developments, as recommended by the staff.

- c. PLN-MJDP-18-00049: SOUTH FARM MARKETPLACE, OUTLOT 4 (AMD) (8/5/18)* - located at 124 MARKETPLACE DRIVE, LEXINGTON, KY
Council District 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add building square footage to Lot 4, Outparcel 4.

The Subdivision Committee Recommended: **Postponement**, due to the number of conditions.

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.

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

3. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Division of Waste Management's approval of refuse collection locations.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Improve plan legibility for area of amendment.
9. Addition of written scale and improve graphic scale.
10. Correct plan title to include "Lot 4, Outparcel 4."
11. Addition of name and address of developer.
12. Identify boundary of amendment as a solid line.
13. Addition of record plat designation.
14. Increase the size of the vicinity map to clarify area of amendment.
15. Label topography lines on area of amendment.
16. Dimension driveways, walkways and parking in area of amendment.
17. Label access points for construction vehicles in area of amendment.
18. Addition of cross-section for Marketplace Drive.
19. Clarify dimensions on building.
20. Addition of height of building in feet on plan.
21. Clarify easements in area of amendment.
22. Correct note #1 to reference "Chapter 16 of the Code of Ordinance."
23. Correct numbering of general notes and improve legibility of all notes.
24. Clarify bearings and distance on area of amendment.
25. Improve legibility of note "There shall be reciprocal cross access between all lots".
26. Correct Commission's certification to indicate a major plan.
27. Clarify site statistics for area of amendment.
28. Denote: Development plan does not reflect reconfiguration of entrance to Nicholasville Road.

Staff Presentation – Ms. Gallt directed the Commission's attention to the final development plan, and briefly explained the proposed request. She noted that the staff had distributed the following revised recommendation of approval to the Commission.

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. Landscape Examiner's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
6. Division of Waste Management's approval of refuse collection locations.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Improve plan legibility for area of amendment.
9. Addition of ~~written scale and improve~~ graphic scale.
- ~~10. Correct plan title to include "Lot 4, Outparcel 4."~~
- ~~11. Addition of name and address of developer.~~
- ~~12. Identify boundary of amendment as a solid line.~~
- ~~13. Addition of record plat designation.~~
10. 14. Increase the size of Zoom in on area of amendment on the vicinity map to clarify area of amendment.
- ~~15. Label topography lines on area of amendment.~~
11. 16. Dimension driveways, walkways and parking in area of amendment.
- ~~17. Label access points for construction vehicles in area of amendment.~~
12. 18. Addition of cross-section for Marketplace Drive.
- ~~19. Clarify dimensions on building.~~
- ~~20. Addition of height of building in feet on plan.~~
13. 24. Clarify easements in area of amendment.
- ~~22. Correct note #1 to reference "Chapter 16 of the Code of Ordinance."~~
14. 23. Correct numbering of general notes and improve legibility of all notes.
15. 24. Clarify bearings and distance on area of amendment.
16. 25. Improve legibility of note "There shall be reciprocal cross access between all lots".
- ~~26. Correct Commission's certification to indicate a major plan.~~
- ~~27. Clarify site statistics for area of amendment.~~
- ~~28. Denote: Development plan does not reflect reconfiguration of entrance to Nicholasville Road.~~

Representation – Matt Carter, Vision Engineering, presented a photograph of the property's existing patio and gave a brief explanation. He stated that the applicant began work without a building permit and could leave the

unenclosed addition over the patio, but they prefer to enclose the patio, which necessitated an amended development plan. He indicated that the applicant was in agreement with the staff revised recommendation and requested approval.

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

Action - A motion was made by Mr. Cravens, seconded by Mr. Owens and carried 9-0 (Brewer and Wilson absent) to approve **PLN-MJDP-18-00049: SOUTH FARM MARKETPLACE, OUTLOT 4 (AMD)**, as recommended by the staff.

Note: Mr. Bell departed the meeting.

- C. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – A motion was made by Mr. Cravens, seconded by Ms. Mundy, and carried 8-0 (Bell, Forester and Richardson absent) to approve the release and call of bonds as detailed in the memorandum dated June 14, 2018, from Barry Brock, Division of Engineering.

VI. **COMMISSION ITEMS**

Note: Mr. Bell returned to the meeting.

- A. **NOMINATING COMMITTEE FOR COMMISSION OFFICERS** – the Commission's By-Laws state that at the first regular and official meeting in June, the Commission will elect three members to a nominating committee. This committee will present a slate of officers for consideration by the Planning Commission. The slate will be forwarded to the full membership of the Commission and presented at the Commission work session in June. Election of Officers will be held at the July 12th Planning Commission meeting.

Mr. Penn indicated that the By-Laws require the Commission to elect three members to a nominating committee to discuss and present a slate of officers to the full Commission at the July 12, 2018, meeting. Mr. Bell, Mr. Forester and Ms. Plumlee indicated their agreement to serve on the nominating committee. Mr. Duncan said that the nominating committee would need to present the slate to the full Commission at the June 21st work session, then the Election of Officers would be held at the July 12th Planning Commission meeting.

Action – No action taken.

- A. **PLANNING COMMISSION WORK SESSION** – At the conclusion of today's meeting, the Planning Commission entered into a work session to allow the staff to present the policies for Theme D, as well as engage in discussion with Brandi Peacher regarding Town Branch Commons and Scott Thompson from the Metropolitan Planning Organization (MPO) on connectivity-related policies.

VII. **STAFF ITEMS** – There were none.

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

IX. **NEXT MEETING DATES**

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building.....	June 21, 2018
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	June 27, 2018
Zoning Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	June 28, 2018
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	July 5, 2018
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	July 5, 2018
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	July 12, 2018

- X. **ADJOURNMENT** - There being no further business, the Chair adjourned the meeting at 2:04 PM.

William Wilson, Chair

Carolyn Plumlee, Secretary

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