

# TRIPLE *S* PLANNING COMMISSION AGENDA

FEBRUARY 18, 2014

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 January 21, 2014 Regular Meeting ..... **Tab 1**
- B. January 2014 Financial Statement ..... **Tab 2**

### II. OLD BUSINESS

### III. NEW BUSINESS

#### A. ZONING REGULATION TEXT AMENDMENTS

- 1. **T-0002-14 – Article XIX Special Districts, Section 1904 B. to include Buck Creek Road (KY 1848) Corridor as part of the Building Exterior Quality Design Overlay District for those properties in the city limits of Simpsonville – Initiated by Simpsonville City Commission** ..... **Tab 3**
- 2. **T-0003-14 – Article XIX Special Districts, Section 1904 B. to include Buck Creek Road (KY 1848) Corridor as part of the Building Exterior Quality Design Overlay District for those properties in the unincorporated areas of Shelby County – Initiated by Shelby County Fiscal Court**..... **Tab 4**

#### B. SUBDIVISION PLATS

- 1. **Amended Plat – S-1413-14 – Old Booker Pike Farms, Tract "A" – Eminence Road & Booker Pike – An amended plat to divide Tract "A" into three tracts – The property is zoned Agricultural**..... **Tab 5**

**C. DEVELOPMENT PLANS**

1. **Development Plan with Variance and Waiver Requests – S-1411-14 – Culver’s Restaurant – 1199 Buck Creek Road** – A development plan for a 4,207 square feet restaurant with drive-through on 0.94 acres – The variance application requests an 8.08 square feet freestanding sign size variance per Section 1130.2 and to allow a second fascia sign on the building per Section 1130.1 – The waiver application requests to eliminate the five feet landscape island between the drive-through stacking aisle and the bypass aisle per Section 1013.D.2 and to reduce the number of parking spaces required from 56 to 50 – The property is zoned IC ..... **Tab 6**
  
2. **Development Plan with Variance Requests – S-1412-14 – Bob Evans Restaurant – 1187 Buck Creek Road** – A development plan for a 4,274 square feet restaurant on 0.87 acres – The variance application requests to reduce the perimeter landscape planting strip from 8 feet to 3 feet along the north and south property lines per Section 1505, to reduce the setback of the freestanding sign from 25 feet to 12 feet per Section 1130.2 and to allow three fascia signs on the building and for all three to exceed the 50 square feet size requirement per Section 1130.1 – The property is zoned IC ..... **Tab 7**
  
3. **Development Plan – S-1414-14 – Crestview Nursing Home – 1871 Midland Trail** – A development plan to add a 1,730 square feet addition to the existing nursing home – The property is zoned Commercial..... **Tab 8**

**D. BOND RELEASES..... Tab 9**

1. **The Reserves at Todd Station** – Partial Release – Amount of Release = \$37,476.65

**IV. REPORT’S**

1. January 2014 Monthly Report ..... **Tab 10**

**ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be March 18, 2014 at 6:30 p.m.**