

Mr. Berkley asked what type of burden the staff anticipates. Mr. Sallee said that if the Late Filing deadline remains on the 2016 Meeting & Filing Schedule, then there will not be any change to past procedure. If the Late Filing deadline is removed, then it would omit one whole filing cycle that the staff has to deal with every month. Thus, it would simplify the staff's work schedule. He then said that there would still be deadlines for continued discussion, reapproval, and approval extensions, just without Late Filing deadline, for plans which are generally reviewed by the Subdivision Committee first, before the Technical Committee meeting.

Mr. Duncan said that because the Lexington-Fayette Urban County Council has indicated through their action of eliminating the Late Filing fee, essentially they do not believe late files are an appropriate option. However, that is still up to the Planning Commission to make that final decision. He then said that for those who file late, plans are on an unequal footing because there is no longer a disincentive, such as triple filing fees. Mr. Duncan said that there are two issues – the policy that has been telegraphed by the Council's action by eliminating the triple filing fee, and then the technical issue of the implementing the Accela software. He then said that the implementation of the Accela software will not be tomorrow, and it may be this time next year; but nevertheless, it is coming. If the late filing is continued without the filing fee penalty, there would be no incentive to file plans on time.

Mr. Cravens asked if the Planning Commission can keep the triple fees. Mr. Duncan replied negatively and said that the Council has already set those fees.

Mr. Berkley said that often the plans that are submitted as "Late Filings" have a number of conditions that have not been worked through or reviewed by the Technical Committee, and he does not want to force that much work through that pipeline. The Chair agreed.

Action - A motion was made by Ms. Plumlee, seconded by Mr. Smith, and carried 9-1 (Cravens opposed; Penn absent) to adopt the 2016 Meeting & Filing Schedule, discontinuing the Late Filing deadline.

The Chair asked if the staff can adjust the Meeting & Filing Schedule. Mr. Sallee said that, as a result of the Commission's action, the staff will remove the 3rd and 4th lines under #1. Major Subdivision & Development Plans.

Action - A motion was made by Ms. Plumlee, seconded by Mr. Wilson, and carried 9-1 (Cravens opposed; Penn absent) to adopt the revised 2016 Meeting & Filing Schedule, as it was presented by the staff, removing the 3rd and 4th lines under #1. Major Subdivision & Development Plans.

VII. STAFF ITEMS – The Chair will announce that any item a Staff member would like to present would be heard at this time.

- A. **SUBDIVISION REGULATIONS TEXT AMENDMENT INITIATION** – The staff requested Commission initiation of a text amendment to Article 4-4(d)(1) of the Land Subdivision Regulations with regard to the Commission's action on Preliminary Subdivision Plans. The proposed changes to Article 4 were presented and discussed at the Commission's work session on October 29, 2015. If initiated, the required public hearing could be held as early as the Commission's December 10, 2015, meeting.

Staff Presentation - Mr. Sallee explained that this text amendment was the same exact item that was presented to the Commission at their last Work Session. He said that, more specially, it is to Article 4-4(d)(1) of the Land Subdivision Regulations. He then said that the text amendment will increase the "life" of a Preliminary Subdivision Plan from 3 years to 5 years. He explained that, as the Commission has recently seen, a combination plan that is both Preliminary Subdivision and a Final Development Plan could have different expiration dates for the different components of those plans; so it would be much easier for the community and the staff, as well as the Planning Commission, to make combination plans match for five years versus having each part of the plan expire in three years.

Mr. Sallee said that should the Planning Commission initiate this change, the staff will send out the required notification and proceed to a public hearing as early as December, or perhaps early in 2016.

Action - A motion was made by Mr. Brewer, seconded by Ms. Richardson, and carried 10-0 (Penn absent) to initiate a text amendment to Article 4-4(d)(1) of the Land Subdivision Regulations with regard to the Commission's action on Preliminary Subdivision Plans.

- A. **WORK SESSION** – Mr. Duncan reminded the Commission members that the next Planning Commission meeting will be on November 19th.

VIII. AUDIENCE ITEMS – There were none.

IX. NEXT MEETING DATES

Zoning Items Public Hearing, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	November 19, 2015
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building).....	November 25, 2015
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building).....	December 3, 2015
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	December 3, 2015

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