

TRIPLE *S* PLANNING COMMISSION AGENDA

MARCH 19, 2013

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 February 19, 2013 Regular Meeting **Tab 1**
- B. February 2013 Financial Statement..... **Tab 2**

II. OLD BUSINESS

III. NEW BUSINESS

A. DEVELOPMENT PLANS

- 1. **Development Plan with Waivers – S-1371-13 – R.E.P. Rents – Haven Hill Road** – A development plan for a 14,300 square feet equipment rental facility. The applicant has requested a waiver from Section 1008 of the Zoning Regulations to allow the outdoor storage surface along the side and rear of the building to be gravel instead of asphalt or concrete; a waiver from Section 1508 of the Zoning Regulations to waive the landscape screening requirements around the outdoor storage area; and a waiver of 37% from Section 1904 of the Zoning Regulations to reduce the primary building exterior surface materials on the building to 30% - The property is zoned I-1 **Tab3**

B. PLANNED UNIT DEVELOPMENTS

- 1. **Final Planned Unit Development – S-1372-13 – The Outlet Shoppes at Louisville/Lexington – KY 1848 & Veechdale Road** – A final planned unit development plan for a 363,704 square feet outlet mall on six (6) tracts with two (2) outlots. The applicant has also included a sign package, and a request to use 33 feet tall light poles in the parking lot – The property is zoned IC and X-1..... **Tab 4**

2. **Amended Final Planned Unit Development – S-1373-13 – French Quarters – Clifton Court** – An amended final planned unit development plan to create separate lots for each of the 24 dwelling units, dedicate right-of-way for Clifton Court, and to correct boundary errors – The property is zoned R-3..... **Tab 5**

C. SUBDIVISION PLATS

1. **Amended Plat with Waiver – S-1374-13 – Sheets Farm Divided, Tract 1A-4 & 1A-5 – 297 Scotts Station Road** – The purpose of the amended plat is to adjust the side property line between Tracts 1A-4 and 1A-5 – A 16.8 feet side yard setback waiver has been requested from Section 652.4 of the Zoning Regulations for an existing barn – The property is zoned Agricultural **Tab 6**
2. **Final Plat – S-1375-13 – Village Plaza Shopping Center, Lots 6, 7 & 7A – Church View Street** – A final plat to reconfigure Lots 6, 7 & 7A, dedicate right-of-way for the extension of Church View Street into a cul-de-sac – The property is zoned C-4..... **Tab 7**
3. **Agricultural Division Plat – S-1376-13 – Ruhl Farm Divided – 5376 Mt. Eden Road** – The purpose of the plat is to divide the property into six (6) tracts – The property is zoned Agricultural **Tab 8**

D. SUBDIVISION REGULATION TEXT AMENDMENT

1. **Subdivision Regulation Text Amendment – SR-2013-01 – Article 6 – Variances, Enforcement, and Penalties for Violation** – The purpose of the amendment is to correct language pertaining to waivers and variances, and to provide the Planning Commission the formal authority to hear and decide applications for variances when a proposed development requires a subdivision and one (1) or more variances pursuant to KRS 100.281. **Tab 9**

E. BOND RELEASES

IV. EXECUTIVE DIRECTOR’S REPORT

1. February 2013 Monthly Report..... **Tab 10**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be April 16, 2013 at 6:30 p.m.