

TRIPLE *S* PLANNING COMMISSION AGENDA

September 20, 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 August 16, 2016 Meeting
- B. August 2016 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Simpsonville Enterprises, LLC – Z-403-16 – 6802, 6804, 6806, 6808 & 6810 Shelbyville Road & PVA Map #015-00-046E – R-1, C-2 & IC to C-4 – Simpsonville
- 2. John & Joyce Melton (owner) & Grant Melton (applicant) – Z-404-16 – 401 Third Street – R-1 to C-4 – Simpsonville
- 3. Mark & Margaret Stivers (owner) & Grant Melton (applicant) – Z-405-16 – 405 Third Street – R-1 to C-4 – Simpsonville

III. NEW BUSINESS

A. TELECOMMUNICATION TOWERS

- 1. **Telecommunication Tower Request – S-1540-16 – Skyway Towers, LLC and Cellco Partnership d/b/a Verizon Wireless – 1468 Waddy Road – Shelby County – 195' Monopole Communication Tower with 4' Lightning Arrestor – The property is zoned Agricultural (A) & Interchange Commercial (IC)**
- 2. **Telecommunication Tower Request – S-1546-16 – Skyway Towers, LLC and Cellco Partnership d/b/a Verizon Wireless – Frankfort Road (PVA Map #060-00-013 & 060-00-0013E) –**

Shelby County – 180' Monopole Communication Tower with 5' Lightning Arrestor – The property is zoned Agricultural (A)

B. ZONE CHANGE

1. **Zone Change – Deborah L. Mulcunry (owner) & Susan A. Cox (applicant) – Z-406-16 – Frankfort Road (US 60) – A to C-3 – Shelby County** – A zone change request by Deborah L. Mulcunry (owner) & Susan A. Cox (applicant) for a Dollar General on property located on the north side of Frankfort Road (US 60) and approximately 1,100 feet west of Elmburg Road (KY 395) from Agricultural to General Commercial District (C-3) on 1.5 acres

C. SUBDIVISION PLATS

1. **Agricultural Plat – S-1545-16 – Gallrein Homeplace – 2170 Benson Road – Shelby County** – The plat proposes to divide the property into a 5.06 acre tract and a 123.05 acre residual tract – The property is zoned Agricultural
2. **Final Plat – S-1547-16 – Estates of Osprey Cove, Section VI – Barlows Brook Road – Shelbyville** – The plat proposes 34 lots – The property is zoned R-4 Single-family Only
3. **Final Plat – S-1548-16 – Summersfield Place, Section II – Benson Road – Shelbyville** – The plat proposes 17 lots – The property is zoned R-4 Single-family Only
4. **Division Plat – S-1549-16 – Irwin Property – Old Seven Mile Pike & KY 2258 – Shelby County** – The plat proposes to divide the property into a 5.47 acre tract residual land area of 126.38 acres – The property is zoned X-2 and Agricultural
5. **Amended Agricultural Plat – S-1550-16 – Elmer Hunt Subdivision, Tracts 7 & 10 and Engle Farm Divided, Tract 2A – 1999 Hansborough Road, 2050 Hansborough Road & 200 Bob Rogers Road – Shelby County** – The plat proposes to divide Tract 10 into Tract 10A & Tract 10B, Tract 7 into Tract 7A & Tract 7 Residual, and consolidate Tract 2A, Tract 7A, Tract 10B and Parcel "A" into a new tract to be known as Tract 11 – The property is zoned Agricultural

D. DEVELOPMENT PLANS

1. **Amended Development Plan with Waiver Request – S-1551-16 – NIFCO – 380 Hudson Boulevard – Shelbyville** – The amended development plan proposes a 25,972 square feet building addition – Waivers requested are from Section 1505.D.2 to waive the planting of approximately 105 shrubs along approximately 500 feet of perimeter parking, Section 1506 to waive five (5) internal landscape islands, and

Section 1507.D to waive 22 shrubs along the right-of-way of Hudson Boulevard – The property is zoned Light Industrial (I-1)

E. BOND RELEASES

1. **Persimmon Ridge, Section 16** – Partial Release – Amount of Release
= \$16,200.00

IV. REPORT'S

1. August 2016 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
will be October 25, 2016 at 6:30 p.m.**