

**LEXINGTON PLANNING COMMISSION
THURSDAY, JUNE 10, 2010
5:00 P.M.**

**First floor meeting room in the
Rockbridge County Administrative Office Building**

Minutes

Members Present: C. Smith C. Miller J. Dunbar M. Harvey
J. Gianniny A. Carr

Members Absent: T. Sanders

Staff Present: B. Blatter; Director of Planning and Development
V. Garrett; Secretary of Planning and Development

Call to Order: J. Dunbar called the meeting to order at 5:00 p.m.

Citizens' Comments on matters not on the Agenda: None to record.

Public Hearings:

*** Application by Cecily Laub for a Conditional Use Permit to Authorize her to operate a donut shop at 3 West Nelson**

B. Blatter explained why a Conditional Use Permit is required for the proposal. In the Zoning Ordinance it states "restaurants, delicatessens or ice cream parlors or establishments for preparation or serving of food, a substantial portion of which is to be consumed off the premises or in a motor vehicle on the premises" require a conditional use.

The applicant, Cecily Laub, presented the application. She indicated most of the work will be automated and people that walk in will be able to see how donuts are made. The shop will be open seven days a week in the mornings. There will not be any eat in, only carry out. The owner of the building was present and gave his approval of the application.

C. Miller moved to recommend approval of the application as submitted. C. Smith gave the second. The motion passed.

*** Proposed amendment to the City of Lexington Zoning Ordinance to clarify the minimum lot size requirements for a two-family dwelling in the General Residential District, R-1**

B. Blatter gave a brief description of the proposed amendments to the Zoning Ordinance to clarify the minimum lot size requirements for a two-family dwelling in the General Residential District, R-1.

Ross Waller, Borden Road resident, addressed the Planning Commission. A discussion was held on the proposal in relationship to the existing ordinance. He voiced concern with substandard lots. B. Blatter explained the majority of projects are close to or at the minimum lot size.

One change, for any given structure, was made to the text of the proposal. The change will be incorporated by staff.

C. Miller moved to forward the proposal to City Council with a recommendation of approval with the

provision Council understands the intent is consistent with the Housing Chapter's intent of increasing home ownership of affordable homes. M. Harvey gave the second. The motion passed.

New Business:

M. Harvey brought up several issues including the poor condition of the second floor exteriors of downtown properties, property maintenance in City neighborhoods, and the complaint process of Large Capacity Houses.

C. Miller suggested having a conversation with Sammy Moore at the Chamber of Commerce about the downtown buildings.

The maintenance of properties in the neighborhoods falls under the City's Property Maintenance Code. Different property owners have different standards. Large Capacity houses have a different set of standards and conditions. The Planning Office keeps up with and takes action on the complaints as they are received.

Unfinished Business:

B. Blatter distributed handout on a regional wayfinding system and briefly went through the handout. Jean Clark worked with Sam Crickenberger on a regional wayfinding grant. All agreed this is an exciting project.

Comprehensive Plan

* **The Economy Chapter**

No discussion. A joint City Council/Planning Commission work session is scheduled for 7:30 p.m., after the Planning Commission meeting.

* **The Government Chapter**

The second draft of the Government Chapter was distributed. Discussion will be held on the Chapter at the next meeting.

City Council Report:

J. Gianniny reported on City Council issues including approval of the subdivision on Honeysuckle, the W and L master plan amendment, and the rezoning of Estill.

Staff Report:

B. Blatter reported on Planning Department issues including advertising the RFP for the wayfinding project, Thompson's Knoll, and the Miller's House.

Approval Of Minutes:

C. Miller moved to approve the May 27, 2010 minutes with corrections. M. Harvey gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 5:55 p.m.