

TRIPLE *S* PLANNING COMMISSION

AGENDA

June 20, 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. May 16, 2017 Regular Meeting Minutes
- B. May 25, 2017 Special Meeting Minutes
- C. May 2017 Financial Statement
- D. Request Approval to Surplus HP DesignJet 1050C Large Format Plotter, Model No. C6074A, Serial No. ESA9628114

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zone Change – Simpsonville Baptist Church – Z-408-17 – 7208 Shelbyville Road – VCFD to R-1 – Simpsonville
- 2. Zone Change with Waiver Request – James & Mary Jo Eberle – Z-409-17 – Old Seven Mile Pike – A to R-2 – Shelby County

III. NEW BUSINESS

A. SUBDIVISION PLATS

- 1. **Amended Final Planned Unit Development Plan – S-1585-17 – Simpsonville Commerce Center, Tract 7 – Aristocrat Court – Simpsonville** – The amended final planned unit development plan proposes to divide Tract 7 into Tract 7A and Tract 9 and to extend the right-of-way of Aristocrat Court – The property is zoned X-2 with BEQ Overlay
- 2. **Amended Plat – S-1586-17 – Robertson Property, Tract 1 Residual Tract – 130 Marbrook Lane – Shelby County** – The purpose of the plat

is to divide Tract 1 Residual Tract into Tract 1B and Tract 1C and to construct a temporary paved turnaround – The property is zoned Residential (R)

3. **Final Plat – S-1587-17 – The Highlands at Summersfield, Section 3 – Shelbyville** – The purpose of the plat is to plat Section 3 which consists of 24 lots, extend Birchwood Circle, Two Springs Drive and Windsong Court – The property is zoned R-4
4. **Final Plat – S-1588-17 – Town 'N' Country, Section 12 – Shelbyville** – The purpose of the plat is to plat Section 12 which consists of 21 lots and extends Cherokee Drive – The property is zoned R-1
5. **Agricultural Plat – S-1591-17 – Ballard Farm Divided, Tract A-1 – Shelby County** – The purpose of the plat is to divide Tract A-1 into Tract A-1a and combine with the LHB Investment Properties, LLC property and to also divide Tract A-1b – The property is zoned Agricultural
6. **Agricultural Plat – S-1593-17 – Roby Farm – Shelby County** – The purpose of the plat is to divide the property into Tract 4 and Parcel "A" with a 125 acre +/- residual – The property is zoned Agricultural

B. DEVELOPMENT PLANS

1. **Amended Development Plan Request – S-1590-17 – Rock of Ages Memorial Property – 502 Mt Eden Road – Shelby County** – The amended development plan proposes two additions to the building and 21 new parking spaces – The property is zoned IC & A with BEQ overlay
2. **Development Plan Request – S-1592-17 – Kingbrook Commerce Park, Lot 4 – 15 Kingbrook Parkway – Simpsonville** – The development plan proposes 120,375 square feet warehouse and 60 parking spaces and 9 loading spaces – The property is zoned I-1 with BEQ overlay

C. BOND RELEASES

1. **NIFCO – Phase 4** – Final Release – Amount of Release = \$24,742.00
2. **Windhurst, Section 2, Lots 7B-7H** – Partial Release – Amount of Release = \$372,157.79

IV. REPORT'S

1. May 2017 Monthly Report

ADJOURN

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