

TRIPLE *S* PLANNING COMMISSION

AGENDA

April 19, 2016
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 March 15, 2016 Regular Meeting
- B. Minutes from the March 21, 2016 Special Meeting
- C. March 2016 Financial Statement

II. OLD BUSINESS

A. DEVELOPMENT PLAN

- 1. **Development Plan with Waiver Request – S-1510-16 – Auto Truck Group Outdoor Storage Lot – 55 Kingbrook Court – Simpsonville** – Held over from the March 15th meeting – The development plan proposes an outdoor storage lot for parking truck chassis on Lot 7 of Kingbrook Commerce Park – A waiver has been requested from Section 825 of the Zoning Regulations to waive the sidewalk requirement along the road frontage and a waiver from Section 1502.D.2 of the Zoning Regulations to waive the continuous hedge along the perimeter of the outdoor storage area – The property is zoned Light Industrial (I-1)

III. NEW BUSINESS

A. ZONE CHANGE

- 1. **Zone Change with Variances – Twin Springs 2010, LLC & Superior Builders, Inc. – Z-402-16 – Hooper Station Road – A to R-2 – Shelby County** – A zone change request by Twin Springs 2010, LLC (owner) and Superior Builders, Inc. (applicant) for property located at 111 Hooper Station Road (KY 1790) and approximately ¼ mile east of Mt. Eden Road (KY 53) from Agricultural (A) to Low Density Residential District (R-2) on 1.00 acre for 4 patio homes – The variances requested

are for a 12 feet side yard setback on one side of the lots and a 15 feet lot width variance

B. SUBDIVISION PLATS

1. **Preliminary Plat – S-1518-16 – The Reserves at Twin Springs, Section 2 – 111 Hooper Station Road – Shelby County** – The preliminary plat proposes 4 patio home lots on 1.00 acre – The property is requested to be zoned Low Density Residential District (R-2)
2. **Preliminary Plat with Variance Requests – S-1516-16 – Simpsonville Crossing – Buck Creek Road & I-64 – Simpsonville** – The preliminary plat proposes six lots on 9.55 acres – A variance has been requested from Section 684.4 of the Zoning Regulations to reduce the front yard setback along Buck Creek Road and Interstate 64 to a 75 feet setback – The property is zoned IC and X-1 with BEQ Overlay
3. **Preliminary Plat – S-1517-16 – WAZE II – Discovery Boulevard – Shelby County & Shelbyville** – The preliminary plat proposes 81 lots for single-family dwellings on 44.49 acres – The property is zoned R-1
4. **Preliminary Plat with Variances – S-1519-16 – Dogwood Villa, Section 2 – Dogwood Villa Drive – Shelbyville** – The preliminary plat proposes 16 patio home lots on 6.22 acres – Variances have been requested from Section 667.4 for a 5 feet front yard setback and a 7 feet side yard setback on one side of the lot – Waivers have been requested from Sections 4.205 and 4.206 of the Subdivision Regulations for a 375 feet waiver to allow the dead end street to exceed 1,000 feet and to allow the road centerline tangent to be less than 50 feet – The property is zoned R-4
5. **Agricultural Plat – S-1515-16 – The Shaddock Farm – 4624 Waddy Road – Shelby County** – The plat proposes to divide the property into a 5.015 acre tract and a 48.6 acre tract – The property is zoned Agricultural
6. **Agricultural Plat – S-1522-16 – Bart Stark – 533 Van Dyke Mill Road – Shelby County** – The plat proposes to divide the property into 6.75 acre tract and a 73.45 acre residual tract – The property is zoned Agricultural

C. DEVELOPMENT PLANS

1. **Amended Development Plan with Waiver Requests – S-1520-16 – Bemis Warehouse Expansion – 6401 Midland Industrial Drive – Shelbyville** – The amended development plan proposes a 42,000 square feet and 19,250 square feet warehouse additions – Waivers have been requested from Section 825 and Section 1005 of the Zoning Regulations to waive the sidewalks along the road frontage and to waive

the number of parking spaces – The property is zoned Light Industrial (I-1)

2. **Amended Development Plan – S-1523-16 – Love’s Travel Stop & Country Store – 1940 Waddy Road – Shelby County** – The amended development plan proposes a 1,585 square feet tire shop addition – The property is zoned IC
3. **Amended Development Plan with Waiver Requests – S-1521-16 – Macro Plastics – 393 Pearce Industrial Road – Shelby County** – The amended development plan proposes to demolish two buildings and convert the area into storage and lay down area – Waivers have been requested from Section 1008.B and 1508 of the Shelby County Zoning Regulations to waive the concrete curb along the perimeter of the paved area and to waive the screening requirement for the outdoor storage and lay down area – The property is zoned I-2

D. BOND RELEASES

1. **Persimmon Ridge, Section 16** – Partial Release – Amount of Release = \$11,432.48

IV. REPORT’S

1. March 2016 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be May 17, 2016 at 6:30 p.m.