

TRIPLE *S* PLANNING COMMISSION AGENDA

August 19, 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 July 15, 2014 Regular Meeting..... **Tab 1**
- B. July 2014 Financial Statement..... **Tab 2**

II. NEW BUSINESS

A. SUBDIVISION PLATS

- 1. **Agricultural Plat – S-1428-14 – Flowers Farm Divided, Tract “D” – 3366 LaGrange Road** – The purpose of the agricultural plat is to divide Tract “D” (5.28 acres) from the property and leave a 59.45 acre residual tract – The property is zoned Agricultural (A) **Tab 3**
- 2. **Agricultural Plat – S-1430-14 – Roy Sullivan Division – 3844 Rockbridge Road** – The purpose of the agricultural plat is to divide the property into Tract “A” (10.01 acres) and Tract “B” (12.49 acres) – The property is zoned Agricultural (A) **Tab 4**
- 3. **Agricultural Plat – S-1431-14 – William Merchant Property Divided – 2177 Bagdad Road** – The purpose of the agricultural plat is to divide the property into Tract 1 (32.02 acres) and Tract 2 (6.54 acres) – The property is zoned Agricultural (A) **Tab 5**
- 4. **Agricultural Plat – S-1432-14 – Estate of Linda Jean Harrod – 4378 Mink Run Road** – The purpose of the agricultural plat is to divide the property into Tract 1 (5.00 acres) and Tract 2 (7.90 acres) – The property is zoned Agricultural (A) **Tab 6**
- 5. **Agricultural Plat – S-1433-14 – Jeff & Robin Reynolds – 1614 Elmburg Road** – The purpose of the agricultural plat is to divide the property into Tract 1 (5.00 acres) and a Residual Tract (95.00 acres) – The property is zoned Agricultural (A) **Tab 7**

6. **Amended Plat – S-1435-14 – Windhurst Subdivision, Section 2, Lot 7 – Old Brunerstown Road** – The purpose of the amended plat is to divide Lot 7 into Residual Lot 7 (20.329 acres) and Lot 7A (4.76 acres) – The property is zoned Interchange (IC)..... **Tab 8**
7. **Amended Division Plat – S-1436-14 – Wesley Apartments, LLC – Midland Trail and Freedom’s Way** – The purpose of the plat is to create Lot 2A (1.53 acres) and Lot 2B (4.14 acres) – The property is zoned Highway Commercial (C-4) with BEQ Overlay..... **Tab 9**

B. DEVELOPMENT PLANS

8. **Amended Development Plan with Variance Request – S-1429-14 – Katayama American Company Incorporated – 6901 Midland Industrial Drive** – An amended development plan for a 90,900 square feet manufacturing addition, 1,935 square feet office expansion, a 9,110 square feet storage canopy addition, and a paved parking lot and truck loading dock and storage area expansion – The variance application requests an 18 feet buffer zone variance from the Section 1509 of the Shelby County Zoning Regulations along the western property line adjoining the R-1 zoned property – The property is zoned Light Industrial (I-1) **Tab 10**
9. **Development Plan – S-1434-14 – Tractor Supply Company – Windhurst Subdivision, Section 2, Lot 7A – Old Brunerstown Road** – A development plan for a 19,170 square feet retail store on 4.76 acres with 73 parking spaces – The property is zoned Interchange (IC) **Tab 11**

C. BOND RELEASES..... Tab 12

1. **McDonald’s Restaurant** – Partial Release – Amount of Release = \$34,443.00
2. **Culver’s Restaurant** – Final Release – Amount of Release = \$9,530.00
3. **Cloverbrook Farms, Section 4** – Final Release – Amount of Release = \$19,353.08
4. **Cloverbrook Farms, Section 5** – Partial Release – Amount of Release = \$29,233.76

III. REPORT’S

1. July 2014 Monthly Report..... **Tab 13**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be September 16, 2014 at 6:30 p.m.