

# TRIPLE *S* PLANNING COMMISSION

## AGENDA

August 21, 2007  
6:30 p.m.  
Stratton Community Center  
215 Washington Street, Shelbyville, Kentucky

### I. GENERAL BUSINESS:

- A. Minutes from the July 17, 2007 Regular Meeting.....**Tab 1**
- B. Findings of Fact and Transcript.....**Tab 2**
  - 1. Z-364-07 The Village at Northridge (738 LaGrange Road)
- C. June 2007 Financial Statement .....**Tab 3**
- D. New Estate Farms Request to Reconsider Preliminary Plat.....**Tab 4**

### II. APPLICATIONS:

- A. **Zone Change – Z-366-07 – Village Plaza Shopping Center, Lot 7 –**  
R-4 (Multi-family Residential) to C-4 (Highway Commercial) – Mandeltoz  
Properties, LLC, Owners/Applicant – Property located on Church View Street in  
the City of Shelbyville .....**Tab 5**
- B. **Amended PUD – S-1145-07 – L & J Investments –** General Land  
Development, Owner/Applicant – Property located at 200 Buck Creek Road in the  
City of Simpsonville – Waiver Request – 15 feet from the existing 75 feet front  
building limit .....**Tab 6**
- C. **Amended PUD – S-1146-07 – Carrington Place Condos –** Carrington  
Place, LLC, Owner/Applicant – Property located at 159 Baker Drive in the City of  
Shelbyville – Amended PUD proposes to change the development from an  
apartment complex to a condominium development.....**Tab 7**
- D. **Development Plan – S-1147-07 – Brighton Business Center,  
Section II, Lot 16A –** Roberts & Smith LLC, Owner/Applicant – Property  
located on Brighton Boulevard in the City of Shelbyville – Waiver Request – 25  
feet rear setback instead of the required 50 feet rear setback.....**Tab 8**
- E. **Development Plan – S-1148-07 – Middleton Heights, Lots 6 & 7  
Block “B” –** Willie Breeden & W. A. Smith, Owner/Applicant – Property located  
at 1727 Midland Trail in unincorporated Shelby County – Waiver Request – 11  
feet sign setback instead of the required 25 feet sign setback .....**Tab 9**

- F. **Agricultural Division – S-1149-07 – Stucker Farm Divided, Tract 5, –** Thomas Jones and Lisa Summers, Owners/Applicants – Property located in the 6700 block of Vigo Road in unincorporated Shelby County – 1 Tract Created – 5.13 ± acres with a Residual Tract of 104.95 ± acres.....**Tab 10**
  
- G. **Final Plat – S-1150-07 – Midland Estates, Section 9 –** Midland 9, LLC, Owner/Applicant – Property located on Mareli Road in the City of Shelbyville – 1.857 ± Total Acres – 7 Total Lots.....**Tab 11**
  
- H. **Final Plat – S-1151-07 – Bridlewood Estates, Section III –** JMD Properties, LLC, Owner/Applicant – Property located on Mack Walters Road in the City of Shelbyville – 6.49 ± Total Acres – 27 Total Lots.....**Tab 12**
  
- I. **Text Amendment – T-0002-07 – Article II Terms & Definitions, Definitions III. Subdivision, B. Minor Subdivisions –** Proposed text amendment to the Shelby County Zoning Regulations – Initiated by Shelby County Fiscal Court for the land in unincorporated Shelby County.....**Tab 13**

**III. Other Business:**

- A. Extension of Planned Unit Development – S-1088-06 – The Villas of Cardinal Club.....**Tab 14**
  
- B. Shelbyville Historic Commission – Bland Avenue Proposal .....**Tab 15**
  
- C. Bond Releases .....**Tab 16**
  - 1. Meadowbrook, Section 3, Phase II – Partial Release of Water, Roadway & Drainage – Amount of Release = \$162,504.00
  
  - 2. The Reserves at Twin Springs – Partial Release of Water & Sanitary Sewer – Amount of Release = \$230,500.00
  
  - 3. Cloverbrook Farms, Section 4 – Partial Release of Water, Roadway & Drainage – Amount of Release = \$178,633.64
  
  - 4. Knob View Estates – Partial Release of Roadway & Drainage – Amount of Release = \$22,706.00
  
  - 5. Baker Drive Townhouses – Final Release of Water – Amount of Release = \$26,324.00 plus interest
  
  - 6. Gardendale – Final Release of Sanitary Sewer – Amount of Release = \$18,000.00 plus Interest
  
- D. Executive Director's Report