

TRIPLE *S* PLANNING COMMISSION AGENDA

October 24, 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. September 19, 2017 Regular Meeting Minutes
- B. September 20, 2017 Special Meeting Minutes
- C. September 2017 Financial Statement

II. NEW BUSINESS

A. TELECOMMUNICATION TOWERS

1. **Telecommunication Tower – S-1609-17 – New Cingular Wireless PCS, LLC d/b/a AT&T Mobility – Lebanon Road – Shelby County – Shelby County Tax Parcel # 104-00-020/Franklin County Tax Parcel # 006-00-00-001.01** – 225' Self-Support Tower with 15' Lightning Arrestor – The property is owned by Olli Snook & Roy Gene Snook – The property is zoned Agricultural (A)
2. **Telecommunication Tower – S-1610-17 – New Cingular Wireless PCS, LLC d/b/a AT&T Mobility – 996 Beechridge Road – Shelby County – Shelby County Tax Parcel # 106-00-014/Franklin County Tax Parcel # 010-00-00-003.00** – 225' Self-Support Tower with 15' Lightning Arrestor – The property is owned by Carolyn M. Rodgers – The property is zoned Agricultural (A)

B. SUBDIVISION PLATS

1. **Agricultural Plat with Variance Requests – S-1608-17 – Thomas Property Divided – Christianburg Road – Shelby County** – The request is to divide the property into two tracts – The variance requests are from Section 652.4 of the Shelby County Zoning Regulations to allow both tracts to each have 200.91' of road frontage instead of the required 250 feet (49.09'

variance), and to allow both tracts to exceed the 4:1 lot width to depth ratio
– The property is zoned Agricultural (A)

C. DEVELOPMENT PLANS

1. **Development Plan – S-1611-17 – Commerce Crossing, Lot 3 – Technology Drive – Shelby County** – The plan proposes a 10,000 square feet office/warehouse building on 2.43 acres – The property is zoned I-1
2. **Development Plan – S-1612-17 – 1530 Midland Trail – Shelbyville** – The plan proposes to demolish the existing building and gas canopy and construct a new 6,650 square feet retail building with 46 parking spaces (5,250 square feet retail space and 1,400 square feet restaurant with drive through) on 1.2 acres – Two waiver requests from Section 1013.D.2 and 1506.D to waive the landscape island between the drive-through stacking aisle and the by-pass aisle and to waive a terminal island in front of the restaurant for an outdoor seating area – The property is zoned C-2

D. TEXT AMENDMENTS

1. **T-0001-17 – Shelby County, Shelbyville and Simpsonville Zoning Regulations – Article V Nonconforming Lots, Structures and Uses, Section 530 Nonconforming Structures** – Text amendment initiated by the Planning Commission to allow alterations or additions to nonconforming structures so long as the alteration or addition complies with the standards

E. BOND RELEASES

1. **Osprey Cove, Section VI** – Partial Release – Amount of Release = \$209,050.00

III. REPORT'S

1. September 2017 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be November 21, 2017 at 6:30 p.m.