

**LEXINGTON PLANNING COMMISSION
THURSDAY, JULY 9, 2009
4:00 P.M.**

**Rockbridge county Administrative Office Building
First floor meeting room**

Minutes

Members Present: G. Macleod T. Sanders M. Harvey
C. Smith J. Dunbar M. Alexander (Council Liaison)
C. Miller

Members Absent: J. Gianniny

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.

Election of Officers:

C. Miller nominated J. Dunbar to serve as Chair of the Planning Commission for the 2009-2010 term. T. Sanders seconded the nomination.

M. Harvey nominated G. Macleod to serve as Vice Chair of the Planning Commission for the 2009-2010 term. T. Sanders seconded the nomination.

C. Smith moved to approve the nominations. M. Harvey gave the second. The motion passed.

Old Business:

M. Harvey thanked City Staff for looking into the parking/traffic issues on Randolph Street. A discussion was held on the possibility of residential parking only permits in neighborhoods where student parking is an issue.

New Business:

*** Discussion concerning authorizing drive thru facilities as a conditional use in the Commercial District (Central Business) C-1**

Planning Commissioners discussed drive thru facilities in the C1 and C1A districts. Items discussed included removing drive thru facilities from the list of conditional uses, limiting them to use only if they use an existing alley, and adding language that makes it clear that the CU does not follow the property if the building use changes.

Planning Commissioners asked B. Blatter to draft language for proposed changes concerning authorizing drive thru facilities as a conditional use in the Commercial District (Central Business) C-1 and C-1A districts. They asked that mapping be included.

*** Discussion concerning a possible policy statement concerning the visual impact of telecommunications facilities on the roofs of buildings**

B. Blatter distributed a possible policy statement regarding telecommunications facilities. After review of the language it was changed to read:

- * Antennas and their supporting facilities proposed for placement on buildings shall be evaluated not only for compatibility with their surroundings but also by the extent of visual clutter they create. The number of antennas and equipment shelters may be limited to ensure compliance with this standard.

C. Miller moved to accept the proposed language and proceed with advertisement for public hearing. M. Harvey gave the second. The motion passed.

Comprehensive Plan:

*** Continued review of the draft of the Housing Chapter**

G. Macleod had prepared a handout highlighting several housing issues and the possible approaches to each. The issues included the following: should housing demolition in all neighborhoods be subject to regulations, should rules be created that influence the construction of McMansions, and do we risk houses being demolished and PUD's being proposed that would be detrimental to our community character.

A lengthy discussion was held on the issues. Planning Commissioners did not agree on the importance of the issues, whether or not they needed to be included in the chapter, and if included to what extent.

Planning Commission's role in building design was also discussed. It was noted the Planning Commission cannot offer design assistance; however, can review design and make suggestions.

Planning Commission asked that M. Alexander relay back to City Council the Commission's desire to hold a joint work session to discuss the direction in which to go on the Housing chapter.

City Council Report:

M. Alexander gave a brief City Council report. Physical Services had met and discussed the E. Nelson Street bridge, streets and sidewalks, and Moores Creek.

Staff Report:

B. Blatter indicated CornerStone Bank had written the Mayor asking City Council to reconsider the 10 years time frame they had attached to the Conditional Use Permit approval. Other items discussed included the trial, advertising the Miller's House, and density by design.

Approval of Minutes:

M. Harvey moved to approve the June 25, 2009 minutes as corrected. C. Miller gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 7:05 p.m.