

TRIPLE S PLANNING COMMISSION AGENDA

MARCH 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 February 18, 2014 Regular Meeting **Tab 1**
- B. February 2014 Financial Statement..... **Tab 2**

II. OLD BUSINESS

- 1. **Development Plan with Variance Requests – S-1412-14 – Bob Evans Restaurant – 1187 Buck Creek Road** – A development plan for a 4,274 square foot 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 foot size requirement per Section 1130.1 – The property is zoned IC **Tab 3**

III. NEW BUSINESS

A. ZONE CHANGES

- 1. **Kitty Walters Caudill, et. al. – Z-393-14 – Buck Creek Road & Interstate 64** – A zone change request by Kitty Walters Caudill, et. al. for property located at Buck Creek Road and Interstate 64 from Agricultural (A) to Limited Interchange (X-1) for 1.60 – The property is in the city limits of the City of Simpsonville **Tab 4**

B. SUBDIVISION PLATS

- 1. **Preliminary Plat – S-1416-14 – Simpsonville Crossing – Buck Creek Road & Interstate 64** – A preliminary plat to divide the property into six (6) lots ranging from 1.23 acres to 3.09 acres on a total of 9.55 acres – The property is zoned IC and proposed X-1 **Tab 5**

2. **Amended Plat – S-1415-14 – Equestrian Lakes, Phase 1, Tract 31 – Equestrian Lakes Lane** – An amended plat to divide Tract 31 into Tract 31A and Tract 31B – The property is zoned Agricultural **Tab 6**
3. **Final Plat – S-1417-14 – Heritage Park – Freedom’s Way & Midland Industrial Drive** – A final plat to divide the property into seven (7) lots – The property is zoned C-3 and I-1 with BEQ Overlay..... **Tab 7**
4. **Amended Plat – S-1389-13 – Twin Lakes Estates, Tract 17A – 1777 & 1779 Conner Station Road** – An amended plat to divide Tract 17A of Twin Lakes Estates into Tracts 17C and 17D then consolidate Tract 17C with Tract 17B to create a 35.008 acre tract – The property is zoned Agricultural..... **Tab 8**

C. BOND RELEASES..... Tab 9

1. **Meadow Glen, Section II** – Final Release – Amount of Release = \$368.00
2. **Meadow Glen, Section III** – Partial Release – Amount of Release = 3,085.00

IV. REPORT’S

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

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be April 15, 2014 at 6:30 p.m.