

TRIPLE *S* PLANNING COMMISSION

AGENDA

March 21, 2017
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. Election for Vice Chairman
- B. February 21, 2017 Regular Meeting Minutes
- C. February 2017 Financial Statement

II. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development – S-1566-17 – The Villas at Cardinal Club – Greens Drive – Simpsonville** – The Preliminary PUD proposes 54 Golf Villas with a density of 3.08 units per acre & 4.64 acres of Open Space – The property is zoned R-4, Multi-family Residential

B. DEVELOPMENT PLANS

- 1. **Development Plan – S-1564-17 – Evergreen AES – 1000 South First Street – Shelbyville** – The Development Plan proposes a three sided trailer storage building consisting of 10,010 square feet – The property is zoned A_C, Agricultural Commercial & I-1, Light Industrial with Conservation District Overlay
- 2. **Development Plan – S-1570-17 – Utility Safety & Design, Inc. – Hi Point Industrial Park, Tract 8B – Mt. Vernon Drive – Shelbyville** – The Development Plan proposes a 9,000 square feet warehouse with 3,000 square feet of office space and 6,000 square feet of warehouse on 1.94 acres – The property is zoned I-1, Light Industrial
- 3. **Development Plan – S-1572-17 – Shelbyville Business Park, Tract 14C – Everett Hall Road – Shelby County** – The Development Plan proposes a 87,500 square feet warehouse with 3,000 square feet of office

space and 84,500 square feet of warehouse on 11.59 acres – The property is zoned I-1, Light Industrial

C. SUBDIVISION PLATS

1. **Agricultural Plat – S-1567-17 – Humes Farm Divided – Haley Road – Shelby County** – The purpose of the plat is to divide the property into 3 tracts with a residual tract – The property is zoned Agricultural (A)
2. **Agricultural Plat – S-1568-17 – Ashby Property – Flood Road – Shelby County** – The purpose of the plat is to divide the property into 1 tract with a residual tract – The property is zoned Agricultural (A)
3. **Amended Agricultural Plat & Agricultural Plat – S-1569-17 – Clare Farm Divided, Tract 2B – 979 Henry Veech Road – Shelby County** – The purpose of the plat is to divide the property into Parcel B from Tract 1-A and combine with Tract 2 to create Tract 2B then create 2 new tracts from adjoining residual land and leave a residual tract with 70.62 acres – The property is zoned Agricultural (A)

D. BOND RELEASES

1. **Breas Crossing** – Partial Release – Amount of Release = \$109,800.00
2. **The Estates of Notting Hill, Section 2** – Partial Release = \$18,605.00

III. REPORT'S

1. February 2017 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be April 18, 2017 at 6:30 p.m.