

TRIPLE *S* PLANNING COMMISSION AGENDA

March 18, 2025

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 January 21, 2025 Regular Meeting
- B. January 2025 Financial Statement
- C. February 2025 Financial Statement

II. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zone Change, Preliminary Plat and Preliminary Planned Unit Development – Z-487-25 & S-2006-25 – Alter Development, LLC (Applicant) and Aulbach Pence, LLC (Owner) – 833 Harrington Mill Road – Shelbyville** – The zone change request is from Agricultural (A) to Neighborhood Business District (C-2), Medium Density Residential District (R-3) & Multi-Family Residential District (R-4). The preliminary subdivision plat proposes 223 single-family lots on 54.08 acres. The proposed R-3 zone proposes 137 single-family lots and the proposed R-4 zone proposes 82 single-family lots. The preliminary planned unit development proposes 276 multi-family apartment units on 14.09 acres proposed to be zoned R-4 and a commercial development on 4.11 acres proposed to be zoned C-2.

B. WAIVER REQUESTS

- 1. **Waiver Request – S-2003-25 – Mike Shelbyville, LLC – 50 Brighton Boulevard – Shelbyville** – The waiver request is from Section 1506.g of the Shelbyville Zoning Regulations to allow the two interior parking islands to be concrete instead of planting the required landscaping. The property is zoned General Interchange (X-2).

C. SUBDIVISION PLATS

- 1. **Amended Preliminary Plat – S-2004-25 – Discovery Point Subdivision – Grand Communities, LLC – Discovery Boulevard – Shelbyville** – The amended preliminary subdivision plat proposes to reduce the number of lots from 421 to 408 lots. The property is zoned Multi-Family Residential District (R-4).

- 2. Preliminary Plat with Waiver Request – S-2005-25 – Long Ridge Farm Subdivision – 1295 Locust Grove Road – Shelby County** – The preliminary subdivision plat proposes 18 lots on 104.36 acres and the waiver request is from Section 4.205 of the Shelby County Subdivision Regulations to waive the maximum length of a permanent dead-end road from 1,000 feet in length to be 4,718 feet in length. The property is zoned Agricultural (A).

D. OTHER BUSINESS

- 1. Discussion – Minor Plat – HBK Properties, LLC – 1128 Chatman Lane – Spencer County/Shelby County Line**

E. BOND RELEASES

- 1. Caliber Collision** – Final Bond Release – Amount of Release = \$28,374.50
- 2. Gray Development Logistics Drive** – Partial Bond Release – Amount of Release = \$1,880,852.16
- 3. Gray Development, Lot 1, Building 1** – Final Bond Release – Amount of Release = \$102,000.00
- 4. Saddlebred Park Apartments (Smithfield Road)** – Final Bond Release – Amount of Release = \$108,525.00

III. REPORTS

- 1. January & February 2025 Monthly Reports**

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
April 15, 2025 at 6:30 p.m.**