

TRIPLE *S* PLANNING COMMISSION AGENDA

May 17, 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 April 19, 2016 Regular Meeting
- B. April 2016 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Twin Springs 2010, LLC – Z-402-16 – 111 Hooper Station Road – A to R-2 – Shelby County

III. NEW BUSINESS

A. TEXT AMENDMENT

- 1. **T-0001-16 – Shelbyville Zoning Regulations – Article III Administration & Enforcement** – A text amendment initiated by the Triple S Planning Commission to change the violation of the Shelbyville Zoning Regulations from a Criminal Offense to a Civil Offense and to update the rest of the Article as needed.

B. SUBDIVISION PLATS

- 1. **Agricultural Plat – S-1524-16 – Kramer-Mcintosh Division – Aiken Road – Shelby County** – The plat proposes to divide the property into four (4) tracts ranging from 5.271 acres to 19.478 acres – The property is zoned Agricultural
- 2. **Amended Agricultural Plat with Variance Requests – S-1526-16 – Lentini Estates, Tract "C" – 1311 Zaring Mill Road – Shelby County** – The plat proposes to add 1.36 acres of additional land to Tract "C" – A variance has been requested from Section 652.4 of the Zoning

Regulations for a 21 feet side yard setback variance and a 12.2 feet rear yard setback variance – The property is zoned Agricultural

3. **Preliminary Plat with Waiver – S-1527-16 – Industrial Property Baker Farm, Lot 3A – Freedom’s Way – Shelbyville** – The preliminary plat proposes to divide the property into seven (7) lots with a cul-de-sac street – A waiver has been requested from Sections 4.205 of the Subdivision Regulations for a 363 feet waiver to allow the dead end street to exceed 1,000 feet – The property is zoned I-1 with a portion of the property in the BEQ Overlay
4. **Amended Agricultural Plat – S-1528-16 – Nichols Property – 7350 Hempridge Road – Shelby County** – The plat proposes to divide the property into two (2) tracts consisting of 7.31 acres and 38.59 acres – The property is zoned Agricultural
5. **Amended Plat – S-1529-16 – Cardinal Club Estates, Lot 89 – Champions Way & Links Drive – Simpsonville** – The plat proposes to divide Lot 89 into Lot 89A (1.307 acres), Lot 89B (1.244 acres) and Parcel C (0.780 acres) – The property is zoned R-4

C. BOND RELEASES

1. **Persimmon Ridge, Section 16** – Partial Release – Amount of Release = \$36,585.35
2. **Bridlewood Estates, Section III** – Partial Release – Amount of Release = 1,475.00

IV. REPORT’S

1. April 2016 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be June 21, 2016 at 6:30 p.m.