

TRIPLE S PLANNING COMMISSION AGENDA

August 19, 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 the discussion is complete, a motion will be made 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 June 17, 2025, Regular Meeting
- B. June & July 2025 Financial Statement

II. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zone Change – Z-491-25 & S-2028-25 – Zone Change and Preliminary Planned Unit Development – TDA Properties, Inc. (Owner) & Blue Steel Development (Applicant) – 93 & 179 Logan Staton Road and 2539, 2933 & 3015 Taylorsville Road – Shelbyville** –The zone change is from Agricultural (A) to Light Industrial (I-1) for property located at 93 & 179 Logan Staton Road and 2539, 2933 & 3015 Taylorsville Road, Shelbyville, KY. The Preliminary Planned Unit Development (PUD) proposes a large-scale industrial complex with three (3) lots on 199.96 acres. No development plans are proposed for Lots 1 and 2, but Lot 3 proposes three (3) buildings with 1,804,450 square feet of building area, 556 parking spaces and 972 tractor trailer parking spaces.

B. SUBDIVISION PLATS

- 1. **Amended Agricultural Plat with two Variance Requests – S-2027-25 – Chadwell Property, Tract 1A – Edward & Melissa Dans – 1130 Hannah Road – Shelby County** – The amended agricultural plat proposes to consolidate Tract 1A and Tract 2 into a new 24.86-acre tract to be known as Tract 1B. The applicant is requesting a 5.34 feet front yard setback variance and a 14.45 feet side yard setback variance to allow an existing structure to be 94.66 feet and 10.55 feet from the front and side property lines instead of the required 100 feet and 25 feet setback requirements. The variance requests are from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

C. BOND RELEASES

- 1. Church of Anunciation Parking Lot– Final Bond Release – Amount of Release = \$9,456.00
- 2. Kingbrook, Lot 9 – Final Bond Release – Amount of Release = \$18,000.00

3. Kingbrook, Lot 11– Final Bond Release- Amount of Release = \$64,385.00
4. Mulberry Heights – Final Bond Release – Amount of Release = \$30,051.10
5. Murphy Oil USA, Inc – Final Bond Release – Amount of Release = \$207,940.00
6. Prodigy Retail Center – Final Bond Release – Amount of Release = \$20,00.00

III. REPORTS

1. June & July 2025 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission is
September 16, 2025 at 6:30 p.m.**