

TRIPLE *S* PLANNING COMMISSION AGENDA

May 16, 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. April 18, 2017 Regular Meeting Minutes
- B. April 2017 Financial Statement

II. OLD BUSINESS

- 1. **Preliminary Plat with Waiver Request – S-1574-17 – Robertson Property – Marbrook Lane – Shelby County** – The purpose of the plat is to divide the property into 2 tracts and to request a waiver from Section 4.205 of the Shelby County Subdivision Regulations to eliminate the need for a circular turnaround – The property is zoned Residential (R)

III. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zone Change – Simpsonville Baptist Church – Z-408-17 – 7208 Shelbyville Road – VCFD to R-1 – Simpsonville** – A zone change request initiated by the Simpsonville City Commission for property located at 7208 Shelbyville Road from VCFD to R-1
- 2. **Zone Change with Waiver Request – James & Mary Jo Eberle – Z-409-17 – Old Seven Mile Pike – A to R-2 – Shelby County** – A zone change request by James & Mary Jo Eberle for property located on the east side of Old Seven Mile Pike, Shelbyville, KY (PVA Map No. 051-00-041 and 051-00-041A) between Woodfield Circle to the south and State Highway Garage Road (KY 2258) to the north from A to R-2 – A waiver request has also been filed from Section 4.900 of the Subdivision Regulations for Shelby County to reduce the amount of open space required

B. SUBDIVISION PLATS

1. **Preliminary Plat – S-1580-17 – Robin Place #2 – Blackwell Road – Shelby County** – The preliminary plat proposes to divide the property into 27 lots on 7.276 acres – The property is zoned Residential (R)
2. **Agricultural Plat – S-1582-17 – Quail Run Subdivision Lot 1A – Ditto Road – Shelby County** – The purpose of the plat is to divide the property into three (3) Tracts – The property is zoned Agricultural (A)
3. **Division Plat – S-1583-17 – Irwin Property, Tract B – State Highway Garage Road (KY 2258) & Old Seven Mile Pike – Shelby County** – The purpose of the plat is to divide the property into Tract B and a residual tract – The property is zoned General Interchange (X-2) and Agricultural (A)

C. DEVELOPMENT PLANS

1. **Development Plan with Waiver Request – S-1584-17 – Limestone Implement – Gordon Lane & Technology Drive – Shelby County** – The development plan proposes a 18,072 square feet building, a 5,000 square feet storage building, 45 parking spaces and gravel display areas for farm implements – The waiver request is from Section 1008, A. Paving and B. Curbing to allow the farm implement display areas to be gravel only (no curb & pavement) and the maintenance area not to have curbing around the asphalt area

D. BOND RELEASES

1. **Summersfield Place, Section 1** – Partial Release – Amount of Release = \$57,024.00
2. **Highlands of Summersfield, Section 1** – Partial Release – Amount of Release = \$54,228.00
3. **Zaxby's – Shelbyville – Landscaping** – Final Release – Amount of Release = \$16,000.00

IV. REPORT'S

1. April 2017 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be June 20, 2017 at 6:30 p.m.