

TRIPLE *S* PLANNING COMMISSION AGENDA

June 16, 2015
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 May 19, 2015 Regular Meeting
- B. May 2015 Financial Statement

II. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development – S-1467-15 – Breas Crossing – Squire Circle & Daniel Street – Shelby County** – The preliminary planned unit development plan proposes 44 units on 3 tracts of land along with a community building – The property is zoned Medium Density Residential (R-3)

B. SUBDIVISION PLATS

- 1. **Final Plat – S-1468-15 – Persimmon Ridge, Section 17 – Persimmon Ridge Drive – Shelby County** – The final plat proposes 8 lots – The property is zoned Agricultural (A) with PUD designation
- 2. **Amended Final Plat – S-1470-15 – Hidden Creek Woods, Section 1, Lot 25 – Hidden Creek Trail – Shelby County** – The amended final plat proposes to remove the 50 feet reserved for future roadway designation, remove the 100 feet and 150 feet building limit along the east property line, and to divide Tract A (1.645 acres) from Lot 25 so it can be sold to an adjoining property owner – The property is zoned Agricultural (A)
- 3. **Agricultural Division – S-1471-15 – Lance Grebe – 1449 Hansborough Road – Shelby County** – The agricultural division proposes to divide the property into Tract 1 (15 acres) and a Residual Tract (19.76 acres) – The property is zoned Agricultural (A)

C. DEVELOPMENT PLANS

1. **Development Plan with Waivers and Variances – S-1469-15 – McDonald’s – 1101 Buck Creek Road – Simpsonville** – The development plan proposes a 4,490 square foot restaurant with drive-through and 43 parking spaces – Three waivers are requested – Waive the minimum number of parking spaces from 60 to 43 – Waive the 5 foot landscape island required around the drive-through – Waive the 5 foot sidewalk required along Buck Creek Road – Three variances are requested – Variance to allow 7 signs on the building – Variance to allow the storage shed adjacent to the trash corral to be 15 feet from the property line – Variance to allow an 80 feet tall and 350 square feet hi-rise pylon sign – The property is zoned Commercial (C) with BEQ Overlay District

D. BOND RELEASES

III. REPORT’S

1. May 2015 Monthly Report

IV. OTHER

1. Closed Session pursuant KRS 61.810 (1), (C) - Discussion of proposed or pending litigation against or on behalf of the public agency

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be July 21, 2015 at 6:30 p.m.