

TRIPLE S PLANNING COMMISSION

AGENDA

JULY 17, 2012

6:30 p.m.

Stratton 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 a recommendation to the governing body. All other votes by the Commission result in final action.

CALL TO ORDER

I. GENERAL BUSINESS

- A. Minutes from the June 19, 2012 Regular Meeting **Tab 1**
- B. June 2012 Financial Statement **Tab 2**
- C. Agreement for Professional Services – Traffic Impact Studies – JACOBS Engineering Group, Inc. **Tab 3**

II. NEW BUSINESS

A. ZONE CHANGES

1. **The Vistas of Jephtha Knob – Z-384-12 – 5900 Block of Frankfort Road between Jephtha Knob Road & Sacree Lane – A** zone change request by Charles D. Main & Paula M. Main, Hamilton Farms, LLC, Joseph M. Richie & Veronica Richie, and M. Tyler Long & Denise D. Long for portions of The Vistas of Jephtha Knob, Tracts 1, 2, 3A, 4-3B, 5, 10-A & 11-B from Residential Estates (RE) to Agricultural (A) on 98 acres in unincorporated Shelby County **Tab 4**
2. **The Outlet Shoppes – Z-385-12 – Veechdale-Clark Station Road (a.k.a. KY 1399), Proctor Lane and Buck Creek Road (a.k.a. KY 1848) – A** zone change request by (Developer/Applicant) Horizon Group Properties – (Owners/Applicants) AKDB, LLC, Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, James Robert Walters & Carolyn J. Walters, Elizabeth Walters Settle & Jess M. Settle, Kitty Walters Caudill (Trustee of Kitty Walters Revocable Trust), Ada Green, Raymond Yocum, Benny Yocum, Red Acres, LLC, and Redline Properties, LLC for property located on Veechdale-Clark Station Road (a.k.a. KY 1399), Proctor Lane and Buck Creek Road (a.k.a. KY 1848) between Interstate 64 to the north, Norfolk Southern Railroad to the west and Buck Creek Road to the east from Agricultural (A) to Limited

Interchange (X-1) on 19.34 acres and Commercial (C) to Limited Interchange (X-1) on 4.42 acres in the city limits of Simpsonville and place a PUD on the entire site **Tab 5**

B. PLANNED UNIT DEVELOPMENT PLANS

1. **Preliminary Planned Unit Development – S-1353-12 – The Outlet Shoppes – KY 1399 and KY 1848** – Horizon Group Properties, (Developer), AKDB, LLC, Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, James Robert Walters & Carolyn J. Walters, Elizabeth Walters Settle & Jess M. Settle, Kitty Walters Caudill (Trustee of Kitty Walters Revocable Trust), Ada Green, Raymond Yocum, Benny Yocum, Red Acres, LLC, and Redline Properties, LLC (Owners) – The Preliminary Planned Unit Development Plan proposes five (5) tracts of land (50.7 acres), three (3) outlots (2.22 acres), and a total building area of 363,704 square feet distributed on the five (5) tracts of land – This PUD is required as part of the zone change process per Article XIV, Section 1490 of the Regulations – The proposed zoning is X-1 and IC **Tab 6**

2. **Amended Planned Unit Development Plan – S-1355-12 – Dogwood Trace, Phase 4, Lot 19 – Trace Lane** – Citizens Union Bank, Owner/Applicant – An Amended Final Planned Unit Development plan to divide Lot 19 into Lots 19A and 19B – The property is zoned R-4 **Tab 7**

C. DEVELOPMENT PLANS

1. **Amended Development Plan – S-1354-12 – NIFCO America – Hi Point Subdivision, Section 2, Lot 12 – 380 Hudson Boulevard** – NIFCO America, Inc., Owner/Applicant – An Amended Development Plan to enlarge the Phase 3 building addition and to reduce the number of parking spaces – The property is zoned I-1 **Tab 8**

D. BOND RELEASES

III. EXECUTIVE DIRECTOR’S REPORT

1. Lighting Regulations
2. June 2012 Monthly Report **Tab 9**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be August 21, 2012 at 6:30 p.m.