

Discussion of motion – Ms. Mundy said that she would be voting against this plan because she feels that the applicant did not do what the Commission asked for them to do. She said that the Commission asked the applicant to go to the Board of Adjustment and even though the conditional use permit was postponed for one month, the applicant did not wait to receive their answer before bringing this item back to the Commission.

The motion carried 6-3 (Penn, Mundy and Owens opposed; Brewer and Penn absent).

VI. **COMMISSION ITEMS** – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- a. **SRA 2017-1: AMENDMENT TO ARTICLE 6 OF THE LAND SUBDIVISION REGULATIONS** – to add requirements for a sign of demarcation at the end of Public Right-of-Way.

REQUESTED BY: Lexington-Fayette Urban County Council

PROPOSED TEXT: (Note: Text underlined indicates an addition to the Land Subdivision Regulations.)

6-8(I) PRIVATE STREETS

(5) DEMARCATION OF END OF PUBLIC RIGHT-OF-WAY – The developer shall be required to install a permanent sign denoting End of Public Maintenance at each location where a private street intersects or otherwise abuts a public street. Such sign shall conform to design and material standards prescribed by the Division of Traffic Engineering.

The Subdivision Committee Recommended, Approval.

The Staff Recommended: Approval, for the following reasons:

1. The proposed text addition to Article 6-8(I) requires developers to clarify where public streets and their private streets terminate; thus allowing the public to make informed decisions in contacting the correct parties about maintaining those streets.
2. The proposed addition will maintain public health and safety, and promote improvements in the maintenance of our public streets, which furthers the overall intent of the Land Subdivision Regulations.

Staff Presentation – Mr. Sallee presented the staff's report on this request. (A copy is attached as an appendix to these minutes).

Commission Questions – Mr. Cravens asked if there were any discussions on the regulations as to the type of sign and location of where the sign would be placed, or would that be determined by the developer. Mr. Sallee said that he was unaware of any discussion by the Council as to whether or not there would be a standard prototype, but that discussion could have been had with the Division of Traffic Engineering. He added that if the local government were to install the signs, there would be some type of standard to have all signs look the same, but this responsibility will be placed on the developer.

Mr. Cravens then asked if the developer could use any type of sign. Mr. Sallee said that there may be issues with that if the sign was placed in the public right-of-way, but if the sign is placed on a private street, the scale, locations and so forth would be up to the owner.

Mr. Cravens said that some of the entrance signs say "private street" and asked if that would be allowed with this amendment. Mr. Sallee said that the staff was unsure if that type of sign would comply with the proposed provision. He then said that this amendment is intended to clearly mark the transition from public to private streets.

Mr. Cravens asked if the sign could be on plywood, because to him all private signs need to be alike to show people driving around town the difference between public and private. Mr. Duncan directed the Commission's attention to the last sentence of the proposed new language (Such sign shall conform to design and material standards prescribed by the Division of Traffic Engineering) and said that according to the proposed text, the sign will conform to a design and material standard as approved by the Division of Traffic Engineering.

Mr. Cravens said that the Division of Traffic Engineering will be approving the sign, and asked if the developer will need to submit a drawing. Mr. Duncan said that he believed that Traffic Engineering would have a standard sign that would be made available to the private sector. He then said that there may be areas where the city will also need to post signs on existing developments.

Mr. Cravens asked if the developers are only responsible for developments after this amendment is approved by the Council. Mr. Sallee replied that is correct. Mr. Duncan said that it would be for new developments as well, not past development. Mr. Sallee said that if a "new development" has not yet been platted, it may be subject to this amendment, but he was not sure how this amendment could be enforced on developments that have already platted.

Division of Traffic Engineering – Ms. Kaucher said that Traffic Engineering will utilize a manual on uniform traffic control devices, which mandates the type of signs that the city will use. She then said that even if the sign is on private property, the city will advise the developer on the type of sign to use in order to keep all signs looking the same. She added that the staff will have a template to show the developer as to what type of the sign they will need to have installed.

Citizen Comments - There were no audience members present to speak to this request.

Action - A motion was made by Ms. Plumlee, seconded by Mr. Penn and carried 9-0 (Brewer and Drake absent) to approve **SRA 2017-1: AMENDMENT TO ARTICLE 6 OF THE LAND SUBDIVISION REGULATIONS** – to add requirements for a sign of demarcation at the end of Public Right-of-Way, as recommended by the staff.

VII. STAFF ITEMS

A. WORK SESSION – Mr. Duncan informed the Commission that the final public input meeting on the Comprehensive Plan, Goals and Objective will be held at an “On the Table” event next Wednesday, March 15th. He then said that the next Work Session is scheduled for Thursday, March 16, 2017, which at that time the staff will present the Housing Market Study and the Greenspace Survey, as well as information on the upcoming ZOTA’s.

VIII. AUDIENCE ITEMS – There were none.

IX. NEXT MEETING DATES

Planning Commission Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 16, 2017
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building).....	March 29, 2017
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	March 23, 2017
Planning Commission Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	March 30, 2017
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building).....	April 6, 2017
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	April 6, 2017
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	April 13, 2017

X. ADJOURNMENT - There being no further business, the Chair adjourned the meeting at 3:01 PM.

William Wilson, Chair

Carolyn Plumlee, Secretary

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