

TRIPLE *S* PLANNING COMMISSION AGENDA

January 20, 2026
6:30 p.m.
Stratton Center
215 Washington Street, Shelbyville, Kentucky

Each agenda item will be presented to the Commission in the order that they appear on the agenda. At the time the agenda item is presented to the Commission, the Commissioner's may comment and ask questions. After the agenda item has been heard by the Commission, the floor will be open for public comments, concerns and/or questions, 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 agenda item presented. The Commissioner's will then vote on the motion. If the agenda 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. All public comments are limited to three (3) minutes.

CALL TO ORDER

I. GENERAL BUSINESS

- A. Minutes from December 16, 2025, Regular Meeting
- B. December 2025 Financial Statement
- C. Election of Officers for 2026

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zone Change, Conditional Use Permit & Waiver Request – Z-493-25 – EG Ventures, LLC – 54 Just A Mere Lane – Simpsonville
- 2. Zone Change & Preliminary Plat – Z-495-25 & S-2042-25 – CMV Properties, LLC – 30 Elizabeth Lane & Back Creek Road – Shelby County

III. NEW BUSINESS

A. ZONE CHANGE

- 1. **Zone Change & Preliminary Plat – Z-496-26 & S-2048-26 – Calport Properties, LLC – 1468 Waddy Road – Shelby County** – The zone change request is for 38.7 acres from Agricultural (A) to Light Industrial (I-1). The preliminary plat proposes to divide the 170.058 into 7 lots.

B. PRELIMINARY PLAT

- 1. **Preliminary Plat – S-2047-26 – Bluegrass Fields – 161 Gloria Drive – Shelby County** – The preliminary plat proposes 138 lots on 49 acres. The property is zoned Medium Density Residential (R-3)

C. WAIVER REQUEST

- 1. **Waiver Request – S-2046-26 – Thompson Farm – 5300 Chapman Ridge Road – Shelby County** – The waiver request is from Article 4, Section 4.301 of the Shelby County Subdivision Regulations to allow the creation of lots without public road frontage. The property is zoned Agricultural (A).

**POSTPONED
UNTIL FEBRUARY 17, 2026**

D. TEXT AMENDMENT

1. **Text Amendment – T-0001-26 – Shelbyville Zoning Regulations; Article II, Terms and Definitions; Article VI – Establishment of Zones, Table 6; Article VIII General Zone Regulations for Lots and Yards, add Section 833 and Section 891**

E. BOND RELEASES

1. **Catalpagreen** – Final Bond Release – Amount of Release = \$2,145.00
2. **Heng Retail** – Partial Bond Release – Amount of Release = \$2,874.00
3. **Pheasant Glen, Section 2** – Partial Bond Release – Amount of Release = \$21,000.00

IV. REPORTS

1. December 2025 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be February 17, 2026 at 6:30 p.m.