

TRIPLE *S* PLANNING COMMISSION

AGENDA

July 21, 2009

6:30 p.m.

Stratton Community Center

215 Washington Street, Shelbyville, Kentucky

Each item will be presented to the Commission in the order that they appear on the agenda. At the time the item is presented to the Commission, the Commissioners may comment and ask questions. After the item has been heard by the Commission, the floor will be open for the audience to address the Commission with concerns and/or comments, which will be considered by the Commissioners and made a part of the public record. When all discussion is complete, a motion will be called for regarding the item presented. The Commissioners will then vote on the motion. If the item presented is a zone change request or a zoning regulation change, the Commissioner's vote will be for a recommendation to the governing body. All other votes by the Commission result in final action.

I. GENERAL BUSINESS

- A. Minutes from the June 16, 2009 Regular Meeting **Tab 1**
- B. June 2009 Financial Statement **Tab 2**

II. OLD BUSINESS

III. NEW BUSINESS

A. Development Plans

- 1. **Development Plan with Waiver – S-1239-09 – Edwards Moving & Rigging– Everett Hall Rd** – Edwards Moving and Rigging, Owners/Applicants – Development plan for Edwards Moving and Rigging Company to build 6,400 sq ft 2 story office with 33 parking spaces. There is a waiver request to allow for gravel to be used for driveways, aisles, vehicle storage, outdoor storage, vehicle circulations and parking areas. – Zoned I-1 **Tab 3**
- 2. **Development Plan with Waivers – S-1242-09 – Eaton Data Center – Kingbrook Parkway** – Eaton Data, Owner/Applicant – Development plan for Eaton Data Center to build a 105,000 sq ft office/warehouse building with 10,500 sq ft for office space and 94,00 sq ft for warehouse space. There is a waiver request to reduce parking from 51 spaces to 30 spaces.– Zoned I-1 **Tab 4**
- 3. **Development Plan – S-1247-09 – Cesar Master Jewelers– 1725 Midland Trail** – Cesar Master Jewelers, Owner/Applicant – Development plan for Cesar Master Jewelers to build a 345 sq ft addition to the existing structure with the addition of 9 new parking spaces. – Zoned C-2 **Tab 5**

B. SUBDIVISION PLATS

1. **Preliminary Plat – S-1241-09 – Catalpagreen– Ardmore Lane–**
WAZE Development Company, LLC Owners/Applicants The preliminary plat proposes 95 lots for single family homes with 20.7 acres of open space in unincorporated Shelby County. Total acreage (53.37 ± acres) – Zoned R-1 **Tab 6**

2. **Final Plat – S-1246-09 – Fairway Crossing, Section 4– Abingdon Lane–** Fairway Crossings, LLC Owners/Applicants – The final plat proposes 20 buildable lots with 2 non-buildable lots in the city of Shelbyville. Total acreage (8.542 ± acres) – Zoned R-4 **Tab 7**

3. **Agricultural Plat – S-1237 – Reynolds Way Divided– Hempridge Road –** Reynolds Farms, Owner/Applicant – Property located on Hempridge Road in unincorporated Shelby County – 3 Tracts and a Residual Tract – Tract 1 (33.1272 ± acres), Tract 2 (5.00 ± acres) & Tract 3 (29.3244 ± acres) – Total Acres = 67.4516 ± Acres – Zoned Agricultural **Tab 8**

4. **Agricultural Plat – S-1240-09 –Lawson Farm Division Tract 3 – Hempridge Road –** Howard & Jane Lawson Owner/Applicant – Property located on Hempridge Road in unincorporated Shelby County – 1 Tract and a Residual Tract – Tract 3 (15.03 ± acres), Residual Tract (193 ± acres) – Total Acres = 208.03 ± Acres – Zoned Agricultural **Tab 9**

5. **Amended Agricultural Division– S-1243-09 –Clemons Tract 2 Sell Off – Dover Road –** Patty Clemmons Owner/Applicant— Property located on Dover Road in unincorporated Shelby County– 1 Tract and a Residual Tract 2B – Tract 2 (15.03 ± acres), Residual Tract 2B (19.46 ± acres) – Total Acres = 24.47 ± Acres – Zoned Agricultural **Tab 10**

6. **Division Plat– S-1244-09 –Kenneth & Victoria Mitchell Farm Tract A – Frankfort Road –** Kenneth & Victoria Mitchell Owner/Applicant— Property located on Frankfort Road in unincorporated Shelby County– 1 Tract and a Residual Tract– Tract A (15.03 ± acres), Residual Tract (10.81 ± acres) – Total Acres = 20.551 ± Acres – Zoned Agricultural and Residential **Tab 11**

7. **Agricultural Division – S-1245-09 – Stone Ridge Farm Divided – Fields Lane– Jovessa Meredith** Owner/Applicant – Property located on Fields Lane in unincorporated Shelby County – 2 Tract – Tract 1 (10.4247 ± acres), Tract 2 (6.5141 ± acres) – Dedicated Right of Way (0.4812 ± acres) Total Acres = 17.42 ± Acres – Zoned Agricultural **Tab 12**

C. BOND RELEASESTab 13

1. Osprey Cove – Section 4 – Full Release – Amount of Release = \$3,640.00
2. Osprey Cove – Section 5 – Partial Release – Amount of Release = \$60,300.00

D. EXECUTIVE DIRECTOR'S REPORT

1. June 2009 Monthly ReportTab 14

REMINDER:

Next Regularly Scheduled Meeting of the Triple S Planning Commission will be September 15, 2009 at 6:30 p.m.