

TRIPLE *S* PLANNING COMMISSION AGENDA

July 21, 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 June 16, 2015 Regular Meeting
- B. June 2015 Financial Statement
- C. Discussion to Change the October 20, 2015 PC Meeting

II. OLD BUSINESS

- A. **Amended Final Plat – S-1470-15 – Hidden Creek Woods, Section 1, Lot 25 – Hidden Creek Trail – Shelby County** – The amended final plat proposes to divide Tract A (1.645 acres) from Lot 25 so it can be sold to an adjoining property owner and to remove the 50 feet reserved for future roadway designation on Tract A – The property is zoned Agricultural (A)

III. NEW BUSINESS

A. ZONE CHANGES

- 1. **John P. Snyder – Z-398-15 – US 60 (Shelbyville Road) – A & R to C-3 – Shelby County** – A zone change request by John P. Snyder for property located on the north side of US 60 (Shelbyville Road) and approximately 0.3 miles east of Scotts Station Road from Agricultural (A) and Residential (R) to General Commercial (C-3) on 16.51 acres – The property is in the unincorporated area of Shelby County

B. TELECOMMUNICATION TOWERS

- 1. **Telecommunication Tower with Waiver – S-1475-15 – PI Telecom Infrastructure V, LLC and Cellco Partnership d/b/a Verizon Wireless – Fisherville Road – Shelby County** – 185' Monopole Communication Tower with 5' Lightning Rod – The waiver request is from Section 1805(3) of the Zoning Regulations requiring the

driveways and parking areas to the tower be paved – The property is zoned Agricultural (A)

C. PLANNED UNIT DEVELOPMENTS

1. **Amended Planned Unit Development – S-1472-15 – Stowaway, Inc. – 450 Old Seven Mile Pike – Shelby County** – The amended planned unit development plan increases the size of the previously proposed boat storage building and the location of the building – The property is zoned IC
2. **Final Planned Unit Development – S-1474-15 – Shelby Oaks Apartments – Brighton Circle – Shelbyville** – The plan proposes 216 apartments in nine buildings – The property is zoned R-4

D. SUBDIVISION PLATS

1. **Amended Preliminary Plat – S-1473-15 – Equestrian Lakes North – Equestrian Lakes Lane – Shelby County** – The amended preliminary plat proposes nine (9) lots and the extension of Equestrian Lakes Lane from Phase 1 of Equestrian Lakes North to Equestrian Lakes, Section 1 – The property is zoned Agricultural (A)
2. **Agricultural Plat – S-1476-15 – Macfarlane Property – Shelbyville Road – Shelby County** – The plat proposes to divide the property into Tract "C" & "D" – The property is zoned Residential (R) & Agricultural (A)
3. **Agricultural Plat – S-1477-15 – Nichols Property – Hempridge Road & Indian Springs Trace – Shelby County** – The plat proposes to divide the property into Tract "B" & "C" – The property is zoned Agricultural (A)
4. **Agricultural Plat – S-1478-15 – Morris Farm – 829 Woodlawn Road – Shelby County** – The plat proposes to divide Tract C from the property – The property is zoned Agricultural (A)
5. **Minor Division Plat – S-1479-15 – Webb Parcel – Hen Peck Lane & Smithfield Road – Shelbyville** – The plat proposes to divide the property into two Parcels "A" & "B" – The property is zoned R-3

E. DEVELOPMENT PLANS

1. **Development Plan – S-1480-15 – Commonwealth Credit Union Bank – 600 Boone Station Road – Shelbyville** – The development plan proposes a 3,467 square foot bank with a drive-through and 27 parking spaces – The property is zoned C-4/BEQ Overlay District

F. BOND RELEASES

1. **Old Mill Village, Section I** – Final Release – Amount of Release = \$570.00
2. **Town-N-Country, Section XI, Lots 300-313** – Partial Release – Amount of Release = \$4,648.00
3. **Meadowbrook, Section 3, Phase III** – Partial Release – Amount of Release = \$15,216.00
4. **Rut 'N' Strut Distillery – Gordon Lane Extension** – Partial Bond Release – Amount of Release = \$241,170.00

IV. REPORT'S

1. June 2015 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be August 18, 2015 at 6:30 p.m.