

**MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

September 10, 2020

I. CALL TO ORDER - The meeting was called to order at 1:30 p.m. via video teleconference.

Due to the COVID-19 pandemic, state of emergency and Governor Beshear's Executive Orders regarding social distancing, this meeting is being held via teleconference pursuant to Senate Bill 150 (as signed by the Governor on March 30, 2020) and Attorney General Opinion 20-05, and in accordance with KRS 61.826, because it is not feasible to offer a primary physical location for the meeting.

ATTENDANCE – Chair Larry Forester called the meeting to order at 1:30 p.m. via video teleconference from the Division of Planning, 7th Floor, 101 E. Vine Street, Lexington, KY 40507. Planning Commission Members present via video teleconference were: Anthony de Movellan (left at 5:55 p.m.); Bruce Nicol; Carolyn Plumlee (arrived at 3:20 p.m.); Frank Penn; Ivy Barksdale (arrived at 1:35 p.m.); Janice Meyer; Graham Pohl; Zach Davis and William Wilson (left at 5:55 p.m.); Headley Bell was absent. Planning staff members present via video teleconference were Jim Duncan, Director; Traci Wade, Tom Martin, Hal Baillie, Valerie Friedmann, Jimmy Emmons, Samantha Castro, Cheryl Gallt, Lauren Hedge, Stephanie Cunningham, Donna Lewis and Allison Morris. Other staff members in attendance were Captain Greg Lengal, Division of Fire; Deepika Eyunni, Division of Traffic Engineering; Hillard Newman and Vaughan Adkins, Division of Engineering; and Tracy Jones, Department of Law.

II. APPROVAL OF MINUTES – There were none.

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

- a. PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4) (8/6/20)* - located at 6600 MAN O' WAR BLVD., LEXINGTON, KY Council District 12
Project Contact: EA Partners

Note: This plan requires the posting of a sign and an affidavit of such.

At the request of the applicant, the Subdivision Committee did not review this development plan at their January 9, 2020, February 6, 2020, March 5, 2020, June 4, 2020, July 2, 2020, August 6, 2020, and September 3, 2020, meetings.

The Subdivision Committee Recommended: Postponement. There are questions about adequate access to develop over 100 dwelling units at this location and the need for density transfer documents to meet Article 23A 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. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
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. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote conditional zoning requirements for landscape buffer on plan.
13. Provided the Planning Commission makes a finding the plan complies with the EAMP.
14. Denote density calculations for the EAR-2 and EAR-3 zones in the site statistics, including units transferred.
15. Discuss zone-to-zone landscaping/screening per Article 23A-2(r) of the Zoning Ordinance.
16. Discuss trash compactor location.
17. Discuss building #11 pedestrian connection to overall system.
18. Discuss activation of area adjacent to greenway to achieve better integration within the development.
19. Discuss status of Caversham Park Lane extension and connection to the adjoining neighborhood.
20. Discuss need for density transfer to meet Article 23A.
21. Discuss termination of Constantine Avenue.

Representation – Nick Nicholson, attorney, requested a one month postponement to allow additional time to submit documentation and address the discussion items.

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

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

Action – A motion was made by Mr. Penn, seconded by Mr. de Movellan, and carried 9-0 (Plumlee and Bell absent), to postpone **PLN-MJDP-19-00074: BLACKFORD PROPERTY (PHASE 4)** to the October 8, 2020, meeting.

- b. **PLN-MJDP-20-00029: LEXINGTON MALL PROPERTY, LOT 6-A (LFUCG) (AMD) (8/30/20)*** - located at 2401 RICHMOND RD., LEXINGTON, KY.
Council District 5
Project Contact: EA Partners

Note: The purpose of this amendment is to add a 10,000 square foot structure with drive-through lanes and parking.

At the request of the applicant, the Subdivision Committee did not review this development plan at their July 2, 2020, August 6, 2020, or September 3, 2020, meetings.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the pedestrian connectivity and compliance with Article 12 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. 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. 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. Inclusion of entire Planned Shopping Center (B-6P) area (Lexington Mall Property) on plan.
11. Addition of driveway entrance widths.
12. Addition of proposed building height in feet on plan.
13. Addition of numerical labels on contour intervals.
14. Correct language for Owner's certification.
15. Addition of sidewalk along access easement for Lot 6-A.
16. Floodplain LOMR boundary to the approval of the Division of Engineering.
17. Discuss required stacking for drive-through lanes.
18. Discuss compliance with Article 12-8(e) for maximum required parking of 4 spaces per 1,000 square feet of space.
19. Discuss compliance with Articles 12-8(h) and 12-8(i) for multi-modal accommodations and transit facilities.

Staff Presentation – Mr. Martin informed the Commission that the applicant for this plan had indicated to staff their desire to request a one month postponement. However, there was no one present on behalf of the applicant today. Staff, however, also recommended postponement of the plan to allow additional time to clean up conditions and address the discussion items.

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

Action – A motion was made by Mr. Wilson, seconded by Mr. de Movellan, and carried 9-0 (Plumlee and Bell absent) to postpone **PLN-MJDP-20-00029: LEXINGTON MALL PROPERTY, LOT 6-A (LFUCG) (AMD)** to the October 8, 2020, meeting.

- c. **PLN-MJDP-20-00047: INVESTMENT PROPERTIES OF LEXINGTON (CAMPBELL HOUSE INN, LOT 2) (AMD) (10/31/20)*** - located at 1301 S. BROADWAY, LEXINGTON, KY.
Council District 11
Project Contact: Element Design

Note: The purpose of this amendment is to revise parking and add access to Parkway Drive.

The Subdivision Committee Recommended: **Postponement**. There are questions regarding the proposed access, right-of-way improvements to S. Broadway, and noted apartment land use.

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.

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

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. Denote FAR in site statistics per Article 21.
12. Correct plan title to match staff report.
13. Discuss proposed access to Parkview Drive.
14. Discuss improvements to South Broadway.
15. Document compliance with notification requirements per note #6 on certified development plan.

Staff Presentation – Mr. Martin informed the Commission that the applicant for this plan had indicated to staff their agreement with the postponement recommendation for one month. Mr. Martin stated the applicant is new to the process and maybe were unaware that they needed to be here today.

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

Action – A motion was made by Mr. de Movellan, seconded by Mr. Pohl and carried 9-0 (Plumlee and Bell absent), to postpone **PLN-MJDP-20-00047: INVESTMENT PROPERTIES OF LEXINGTON (CAMPBELL HOUSE INN, LOT 2) (AMD)** to the October 8, 2020, meeting.

IV. LAND SUBDIVISION ITEMS - The Subdivision Committee met on Thursday, September 3, 2020, at 8:30 a.m. The meeting was attended by Commission members: Headley Bell, Anthony de Movellan, Jan Meyer, Frank Penn, Carolyn Plumlee and Ivy Barksdale. Committee members in attendance were: Vaughan Adkins, Division of Engineering; and Deepika Eyunni, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Tom Martin, Hal Baillie, Lauren Hedge, Cheryl Gallt, Samantha Castro, Jimmy Emmons, Valerie Friedmann, Allison Morris, Stephanie Cunningham, Captain Greg Lengal and Embry Beatty, 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-FRP-20-00041: MINNIE M SHARP PROPERTY (10/31/20)*** - located at 5942 SULPHUR WELL RD., LEXINGTON, KY
Council District 12
Project Contact: CAM Surveying

Note: The purpose of this plat is to properly plat a deeded property.

Note: This property requires the posting of a sign and an affidavit of such.

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. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Correct Planning Commission Certification.
6. Denote: No building permit shall be issued until the Department of Health has approved a septic tank system.

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

Note – Ms. Wade added that the applicant posted the required signage for the property and provided the appropriate affidavit documentation to the staff for the record.

- b. PLN-MJDP-20-00022: DISTILLERY DISTRICT – WEST, UNIT 1 (8/6/20)* - located at 1158 and 1170 MANCHESTER ST., LEXINGTON, KY.
Council District 2
Project Contact: Earthcycle Design

At the request of the applicant, the Subdivision Committee did not review this development plan at their June 4, 2020, July 2, 2020, and August 6, 2020, meetings.

Note: The purpose of this amendment is to add a new residential building and revise the uses in an existing building. This plan requires the posting of a sign and an affidavit of such.

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

1. Urban County Engineer's acceptance of drainage, 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. 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. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote height of building of new residential building in feet.
13. Denote required sidewalk along Manchester Street shall be completed prior to issuance of a Zoning Compliance Permit and/or an Occupancy Permit for 1158 or 1170 Manchester Street.
14. Improve legibility of all notes.
15. Label 1170 Manchester Street structure with all proposed uses.

Note – Ms. Wade added that the applicant posted the required signage for the property and provided the appropriate affidavit documentation to the staff for the record.

- c. PLN-MJDP-20-00038: THE INTERCHANGE (LEXINGTON GREEN) (OUTLOT C) (AMD) (10/31/20)* - located at 200 LEXINGTON GREEN CIRCLE, LEXINGTON, KY.
Council District 9
Project Contact: Thoroughbred Engineering

Note: The purpose of this amendment is to add a drive-through to existing building and relocate 8 parking spaces.

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. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 7. Division of Fire, Water Control Office's approval of the location 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. Addition of spacing arrangement that shows five vehicles behind order point.
 11. Addition of dimensions and height of existing building.
- d. PLN-MJDP-20-00040: WEBB PROPERTY OFFICE PARK, UNIT 2, BLK A, LOT 1-B (AMD) (10/31/20)* - located at 2350 REGENCY RD., LEXINGTON, KY.
Council District 10
Project Contact: Banks Engineering, Inc.

Note: The purpose of this amendment is to add a 5,000 square foot addition to Lot 1-B.

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

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

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. 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. United States Postal Service Office's approval of kiosk locations or easement.
11. Provide north arrow and depict addition on overall development plan (entire Professional Office Project).

- e. PLN-MJDP-20-00041: INDIAN HILLS SUBDIVISION (LEXINGTON VEIN CENTER) (AMD) (10/31/20)* - located at 3116 HARRODSBURG RD., LEXINGTON, KY.
Council District 10
Project Contact: CMW

Note: The purpose of this amendment is to reduce the rear 15' landscape buffer to 7.5', remove the rear tree protection area and add 6 parking spaces.

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. Urban Forester's approval of tree preservation plan.
5. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
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. Resolve removal of rear Tree Protection Area.

- f. PLN-MJDP-20-00044: MORNINGSIDE ADDITION SUBDIVISION (BLUE DOOR SMOKEHOUSE EXPANSION) (10/31/20)* - located at 222-226 WALTON AVE. and 706 AURORA AVE., LEXINGTON, KY.
Council District 3
Project Contact: Midwest Engineering, Inc.

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. 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. Darken thick/solid lines for boundary of property.
10. Clarify dimensions on all buildings by removing gray scale.

- g. PLN-MJDP-20-00045: ARCADIA INVESTMENTS, LOT 2 (AMD) (10/31/20)* - located at 1620 LEESTOWN RD., LEXINGTON, KY.
Council District 2
Project Contact: GRW Engineers, Inc.

Note: The purpose of this amendment is to add building square footage and revise parking circulation and layout on Lot 2.

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. 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.

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

8. Division of Waste Management's approval of refuse collection locations.
9. Update site statistics for remaining shopping center (DP 2016-16).
10. Resolve required VUA at the rear of property (minimum of 5').

- h. PLN-MJDP-20-00046: THE PENINSULA (A PORTION OF) AND SQUIRES APARTMENTS (AMD) (10/31/20)* - located at 299 SQUIRES CIR. (FKA 440 SQUIRES RD.), LEXINGTON, KY.
Council District 7
Project Contact: EA Partners

Note: The purpose of this amendment is to revise the location of parking spaces and garages, change the type of building for building #10, and relocate the car wash and maintenance building.

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. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote Board of Adjustment approval of clubhouse.

Ms. Wade indicated that the items listed in the Consent Agenda could be considered for conditional approval at this time by the Commission, as 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.)

Commission member comments or requesting full discussion – There were none.

Audience members requesting full discussion – There were no audience members present to speak on this request.

Action – A motion was made by Mr. Pohl, seconded by Mr. Wilson, and carried 9-0 (Plumlee and Bell absent), to approve the items listed on the Consent Agenda, as 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 Subdivision Committee no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. PRELIMINARY SUBDIVISION PLAN

- a. PLN-MJSUB-20-00004: MEADOWCREST (AMD) (9/29/20)* - located at 2550 WINCHESTER RD., LEXINGTON, KY.
Council District 12
Project Contact: Vision Engineering

Note: The Planning Commission postponed this item at their July 9, 2020 and August 13, 2020, meetings.

Note: The purpose of this amendment is to revise the lotting and proposed street layout.

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

The Subdivision Committee Recommended: **Postponement**. There were some questions regarding the proposed access to Winchester Road and the significant revisions from the certified plan.

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
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. Addition of purpose of amendment note.
10. Delete proposed full access to Winchester Road.
11. Delete proposed Hume Road access or realign it to Polo Club Boulevard intersection per the EAMP.
12. Discuss significant changes from the approved Preliminary Subdivision Plan/Preliminary Development Plan.
13. Discuss compliance with the EAMP, specifically access management, stormwater management and community design element.
14. Discuss alignment of road "A" with proposed roadway on adjacent property (Hamburg East - Baptist Healthcare).
15. Discuss timing of construction of proposed street system and stormwater management.
16. Discuss alignment of tunnel under I-75 and coordination with adjacent property owner.
17. Discuss intent to preserve historic home.

Staff Presentation – Mr. Martin directed the Commission's attention to the preliminary subdivision plan and briefly explained the proposed request. He stated that the plans had not been revised since prior to the Subdivision Committee meeting in July 2020. Mr. Martin also stated that the revisions made at that time were an attempt to address limited staff concerns on the required Expansion Area Master Plan required infrastructure. He then added that while there have been numerous discussions and meetings with the applicant concerning the proposed full signalized access to Winchester Road, staff's concerns have not been adequately addressed, nor had the plan been revised to address the conditions and discussion items previously presented.

Mr. Martin indicated that the staff offers a revised recommendation of **Disapproval**, for the following reasons:

1. The submittal of a preliminary subdivision plan not in conjunction with a final development plan is inconsistent with the customary and historical development review practices for the EAMP.
2. The preliminary subdivision plan does not meet the requirements of Article 23B-2 of the Zoning Ordinance that requires a final development plan before any activity or development can take place on the property.
3. The submittal of a preliminary subdivision plan does not allow the required evaluation of the mandatory elements of the EAMP including Community Design and Infrastructure.
4. The preliminary subdivision plan's lack of information on specific land use hinders the ability of the Planning Commission to make an informed decision consistent with the public interest, specifically regarding access.
5. The preliminary subdivision plan does not meet the requirements of the Land Subdivision Regulations governing access.

Commission Question – Mr. Nicol asked Mr. Martin if it was customary to have a preliminary subdivision plan and a final development plan submitted at the same time. He indicated that in the past the applicant would come with one or the other. Mr. Martin replied that in order to comply with the EAMP elements, both plans will be utilized. He then added that in a single-family development, infrastructure can be built off the preliminary subdivision plan and a final development plan, but Article 23B-2 was written to implement the EAMP, which specifically requires a final development plan making it simpler to combine them.

Staff Presentation – Jimmy Emmons, Transportation Planning, gave a presentation on traffic signalization and its impact on the surrounding area. He stated his concerns regarding the applicant's submitted micro-simulation visualization tool in place of a new Traffic Impact Study. At the conclusion of his presentation, Mr. Emmons stated that Transportation Planning is in support of staff's recommendation for disapproval of this plan.

Commission Question – Mr. Nicol asked Mr. Emmons for clarification of the potential uses for the site regarding proposed fast-food restaurants with drive-thrus. Mr. Emmons responded and further explained the potential uses.

Representation – Nick Nicholson, attorney on behalf of the applicant, was present via video teleconference. Mr. Nicholson asked Chair Forester for additional or equal time, for their presentation, based on the length of time staff used to present. Chair Forester granted Mr. Nicholson's request for additional time. Mr. Nicholson informed the Planning Commission that also present via video teleconference were Joe Brumley, Cowgill Partners; Matt Carter and Mark McIntosh, Vision Engineering; Steven Sewell, Palmer Engineering; and Brian Hill, CMW. Mr. Nicholson gave a brief description of the preliminary subdivision plan, and then directed the Commission's attention to other representatives for further presentation.

Representation Presentation – Joe Brumley gave an in-depth presentation of the proposed plan, which included an access point to Winchester Road with a traffic signal and the proposed realignment of Hume Road due to the current dangers and its future connection to the Baptist Healthcare Campus.

Stephen Sewell presented findings from the simulated traffic model, based on the traffic impact study prepared by Vision Engineering. The presentation included various simulations including the proposed realignment of Hume Road and the signalization of the intersection of Polo Club Blvd. with Winchester Rd.

Nick Nicholson gave a presentation on the applicant's justification for the waiver request for access spacing, elaborating on elements from the previous presentations.

Note - Ms. Plumlee joined the meeting at 3:20 p.m.

Citizen Comments – Norwood (Buddy) Cowgill, property owner, was present via video teleconference and spoke in support of the proposed subdivision plan.

Councilmember Cathy Plomin was present via video teleconference and spoke in support of the proposed subdivision plan, both as representative of the 12th District and as an owner of property near the subject site.

Karen Hill, representative of Baptist Health, was present via video teleconference and spoke in support of the proposed subdivision plan.

Mr. Richard Murphy, attorney representing the Mildred Miller estate, which is the owner of the property located at 2575 Winchester Rd., was present via video teleconference. Mr. Murphy directed the Commission's attention to the subdivision plan for the property. Mr. Murphy mentioned that Mr. Lee Simms, a local architect, and the son-in-law of the late Mildred Miller was also on the call. Mr. Murphy advised that Mr. Simms is involved with selling the estate. Mr. Murphy stated that his client is in support of the plan as set forth by Cowgill Properties, with one caveat. That caveat being they do get access into the relocated Hume Road. He asked that there be an easement over the KU property into the Miller property to allow their access to the new traffic signal as well.

Councilmember Josh McCurn was present via video teleconference and spoke in support of the proposed subdivision plan.

Bart Rogers, elder with North Lexington Church of Christ, 2280 Hume Road, was present via video teleconference and spoke on behalf of the church in support of the proposed subdivision plan.

Mr. Bill Sisson, representative of Baptist Health, was present via video teleconference and spoke in support of the proposed subdivision plan.

Rebuttal – Mr. Nicholson was given an opportunity for rebuttal but chose to allow members of the Planning Commission ask any questions they may have, based on the previous presentations.

Commission comments and questions – Mr. Penn asked Mr. Nicholson why the entire presentation has been built around traffic and not about the development, knowing that the EAMP states there has to be a final development plan. Mr. Nicholson responded that the Baptist Healthcare campus plan showed a clear connection to the Cowgill site and there was also a certified preliminary development plan that showed an access point onto Winchester Rd. He acknowledged the note on the plan to discuss the access point. Mr. Nicholson stated Baptist Health never thought there would not be access to Winchester Rd. There was further discussion.

Mr. Nicol asked Mr. Nicholson what their argument would be for the Meadowcrest access point if Hume Rd. did not exist or was closed off, or was able to have access to Polo Club. Mr. Nicholson referred to the last part of his presentation with regard to Subdivision Regulation 6-8 Street Standards. In 6-8(a)(2), which allows for commercial access to a minor arterial and subsection (3) provides the spacing formula. Mr. Nicholson elaborated further.

Mr. de Movellan asked for clarification in the calculation of what was required in the distancing as their seemed to be differing numbers. Mr. Nicholson referred that question to Mr. Mark McIntosh with Vision Engineering. Mr. McIntosh explained that in June of 2019 Vision Engineering submitted a comprehensive traffic impact study for Meadowcrest to Planning staff, Traffic Engineering staff and to the KYTC, District 7. Mr. McIntosh explained his understanding of the variance in the numbers.

Mr. Emmons also spoke to this variance in numbers from staff's perspective, which was based on the Subdivision Regulations.

Mr. Nicol commented that he believed the applicant made a good point with the Hume Road hardship; that it is needed to at least solve the Hume Road problem. He asked Mr. Emmons to respond to that. Mr. Emmons replied that much of the applicant's presentation centered on Hume Road, rather than their potential access. He pointed out that as Mr. Cowgill had said, businesses are not ready to go on this site without signalized access.

Citizen comment – Ms. Deborah Slone was present via video teleconference on behalf of Councilmember Higgins-Hord who had been following this closely. Ms. Slone stated that Councilmember Higgins-Hord had to step away, but she wanted to express her strong support of this proposal.

Staff comments – Mr. Martin addressed the comments and questions that had come before the Planning Commission regarding this proposed subdivision plan. He explained the basis of staff's recommendation for disapproval of the plan.

Commission comments and questions – Mr. de Movellan asked staff if there was a scenario where they would approve a signal on Winchester Rd. Mr. Martin replied he did not believe at this time staff could do so. However, staff would discuss alternative access as they have already done numerous times on other developments.

Mr. Pohl expressed his thoughts that the applicant's presentation was very strong. However, he totally agreed with Mr. Martin in that they had been given an argument about Hume Road, which was unrelated to the property in question, other than it happens to be proposed to be a part of an intersection for which the Commission has no data. Mr. Pohl continued that he could see in 10 or 15 years, the city would have to pick up the cost of changes because of an inadequate intersection should the Commission approve this plan.

Mr. Wilson stated he felt conflicted because the applicant made a strong presentation, and staff had made strong points about it as well. He concluded that it confused him when you have a strong professional staff and a really good project, why the two couldn't come together to figure out what the alternatives could be. Mr. Wilson stated as a Planning Commission member, his job was to think about the public safety, and the argument for the public safety has not been thoroughly addressed. Mr. Wilson commented that in a situation such as this, he has to rely on those professionals with the Planning degree and their expertise for guidance.

Commission comments – Chair Forester asked if there were any further questions from the Planning Commission. There being none, he noted they had heard staff's recommendations of postponement and disapproval, as well as the applicant's revised findings.

Staff comments – Ms. Wade stated for the record that she did not believe staff nor the Law Department had a copy of the proposed revised findings.

Representation – Mr. Nicholson stated he would display those findings again if needed. Chair Forester asked that Mr. Nicholson provide a copy of the proposed revised findings for the requested waiver.

Commission comment – Chair Forester asked for a motion.

Action – A motion was made by Mr. Pohl, seconded by Mr. Penn to disapprove **PLN-MJSUB-20-00004: MEADOWCREST (AMD)** located at 2550 Winchester Rd., for the reasons cited by staff.

Discussion on the motion – Chair Forester asked if there should be a separate motion on the waiver. Ms. Wade stated that generally yes, but if the preliminary subdivision plan was being disapproved, a waiver wasn't necessary. She asked Ms. Jones for her opinion. Ms. Jones concurred that if the preliminary subdivision plan is disapproved, the waiver becomes a moot point.

Note – Ms. Plumlee stated that she would abstain from voting as she had arrived late to the hearing.

Prior to seconding the motion for disapproval, Mr. Penn stated he felt he had no choice but to support staff on the disapproval of the proposed subdivision plan because he felt the two parties should have gotten together and come up with a solution, but there was not one in front of the Planning Commission today.

Action – Chair Forester called for a vote on the motion. The motion to disapprove **PLN-MJSUB-20-00004: MEADOWCREST (AMD)** failed 4-6 (Penn, Meyer, Wilson and Pohl voted in favor of the motion; Forester, Nicol, Davis, de Movellan and Barksdale opposed the motion; Plumlee and Bell was absent).

Commission comment – Chair Forester reminded Mr. Nicholson to send his findings to staff for the record. Mr. Nicholson stated he could share his screen or email them to staff, whichever they preferred. Chair Forester advised Mr. Nicholson to send them so they would be available for the record.

Staff comment – Ms. Wade informed the Planning Commission that per the Parliamentarian, Mr. Wilson, a different motion should have been made.

Discussion – Chair Forester asked Mr. Wilson for his advice as to how the previous motion should have been worded. Mr. Wilson replied that a negative motion should not have been made; it should have been a positive motion from the start, stating in favor of the disapproval. He recommended that a new motion be made. Chair Forester asked for a new motion.

Discussion among the staff, members of the Planning Commission and Mr. Nicholson continued. Mr. Nicol asked if it was possible to make a motion for postponement at this time, or if the only options were to disapprove or approve. Mr. Wilson confirmed that a motion to postpone could be made at this time. There was further discussion.

Ms. Jones advised the Commission members that the previous motion, made by Mr. Pohl, seconded by Mr. Penn, voted on and failed, was to disapprove the preliminary subdivision plan. She mentioned that an issue which had not been addressed was the waiver. Depending on what was done with the subdivision plan, the waiver, and the findings with it, would have to be voted on. Ms. Jones clarified by saying all that was accomplished with the prior vote was to defeat a motion to disapprove the subdivision plan.

Mr. Wilson asked Ms. Jones if someone made another motion, would that motion be on the waiver or was another motion needed for the record for approval or postponement. Ms. Jones stated she felt another motion was necessary for the subdivision plan first, in order to know what to do with the waiver. There was further discussion.

Action – A motion was made by Mr. de Movellan, seconded by Mr. Nicol to approve **PLN-MJSUB-20-00004: MEADOWCREST (AMD)**, with the 17 conditions as listed on the agenda.

Discussion on the motion – Chair Forester asked Mr. de Movellan if he wanted to revise the motion to state, “resolve” items #12 - #17 instead of “discuss”. Mr. de Movellan confirmed that he did wish to revise the motion.

Mr. Nicol asked if conditions #10 and #11 could be changed to “resolve”. Ms. Wade replied that could be done but it would eliminate the Subdivision Regulation waiver request. If the applicant deletes their access to Winchester Rd., there is no need for a waiver.

Action – Mr. de Movellan withdrew his motion to allow further discussion to continue.

Discussion – Mr. Pohl suggested that Mr. de Movellan’s motion may have been workable if all of the items from #10 - #17 were changed to say “resolve”, putting it on the applicant to work with staff to resolve all of those issues. Ms. Wade commented that if #10 were changed to “resolve proposed full access to Winchester Rd.”; that is the whole intent of the waiver. That cannot be left to the staff and applicant to work out. They are asking for the Commission to decide the waiver and the Planning Commission is the only body that has the authority to grant that. There was further discussion.

Action – A motion was made by Mr. de Movellan, seconded by Mr. Nicol, and carried 7-3, (Forester, Nicol, Davis, de Movellan, Pohl and Barksdale in favor; Penn, Meyer and Wilson opposed; Plumlee abstained and Bell was absent), to approve **PLN-MJSUB-20-00004: MEADOWCREST (AMD)** with the following conditions:

The following are the conditions of approval, adopted by the Urban County Planning Commission:

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
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. Addition of purpose of amendment note.
- ~~10. Delete proposed full access to Winchester Road.~~
- ~~11. Delete proposed Hume Road access or realign it to Polo Club Boulevard intersection per the EAMP.~~
- ~~10.12. Discuss Resolve at the time of final development plan~~ significant changes from the approved Preliminary Subdivision Plan/Preliminary Development Plan.
- ~~11.13. Discuss Resolve at the time of final development plan~~ compliance with the EAMP, specifically access management, stormwater management and community design element.
- ~~12.14. Discuss Resolve at the time of final development plan~~ alignment of road “A” with proposed roadway on adjacent property (Hamburg East - Baptist Healthcare).
- ~~13.15. Discuss Resolve at the time of final development plan~~ timing of construction of proposed street system and stormwater management.
- ~~14.16. Discuss Resolve at the time of final development plan~~ alignment of tunnel under I-75 and coordination with adjacent property owner.
- ~~15.17. Discuss Resolve at the time of final development plan~~ the intent to preserve a historic home.

Action – A motion was made by Mr. de Movellan, seconded by Mr. Nicol to approve the waiver to Article 6-8(q) of the Land Subdivision Regulations for **PLN-MJSUB-20-00004: MEADOWCREST (AMD)**.

Staff comment – Prior to the finalization of the vote, Ms. Wade asked if there were any conditions. Ms. Jones stated there had to be findings. Ms. Wade concurred.

Representation – Mr. Nicholson offered to share his screen to facilitate with the proposed findings of approval.

Staff comment – Ms. Wade deferred to Ms. Jones for her opinion, and suggested that Mr. Nicholson share his screen for the rest of the Commission, staff and Law to read those findings. Mr. Nicholson shared his screen with the proposed findings of approval for the plan. Discussion on the waiver and findings continued.

Chair Forester suggested the Planning Commission take a 15 minute recess to allow Ms. Jones adequate time to review the findings. Mr. de Movellan offered to withdraw his motion while that was accomplished.

The Planning Commission went into recess at 5:30 p.m. and reconvened at 5:45 p.m.

Action – Following the recess, Chair Forester asked for a new motion on the waiver. Mr. de Movellan made a motion to approve the waiver. He stated that based on the evidence and the testimony presented, the Planning Commission finds that any necessary waiver of the subdivision regulation 6-8(q)(3) as it applies to the location indicated on the submitted preliminary subdivision plan is approved for the following reason:

1. The proposed Meadowcrest development is considered a complete large scale development per Article 1-5(b), which still achieves the basic objective of the LFUCG Land Subdivision Regulations.
The waiver shall be subject to the following conditions:
 - a. The intersection and any frontage improvements shall be approved by the LFUCG Division of Traffic Engineering, and
 - b. Access and intersection design shall be approved by KYTC, District 7.

Action - The motion was seconded by Mr. Nicol and carried 6-4, (Forester, de Movellan, Barksdale, Nichols and Davis were in favor; Pohl, Penn, Meyer and Wilson were opposed; Plumlee abstained; Bell absent.)

Note – Mr. Wilson and Mr. de Movellan left the meeting at 5:55 p.m.

2. DEVELOPMENT PLANS

- a. PLN-MJDP-20-00042: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES) (AMD) (10/31/20)* - located at 2731 LEESTOWN RD., LEXINGTON, KY.
Council District 2
Project Contact: Integrated Engineering, PLLC

Note: The purpose of this amendment is to depict the development of an area of townhouses and apartments.

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. Denote proposed timing for construction and dedication of proposed multi-use trail.
13. Denote proposed open space per townhouse lot.
14. Clearly delineate proposed pedestrian system.
15. Resolve timing of street construction and dedication.
16. Discuss traffic calming along Lucille Drive.

Staff Presentation – Mr. Martin directed the Planning Commission's attention to the rendered development plan on the screen, which he shared, and briefly explained the plan.

Representation – Mike Craft, Anderson Communities, and Stephen Garland, Integrated Engineers, were present via video teleconference on behalf of the applicant.

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

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

Action – A motion was made by Ms. Plumlee, seconded by Mr. Pohl, and carried 8-0 (Bell, de Movellan and Wilson were absent) to **approve PLN-MJDP-20-00042: THE GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES) (AMD)**, with the 16 conditions recommended by the staff, changing #16 from “discuss” to “resolve”.

- b. **PLN-MJDP-20-00043: SHRINER'S HOSPITAL (AMD) (10/31/20)*** - located at 1900 RICHMOND RD., LEXINGTON, KY.
Council District 5
Project Contact: Carman

Note: The purpose of this amendment is to revise the parking, add a drop off area, and repurpose the building.

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. 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 FAR in site statistics per Article 21.
11. Dimension the existing building.
12. Denote height of proposed retaining wall.
13. Discuss potential status as a Professional Office Project.

Staff presentation - Mr. Martin directed the Commission's attention to the rendering of the development plan on the screen, which was shared, and provided an explanation of the proposed plan. Mr. Martin said that the applicant submitted a revised plan on September 2, 2020. Based on that submittal, the staff can now offer the following revised conditions:

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. 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 FAR in site statistics per Article 21.~~
- ~~11. Dimension the existing building.~~
- ~~12. Denote height of proposed retaining wall.~~
- ~~10, 13. Discuss potential Denote status as a Professional Office Project and correct plan title.~~

Commission question – Mr. Penn asked if this project would become part of Cardinal Hill. Mr. Martin confirmed that the project is consistent with Cardinal Hill and the Kentucky Easter Seals.

Representation – Chris Howard, Carman; Hamid Sheikh, Frost Brown Todd; and Gregg Thornton, Kentucky Easter Seals were all present via video teleconference. Mr. Howard spoke on behalf of the applicant, explaining the proposed changes to the property.

Action – A motion was made by Ms. Plumlee, seconded by Ms. Meyer, and carried 8-0 (Bell, de Movellan and Wilson were absent) to **approve PLN-MJDP-20-00043: SHRINER'S HOSPITAL (AMD)**, as presented by the staff, with the 10 conditions as revised, deleting #10 - #12 and changing #13 to Denote status as a Professional Office Project and correct plan title.

Representation – Mr. Sheikh asked the Planning Commission's permission to allow Mr. Thornton, Kentucky Easter Seals, to speak. Mr. Thornton complimented the staff on being great to work with and saving the applicant time and money by suggesting the Professional Office Park alternative. He also clarified that the applicant had sold Cardinal Hill Hospital in 2015, however they did operate it up until that time.

3. REAPPROVAL, CONTINUED DISCUSSIONS & EXTENSION ITEMS – There were none.

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

4. **MINOR SUBDIVISION PLANS** – There were none.C. **PERFORMANCE BONDS AND LETTERS OF CREDIT** –

Action – A motion was made by Mr. Penn, seconded by Mr. de Movellan, carried 9-0 (Plumlee and Bell were absent) to approve the release of performance bonds and letters of credit.

V. **COMMISSION ITEMS**A. **APPOINTMENT OF FLOODPLAIN APPEALS COMMITTEE MEMBERSHIP** – The staff requested the Commission to take action to appoint members to the Floodplain Appeals Committee. The Floodplain Appeals Committee is established by Article 19: Floodplain Conservation and Protection of the Zoning Ordinance. The following members were recommended for appointment:

- Doug Mynear, PE
- Fred Eastridge, PE
- Bill Hodges, Member of BIA

Action - A motion was made by Ms. Plumlee, seconded by Mr. Wilson, and carried 8-0 (Bell, de Movellan and Wilson were absent) to approve and appoint the recommended members to the Floodplain Appeals Committee with Doug Mynear being an alternate.

VI. **STAFF ITEMS** – The Chair announced that any item a Staff member would like to present would be heard at this time.

Ms. Wade mentioned the Work Session scheduled for Thursday, September 17, 2020 at 1:30 p.m.

Mr. Jim Duncan mentioned that the annual update on the MS4 Program would be coming soon, which will count as training by Jennifer Carey of Water Quality. Additional information will also be shared regarding the status of many implementation ZOTAs.

VII. **AUDIENCE ITEMS** – There were none.VIII. **NEXT MEETING DATES**

Work Session, Thursday, 1:30 p.m., 3 rd Floor Phoenix Building	September 17, 2020
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	September 23, 2020
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	September 24, 2020
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 1, 2020
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	October 1, 2020
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 8, 2020

IX. **ADJOURNMENT** - There being no further business, the Chair adjourned the meeting at 6:19 PM.

Larry Forester, Chair

Carolyn Plumlee, Secretary

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