

**AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

January 15, 2009

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – Prior Planning Commission meeting minutes of October 9, 2008 and November 13, 2008, will be considered at this time.
- III. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, January 8, 2009, at 8:30 a.m. The meeting was attended by Commission members: Neill Day, Mike Cravens, Marie Copeland, Mike Owens and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jim Gallimore, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Denise Bullock, Chris Taylor, Cheryl Galt, Tom Martin, Traci Wade, and Frank Boateng, as well as Rochelle Boland, Department of Law; Capt. Charles Bowen and Capt. Allen Case, Division of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. 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. **NO DISCUSSION ITEMS** – 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.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for consideration of these remaining plans is as follows:

- Staff Report(s)
- Petitioner's Report(s)
- Citizen Comments – (a) in support of the request, and (b) in opposition to the request
- Rebuttal – (a) petitioner's comments, (b) citizen comments, and (c) staff comments
- Commission discusses and/or votes on the plan

1. Preliminary Plans

- a. **PLAN 2008-71P: HAMPTON SPRINGS (AMD.)** (1/15/09)* - located at 4574 Harrodsburg Road (a portion of).
(Council District 10) **(EA Partners)**

Note: The Planning Commission postponed this plan at its June 12, 2008; July 10, 2008; August 14, 2008; September 11, 2008; October 9, 2008; November 13, 2008; and December 11, 2008, meetings. The purpose of this amendment is to revise the development on the property.

The Subdivision Committee Recommended: Postponement. There were questions regarding the proposed street connection, the waiver requests, the lack of street connection to the adjoining church property, the area of fill proposed and the construction access to the site.

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

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. Building Inspection's approval of landscape buffer and required street tree information.
4. Approval of street addressing by e911 staff.

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

5. Urban Forester's approval of tree preservation plan.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
9. Correct plan title.
10. Denote HOA dedication to the LFUCG for a greenway.
11. Discuss access to the greenway.
12. Discuss the lack of connection proposed to Rhema Way.
13. Discuss the need for a stub street to the remaining church property.
14. Discuss the requested waivers to the Subdivision Regulations.
15. Discuss construction access to this area.

2. Final Subdivision Plans

- a. PLAN 2008-76F: BOGIE ESTATE, LOT 1 (1/15/09)* - located at 5846 Old Richmond Road.
(Council District 12) **(EA Partners)**

Note: The Planning Commission postponed this plan at its July 10, 2008; August 14, 2008; September 11, 2008; October 9, 2008; November 13, 2008; and December 11, 2008, meetings. The purpose of this plat is to subdivide one 14-acre lot into two lots, consisting of one 4-acre lot zoned B-1 and one 10-acre lot zoned A-R. This subdivision also requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Postponement. There were questions regarding the need for a waiver of Article 6-6(a) of the Land Subdivision Regulations concerning minimum lot size for a septic tank and right-of-way dedication.

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

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 required street tree information.
4. Approval of street names and/or addresses per the street addressing office.
5. Addition of utility easements, as required by the utility companies.
6. Addition of the entire A-R zoned lot on this plan.
7. Denote buildable and non-buildable areas on proposed A-R lot.
8. Correct 300-foot building line (to scale) from right-of-way of Jacks Creek Road.
9. Kentucky Transportation Cabinet's approval of right-of-way dedication.
10. Discuss waiver to Article 6-6(a) in relation to the 10-acre rule and septic system.
11. Discuss right-of-way dedication on Jacks Creek Road.

- b. PLAN 2009-01F: MARSHALL PROPERTY, UNIT 2-I (3/5/09)* - located at 3000 Leestown Road and McConnell Trace. (Council District 2) **(EA Partners)**

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

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 required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: This property shall be developed in accordance with the approved final development plan.
9. Addition of access easement cross-sections.
10. Label building lines.

- c. PLAN 2007-239F: GESS PROPERTY, UNIT 6-A (3/22/09)* - located on William Way (a portion of).
(Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on December 13, 2007, 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 landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.

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

5. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. United States Postal Service (USPS) approval of mailbox locations.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Correct cul-de-sac and "F-F" street cross-sections.
9. Addition of required exaction information.
10. Label and indicate purpose of homeowners' association.
11. Addition of homeowners' association maintenance note.
12. Addition of adjoining property information (Units 4-G, 4-E and 5-A).
13. Applicant shall document either evidence of a Section 404 Water Quality Permit and relief from the Corps of Engineers "Cease and Desist" Order for this Unit or sufficient evidence that this Unit does not require a Section 404 Water Quality Permit, prior to certification.

Note: The applicant has requested reapproval of this plan.

The Subdivision Committee Recommended: Postponement at the applicant's request.

- d. PLAN 2007-241F: GESS PROPERTY, UNIT 6-C (3/22/09)* - located on William Way (a portion of).
(Council District 7) **(EA Partners)**

Note: The Planning Commission originally approved this plan on December 13, 2007, 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 landscape buffering and required street tree information.
4. Approval of street addressing by e911 staff.
5. United States Postal Service (USPS) approval of mailbox locations.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Correct street cross-sections.
9. Addition of required exaction information.

Note: The applicant has requested reapproval of this plan.

The Subdivision Committee Recommended: Postponement at the applicant's request.

- e. PLAN 2005-196F: SHARKEY PROPERTY UNIT 2-B (3/22/09)* - located at 1700 Leestown Road (a portion of).
(Council District 2) **(EA Partners)**

Note: The Planning Commission originally approved this plan on August 11, 2005, and reapproved this plan on August 10, 2006, and November 8, 2007, 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 parking, circulation, access, and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Urban Forester's approval of tree inventory map/tree preservation plan.
5. Approval of street addresses by e911 staff.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Provided that all appropriate rights-of-way are dedicated, either through the recordation of Unit 2-A, or by adding the streets to this plat.

Note: The applicant has requested reapproval of this plan.

The Subdivision Committee Recommended: Reapproval, subject to the previous conditions listed on the agenda, deleting condition number 7.

- f. PLAN 2008-117F: BRUCE PROPERTIES (3/28/09)* - located at 3401 McFarland Lane.
(Council District 6) **(Vision Engineering)**

Note: The Planning Commission originally approved this plan on September 11, 2008, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.

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2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
7. Denote pedestrian access easement to Todds Road.
8. Denote no vehicular access to McFarland Lane and Todds Road.
9. Correct plan title.
10. Denote physical private street/public street transition (pavement materials, etc.).
11. Addition of Homeowner's Association (HOA) responsibility note for the common areas.
12. Addition of tree protection area (TPA) to plan.
13. Remove side yard and rear yard building lines and/or clarify private drainage easement proposed.
14. Denote no parking on south side of street.
15. Resolve lotting for 11, 12 and 13 by combining into one Homeowner's Association lot.
16. Improvements and/or right-of-way of Todds Road to the approval of Kentucky Transportation Cabinet.
17. Denote the 50' right-of-way dedication of Todds Road.
18. Resolve note number 7.
19. Resolve location of proposed 30' utility easement in tree protection area.
20. Denote design condition on preliminary plan per note number 8."

Note: The applicant requests a waiver to Article 4-7(d)(9) of the Land Subdivision Regulations regarding the construction of the sidewalk for the private street section to be transferred over to the homeowner's association responsibility.

The Staff will report at the meeting.

- g. PLAN 2008-137F: HAMBURG PLACE OFFICE PARK, LOT 3 (AMD.) (3/28/09)* - located at 1748 Alysheba Way. (Council District 6) **(Vision Engineering)**

Note: The Planning Commission originally approved this plan on November 13, 2008, 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 required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Greenspace Planner's approval of the treatment of greenways and greenspace.
7. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
8. Denote: This property shall be developed in accordance with the approved final development plan.
9. Include remainder of lot 3.
10. Denote 5' landscaping easement adjacent to southern property boundary.
11. Place site statistics in a box.
12. Add reciprocal parking note.
13. Addition of adjacent property owner and zoning information.
14. Correct street cross-section.
15. Remove access easement from plan.
16. Add lot 2D and/or dedicate greenway trail easement.
17. Clarify vicinity map and adjacent property information to the south.
18. Resolve building/property line conflict per approved Final Development Plan.

Note: The applicant requests a waiver of Article 4-7(d)(1) of the Land Subdivision Regulations regarding the bonding for a portion of the sanitary sewer that is not constructed.

The Staff will report at the meeting.

- h. PLAN 2009-02F: SUNNY SLOPE FARM, AREA D (3/30/09)* - located at 4050 Silver Bell Trace. **(Hall - Harmon)**
(Council District 9)

The Subdivision Committee Recommended: Postponement. There were questions regarding the compliance with Article 4-5(b) of the Land Subdivision Regulations.

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

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

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. Building Inspection's approval of landscaping and required street tree information.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection areas.
 6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
 7. Denote: This property shall be developed in accordance with the approved final development plan.
 8. Denote 25' setback from floodplain.
 9. Document compliance with Article 4-5 (b) of the Land Subdivision Regulations.
 10. Review by Technical Committee prior to certification.
 11. Delete 5' tree planting easement.
 12. Resolve easement conflict with building envelope as shown on the approved development plan.
- i. PLAN 2009-03F: SUNNY SLOPE FARM, UNIT 3, PHASE 2 (3/30/09)* - located at Silver Bell Trace and Kellie Rose Way. (Council District 9) **(Hall - Harmon)**

The Subdivision Committee Recommended: Postponement. There were questions regarding the compliance with Article 4-5(b) of the Land Subdivision Regulations.

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

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 required street tree information.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection areas.
 6. Addition of utility and streetlight easements, as required by the utility companies and the Urban County Traffic Engineer.
 7. Document compliance with Article 4-5 (b) of the Land Subdivision Regulations.
 8. Remove easements from the right-of-way.
 9. Review by Technical Committee prior to certification.
 10. Delete 5' tree planting easement.
 11. Clarify 25' utility easement on lot 102.
- j. PLAN 2008-123F: PROVIDENCE PLACE, TRACT 3 (AMD.) (4/6/09)* - located at 2200 Newtown Pike. (Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on November 20, 2008, 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 required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Denote: This property shall be developed in accordance with the approved final development plan.
9. Revise the Scenic Resource Area limits.
10. Delete information south of dedicated Providence Parkway right-of-way.
11. Provided a waiver of the Land Subdivision Regulations is granted for street access to adjacent property to the north.
12. Certification of the preliminary Subdivision Plan for this property shall occur prior to certification of this plat.

Note: The applicant requests a waiver to Article 4-7 (d)(1) of the Land Subdivision Regulations regarding the bonding for a portion of the sanitary sewer that is not constructed.

The Staff will report at the meeting.

- k. PLAN 2006-240F: NEWMARKET, PHASE I, UNIT 1-E (4/6/09)* – located at 1201 Deer Haven Lane (a portion of). (Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on November 9, 2006, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.

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2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation areas.
6. Label Tree Protection Area (TPA) per conditional zoning restrictions.

Note: The applicant has requested reapproval of the plan.

The Staff Recommended: Reapproval, subject to the previous six conditions listed on the agenda.

3. Development Plans

- a. DP 2008-137: MOHAMMAD SERAJI PROPERTY (AMD.) (1/15/09)* - located at 432 South Broadway.
(Council District 3) **(Mohammad Seraji)**

Note: The Planning Commission postponed this plan at its November 13, 2008 and December 11, 2008, meeting. The purpose of this amendment is to add one dwelling unit and 86 square feet of buildable area.

The Subdivision Committee Recommended: Postponement. There were questions regarding the off-street parking requirements.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Fire's approval of emergency access and fire hydrant locations.
 6. Approval of street names and addresses per the street addressing office.
 7. Addition of note stating that the improvements shall comply with the Engineering Manuals.
 8. Correct purpose of amendment note.
 9. Correct note number 4.
 10. Correct zoning information (H-1 Overlay) and include adjoining property zoning information.
 11. Addition of site statistics data from the approved plan.
 12. Addition of building lines.
 13. Addition of contours.
 14. Document and clearly denote open space requirements on plan.
 15. Remove designated open space in right-of-way.
 16. Clarify site statistics.
 17. Discuss parking dimensions proposed.
- b. DP 2009-01: LANSDOWNE SHOPPING CENTER (AMD.) (3/5/09)* - located at 3319-3369 Tates Creek Road.
(Council District 4) **(Foster – Roland)**

Note: The purpose of this amendment is to add 1,284 square feet of buildable area.

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Solid Waste's approval of refuse collection.
8. Addressing Office's approval of street names and addresses.
9. Correct plan status and plan title.
10. Add dimensions to buildings and parking spaces.
11. Correct Planning Commission certification.
12. Correct notes # 5 & 6.
13. Correct and clarify building square footage.
14. Clarify parking statistics.
15. Correct tree canopy calculations.
16. Denote existing easements.

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- c. DP 2009-02: BERRY CREST, PHASE II (AMD.) (3/5/09)* - located at 2385 Huguenard Drive and 223 Pasadena Drive. (Council District 10) **(Foster – Roland)**

Note: The purpose of this amendment is to add buildable area.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Fire's approval of emergency access and fire hydrant locations.
 6. Division of Solid Waste's approval of refuse collection.
 7. Addressing Office's approval of street names and addresses.
 8. Denote cross-section or dimensions associated with access easement.
 9. Remove zone-to-zone screening note.
 10. Remove zone change information adjacent to addition.
 11. Correct Planning Commission certification (replace date of prior approval).
 12. Denote parking required and provided in site statistics.
 13. Clarify area adjacent to addition and all easement information.
 14. Denote 12' side yard setback per P-1 zone requirement.
 15. Denote square footage of playground area.
 16. Denote lot coverage per P-1 zone requirements.
- d. DP 2009-03: BUTCHCO PROPERTY (AMD.) (3/5/09)* - located at 1621 & 1637 Jaggie Fox Way. (Council District 2) **(MLH Civil)**

Note: The purpose of this amendment is to add 7,200 square feet of buildable area and to relocate the detention basin.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Urban Forester's approval of tree preservation plan.
 5. Division of Fire's approval of emergency access and fire hydrant locations.
 6. Division of Solid Waste's approval of refuse collection.
 7. Addressing Office's approval of street names and addresses.
 8. Addition of building envelopes graphically and remove note #10.
 9. Addition of purpose of amendment note.
 10. Correct Planning Commission certification.
 11. Denote access point dimensions.
 12. Clarify parking area and access as shown.
 13. Resolve building/storm sewer and/or easement conflict.
 14. Addition of building dimensions on existing buildings.
 15. Resolve temporary access to Jaggie Fox Way to the approval of the Divisions of Traffic Engineering and Planning.
- e. DP 2009-05: JOYCE FIELDS PROPERTY, LOT 1-A (AMD.) (3/30/09)* - located at 701 Red Mile Road (Council District 11) **(Midwest Engineers)**

Note: The purpose of this amendment is to depict the redevelopment of lot 1-A with a new building and associated parking.

The Subdivision Committee Recommended: Referral. There were questions regarding the detention basin, the parking floor area and the extent of the development plan.

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

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access and street cross-sections.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Urban Forester's approval of tree preservation plan.
5. Division of Fire's approval of emergency access and fire hydrant locations.
6. Division of Solid Waste's approval of refuse collection.
7. Addressing Office's approval of street names and addresses.

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8. Resolve detention.
9. Addition of dock dimensions.
10. Review by Technical Committee prior to certification.
11. Discuss extent of development plan.
12. Discuss parking floor area.

D. PERFORMANCE BONDS AND LETTERS OF CREDIT – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

V. COMMISSION ITEMS - The Chairman will announce that any item a Commission member would like to present will be heard at this time.

A. ELECTION OF OFFICERS – The Commission's By-laws state that at the first regular meeting in January, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. The nominating committee will present its slate for consideration by the Planning Commission. Nominations may also be made from the floor.

The current officers are as follows:

Chairperson	-	Randall Vaughn
Vice Chairperson	-	Neill Day
Secretary	-	Frank Penn
Parliamentarian	-	Mike Cravens

B. DELEGATION OF SECRETARY'S DUTIES – The Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair will request the Commission consider taking action on this matter.

VI. STAFF ITEMS – Staff items, if any, will be considered at this time.

VII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

VIII. NEXT MEETING DATES -

Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	January 22, 2009
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	January 28, 2009
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	January 29, 2009
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	February 5, 2009
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	February 5, 2009
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	February 12, 2009

X. ADJOURNMENT

CT/CG/TM/JE/BR/BS/DB

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