

TRIPLE *S* PLANNING COMMISSION

AGENDA

August 16, 2022

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 July 19, 2022 Regular Meeting
- B.** July 2022 Financial Statement
- C.** Election for Chairman
- D.** Authorizing Signatures on Financial Accounts – Removing Jake Smith and George Best and adding Michele Sileo and one additional Commissioner
- E.** Authorizing Approval to purchase a Ricoh IM C3000 Color Copier/Scanner/Printer with Paper Bank and Finisher/Stapler/Hole Punch

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1.** Zoning Map Amendment – Z-454-22 – Zoning Map Amendment – Gray Development – Gordon Lane – Agricultural (A) to Light Industrial (I-1) – Shelby County
- 2.** Zoning Map Amendment – Z-456-22 – Zoning Map Amendment – DJ Commercial Properties, LLC – 1101 Washington Street – Warehouse District (WH) to Highway Commercial (C-4) – Shelbyville
- 3.** Zoning Map Amendment – Z-457-22 – Zoning Map Amendment – Horizon Opportunities, LLC – 1121 & 1133 Washington Street – Warehouse District (WH) to Highway Commercial (C-4) – Shelbyville
- 4.** Zoning Map Amendment – Z-458-22 – Zoning Map Amendment – Maria & Cristono Acuna – 208 Lee Nor Mack Street – Warehouse District (WH) to Multi-family Residential District (R-4) – Shelbyville

B. ZONE CHANGES

- 1. Zoning Map Amendment – Z-451-22 – Key Homes, LLC – 161 Gloria Drive/Ranch Lane/Gerson Pike – Agricultural (A) & Residential (R) to Multi-family Residential (R-4) – Shelby County** – A zone change request by Key Homes, LLC, for property located at 161 Gloria Drive (2.7 acres) from Agricultural (A) and Residential (R) to Multi-family Residential (R-4).

**POSTPONED
UNTIL SEPTEMBER 20, 2022**

- 2. Zoning Map Amendment – Z-455-22 – Woda Cooper Development – Old Brunerstown Road – Light Industrial (I-1) to Multi-family Residential (R-4) – Shelby County** – A zone change request by Woda Cooper Development, Inc. for property located on north side Old Brunerstown Road approximately 500 feet east of the intersection with Winhurst way from Light Industrial (I-1) to Multi-family Residential (R-4).

WITHDRAWN

III. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. Amended Final Planned Unit Development with Waiver Request – S-1864-22 – Purnell Kentucky Street – 855 Kentucky Street – Shelbyville** – The Amended Final Planned Unit propose is to expand the existing building by 11,879 square feet. The waiver request is to provide 35 parking spaces instead of the required 97 parking spaces. The waiver request is from Section 1005 of the Shelbyville zoning regulations. The property is zoned Light Industrial (I-1).

B. SUBDIVISION PLATS

- 1. Amended Plat with Variance Request – S-1881-22 – Village Plaza Shopping Center – 18 Village Plaza – Shelbyville** – The purpose of the Amended plat is to amend Tract 4 and create Tracts 5 and 6 from Tract 1. The variance requests are for Tracts 4, 5, and 6 to be less than the required 22,000 square feet. The variance requests are from Section 674 of the Shelbyville Zoning Regulations. The property is zoned Neighborhood Business District (C-2).

C. BOND EXTENSION

- 1. Old Heritage, Section 1** – Bond posted on December 15, 2020 and the request is to extend to December 17, 2022. Section 5.402 of the Shelby County Subdivision Regulations requires all improvements to be completed within 18 months with an extension of an additional 6 months.

D. BOND RELEASES

1. **Old Mill Village, Section III** – Final Bond Release – Amount of Release = \$17,800.00
2. **Old Mill Village, Section IV** – Final Bond Release – Amount of Release = \$15,214.12
3. **Summersfield Place, Phase 2** – Final Bond Release – Amount of Release = \$67,110.00
4. **Highlands of Summersfield Place, Section 2** – Final Bond Release – Amount of Release = \$79,803.00
5. **Highlands of Summersfield Place, Section 3** – Final Bond Release – Amount of Release = \$147,375.00

E. REPORTS

1. July 2022 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be September 20, 2022 at 6:30 p.m.