

TRIPLE *S* PLANNING COMMISSION AGENDA

NOVEMBER 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 October 15, 2013 Regular Meeting..... **Tab 1**
- B. October 2013 Financial Statement **Tab 2**

II. NEW BUSINESS

A. ZONE CHANGES

- 1. **Town and Country, Inc. – Z-392-13 – Freedom's Way & Midland Industrial Drive** – A zone change request by Town and Country, Inc. for property located at Freedom's Way and Midland Industrial Drive from Light Industrial (I-1) to General Commercial District (C-3) on 4.99 acres of the 19.68 acres – The property is in the city limits of the City of Shelbyville..... **Tab 3**

B. SUBDIVISION PLATS

- 1. **Preliminary Plat with Variance Application and Waiver Application – S-1405-13 – Heritage Park – Freedom's Way & Midland Industrial Drive** – A preliminary plat application, a variance application and a waiver application by Town and Country, Inc. for property located at the intersection of Freedom's Way and Midland Industrial Drive in the City of Shelbyville – The preliminary plat proposes to divide the property into seven (7) lots and the construction of a cul-de-sac with access from Freedom's Way. Three (3) of the lots are proposed for uses allowed in the C-3 zoning district and four (4) of the lots for uses in the I-1 zoning district – The variance application requests the side and rear yard setbacks for the I-1 zoned lots to be reduced from 50 feet to 25 feet (Section 687.6, Zoning Regulations) – The waiver application requests the sidewalk along Legacy Court be allowed on only the west side of the road (Section 4.206, Subdivision Regulations) – The entire property is subject to the BEQ Overlay District requirements. **Tab 4**

2. **Division Plat – S-1404-13 – Langston Property, Parcels “A” & “B” – 3435 Shelbyville Road** – The purpose of the plat is to divide the property into Tract “A” and Tract “B” – The property is zoned Residential (R) **Tab 5**

3. **Amended Plat – S-1408-13 – Hendricks Division, Tracts 1 & 2 – 710 Lemaster Lane** – The purpose of the plat is to divide Tract 1 into Parcel 1B and to divide Tract 2 into Tract 3 and Parcel 1C then consolidate the remaining area of Tract 1 with Parcel 1C to create a new Tract 1A and to consolidate the remaining area of Tract 2 with Parcel 1B to create a new Tract 2A – Tract 3 is the only new tract created – The property is zoned Agricultural **Tab 6**

C. DEVELOPMENT PLANS

1. **Development Plan with Waiver Application – S-1406-13 – Tegrant Diversified Brands, Inc. – Hi Point Industrial Park, Lot 17 – Hudson Boulevard** – The development plan purposes a 125,223 square feet manufacturing facility with office space – The waiver application request is from Section 1008 of the Zoning Regulations to omit the concrete curb requirement in the truck dock and truck drive areas to the rear and sides of the building – The property is zoned Light Industrial (I-1) **Tab 7**

2. **Development Plan – S-1407-13 – O’Brien Ford – 720 Mt. Eden Road** – The development plan purposes an asphalt display area and parking for the existing automobile dealership – The property is zoned Interchange (IC) **Tab 8**

D. BOND RELEASES

III. REPORT’S

1. October 2013 Monthly Report **Tab 9**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be December 17, 2013 at 6:30 p.m.