

TRIPLE *S* PLANNING COMMISSION AGENDA

June 21, 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 May 17, 2016 Regular Meeting
- B. May 2016 Financial Statement

II. OLD BUSINESS

A. SUBDIVISION PLAT

- 1. **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

III. NEW BUSINESS

A. TEXT AMENDMENT

- 1. **T-0002-16 – Shelby County Zoning Regulations – Article VI Establishment of Zones, Section 674 Neighborhood Business District (C-2)** – A text amendment initiated by the Shelby County Fiscal Court to allow drive-in (drive-thru) restaurants as a permitted use in the C-2 zoning district

B. SUBDIVISION PLATS

- 1. **Preliminary Plat – S-1530-16 – Commerce Crossing – Gordon Lane – Shelby County** – The preliminary plat proposes seventeen (17) lots on 71.367 acres – The property is zoned I-1

2. **Agricultural Plat – S-1532-16 – Elsrin, LLC Farm Division – 8808 Eminence Pike – Shelby County** – The plat proposes to divide the property into a 9.49 acre tract with 113.9 acre residual tract – The property is zoned Agricultural
3. **Agricultural Plat – S-1533-16 – Rose House Tracts – 7976 Dover Road – Shelby County** – The plat proposes to divide the property into two (2) tracts consisting of 10.00 acres and 9.43 acres – The property is zoned Agricultural
4. **Final Plat – S-1534-16 – Cloverbrook Farms, Section 8, Phase 2 – St. Regis Drive – Shelbyville** – The plat proposes twenty-three (23) lots on 4.14 acres – The property is zoned R-4
5. **Agricultural Plat – S-1535-16 – Trumbo Division – 2647 Veechdale Road – Shelby County** – The plat proposes to divide the property into two (2) tracts consisting of 5 acres each and a residual tract with 151.78 acres – The property is zoned Agricultural
6. **Final Plat – S-1536-16 – Triple Crown Estates, Phase 1 – Discovery Boulevard – Shelby County** – The plat proposes twenty (20) lots on 14.34 acres – The property is zoned R-1

C. PLANNED UNIT DEVELOPMENTS

1. **Final Planned Unit Development – S-1531-16 – Windhurst Park Apartments – Old Brunerstown Road – Shelby County** – A final planned unit development for a 240 units apartment complex on 17.53 acres – The property is zoned R-4

D. BOND RELEASES

1. **The Links at the Cardinal Club** – Final Release – Amount of Release = \$12,160.00
2. **Family Video** – Final Release – Amount of Release = \$14,696.99

IV. REPORT'S

1. May 2016 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be July 19, 2016 at 6:30 p.m.