

with associated understory and perennial ground cover plants (minor mown turf). Site development shall maximize retention of healthy native existing trees not directly impacted by legal development. Added trees will be consistent with Best Management Practices for an upland hardwood woodland ecology. The City of Lexington arborist shall be consulted prior to commencing any significant clearing or planting of trees.

In further discussion, Planning Commissioners requested the language to prohibit further subdivision of the lots be added to the deed and plat.

C. Miller moved to recommend approval of the subdivision as presented with the additions of the previous conditions (A, B and C) and with the addition of language limiting no further subdivision on the deed and plat. J. Gianniny gave the second. The motion passed.

New Business:

*** Initial review of draft zoning amendment to create a Parks, Cemeteries, and Open Space District**

The Planning Commission discussed the initial draft zoning amendment to create a parks, cemeteries, and open space district. Suggestions made included the addition of tennis courts and dog parks, removal of 420-Accessory uses. because there aren't any, and changing the building height to 35', with a conditional use permit need for heights from 36' to 45'. Hopkins Green and the little park on Taylor Street were missing from the map.

C. Miller voiced concern with the cemetery aspect of the amendment. (Spotswood Drive)

Planning Commissioners requested the proposed changes be incorporated and that the amendment come back before them before advertised for Public Hearing.

Comprehensive Plan:

*** Continued review of the Housing Chapter**

The Planning Commission continued review of the Housing Chapter. They discussed changes/suggestions made by Threshold and J. Dunbar's email. B. Blatter and V. Garrett marked the changes so that they can be incorporated into the chapter.

Discussion was held on density bonuses, green housing, and weatherization.

C. Miller volunteered to work with B. Blatter on the copy editing. Once C. Miller has completed going through the document a final draft will be sent out for Planning Commissions' review.

*** The Government Chapter**

The first draft of the Government Chapter was distributed.

*** The Economy Chapter**

C. Miller gave a brief explanation of why economy and economic development are two separate

things. She outlined ideas for the local economy which could be the basis for an outline for the Economy chapter. B. Blatter indicated he will begin work on this chapter in the near future.

*** Vice Chair of Planning Commission**

M. Harvey nominated C. Smith to serve as Vice Chair of the Planning Commission. T. Sanders gave the second. The motion passed. C. Smith will be Vice Chair of the Planning Commission.

City Council Report

J. Gianniny gave the City Council report. The Borden Road subdivision and the Sheridan Row subdivision were approved by Council. The CU permit for the food pantry was also approved and the fee waived. The City audit for 09 was successfully reviewed. The County, Buena Vista and Lexington are working on Transportation issues. A presentation was recently given on a proposed bus system. J. Gianniny explained how it would work if it goes through.

Staff Report

J. Ellestad would like the Planning Commission to meet with City Council on the 28th at 7:00 p.m. to discuss the CIP. Research is being done on how other localities deal with Condo conversions. Development is underway on the Parking Study. The next step will be community input.

Approval of Minutes:

J. Gianniny moved to approve the December 10, 2009 minutes as submitted. T. Sanders gave the second. The motion passed.

Adjourn: The meeting adjourned at 7:02 p.m.