

Clara Wilhoit, residing at 703 Plunkett Street, submitted a letter of concern. She voiced concern with additional runoff that will be created from the development of the proposed lots. She indicated the sewage system in that area is already challenged and this proposal will add to the existing problem.

G. Macleod closed the public hearing. Planning Commissioners discussed the proposal. B. Blatter explained that Public Works is diligently working on water issues. He indicated it is a maintenance issue, not a capacity issue.

J. Gianniny read the three conditions that had been attached to the previous approval:

- 1) Lot development shall maintain the lot's predevelopment natural hydrology. Run-off from constructed impermeable surfaces will be routed into on-site soils through adequate infiltration and bio-absorption constructions. Any storm water discharge will be accomplished by sheet flow rather than by point sources.
- 2) Steward and maintain the riparian easement zone indicated on the plat as minimally disturbed and free of non-natural structural development. Within this zone, landscape development shall be limited to patterns and plants consistent with Best Management Practices for riparian buffers.
- 3) Generally limit overall lot landscaping to native forest canopy with associated under story 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.

Discussion was held on the addition of two more conditions: 1) requirement of a performance bond and 2) no further subdivision of the property.

B. Blatter will draft language for the additional two conditions. No action was taken on this subdivision. It will be placed under Old Business on the January 14, 2010 Planning Commission agenda.

- * **Proposed Subdivision of the vacant 1.32 acre property extending between Old Borden Road and Nelson Street and located between Borden Road and Nelson Street**

B. Blatter explained that this property had previously been reviewed and approved to be subdivided into 3 lots. The applicant made application to modify that approval into 2 lots. B. Blatter explained the proposed subdivision exceeds the standards set forth in the city's subdivision requirements.

G. Macleod opened up the public hearing.

John Candler, residing at 527 Borden Road, representing 8 of the 9 neighbors, addressed the Planning Commission. He indicated that he and the other adjacent neighbors realize that this is a

by-right issue; however, they are still opposed to it. Mr. Candler asked the developer, Max Ivankov, to better communicate with the neighbors about future development of the property. M. Ivankov indicated plans on structures were still too premature to discuss publicly.

G. Macleod closed the public hearing.

J. Gianniny moved to approve the proposed subdivision of the vacant 1.32 acre property extending between Old Borden Road and Nelson Street. C. Smith gave the second. The following vote was recorded:

T. Sanders - Nay	J. Gianniny - Aye	C. Smith - Aye
G. Macleod - Aye		

The motion passed.

*** Application for Subdivision by Sheridan Row Company, LLC to convert the Sheridan Row building located at 115 South Main Street to three residential and four commercial condominium units**

B. Blatter gave a brief explanation as to why the subdivision approval is needed for this application. Lee Taylor, attorney representing the applicants, indicated the DPOR, has reviewed the condominium papers (performance bonds, surety bonds, bylaws, etc..) These items are not regulated by local government since the state reviews them. He distributed a final plat to Planning Commissioners.

G. Macleod opened up the public hearing. No comments were heard.

Planning Commissioners discussed the parking arrangements. Each residential unit will have 2 assigned parking spaces as stated in the condominium documents. Discussion was held on placing a condition on the approval requiring the allotted parking spaces remain residential parking spaces.

T. Sanders moved to approve the application as submitted. J. Gianniny gave the second. C. Smith made a friendly motion to amend the approval so that the parking must remain as residential parking spaces. T. Sanders accepted the amendment. J. Gianniny seconded the amendment. The motion passed.

*** Application by Rockbridge Area Relief Association, RARA, for a Conditional Use Permit to authorize the placement of a portable building at the Food Pantry site located at 712 North Main Street**

B. Blatter gave a brief explanation of why a Conditional Use Permit is needed to allow temporary storage facilities. They are limited to 2 years by the regulations unless another application is made.

G. Macleod opened up the public hearing. No comments were heard.

Joyce Davis, RARA representative, addressed the Planning Commission. She commented on the

rising demand and the lack of room. She indicated this is a temporary solution. She agreed the building is not pleasing to eye; however, they need the space and do not have funding to make more aesthetically appropriate. The space needs to be on site and she pointed out where it will sit on the site.

Planning Commission voiced reservations since this property is in an Entrance Corridor. They discussed ways to soften its appearance. B. Blatter will work on ideas to soften its impact to the area.

T. Sanders moved to approve the application as submitted for 2 years. J. Gianniny gave the second. The motion passed.

New Business: None to record.

Old Business: None to record.

Comprehensive Plan:

*** Continued review of the Housing Chapter**

T. Sanders asked that the discussion on the Housing Chapter be continued until the next meeting.

City Council Report:

J. Gianniny reported on City Council actions. The amendments to the PUD article were approved with “building height” left in. He noted the vote was 5-1. Other items of interest included refuse collection, a fire/rescue committee, and possible term limits on Board and Commissions.

Staff Report:

B. Blatter reported the Planning Department has been working on the Downtown Parking Study (interviews and forum), Economic Development, and creating an open space zone.

Approval of Minutes:

T. Sanders moved to table. J. Gianniny gave the second. The motion passed.

Adjourn: The meeting adjourned at 6:30 p.m.