

# TRIPLE S BOARD OF ADJUSTMENTS & APPEALS AGENDA

February 26, 2026

6:00 p.m.

Stratton Community Center  
215 Washington Street, Shelbyville, Kentucky

## CALL TO ORDER

## GENERAL BUSINESS

1. Approval of December 4, 2025 Meeting Minutes
2. Election of Officers
3. Board Deadlines and Meeting Dates

## OLD BUSINESS

1. **Conditional Use Permit – Docket #916-10-20 – Gary and Kathi Remmers – 1434 McMakin-McMullan Road – Shelby County** – The Conditional Use Permit is for a Recreational Facility (Event Venue/Wedding Barn) for up to 350 people that was previously denied by the Triple S Board of Adjustments and Appeals on December 10, 2020. The Board has been ordered by the Commonwealth of Kentucky, Shelby Circuit Court, Judge Melanie H. Brummer Order issued on December 9, 2025 per Civil Action Number 21-CI-00006, to **reconsider/vote** on the Remmers' application. The request was from Section 652.1g of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).  
**POSTPONED INDEFINITELY**
2. **Variance Request – Docket #1112-01-26 – Michael & Lana Stallard – 4212 Mink Run Road – Shelby County** – The request is for a 43-foot variance to allow an existing garage to be 57 feet from the front property line instead of the 100-foot requirement for property located at 4212 Mink Run Road, Frankfort, KY. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
3. **Variance Request – Docket #1113-01-26 – Quadrant Shelbyville, LLC – 2300 Shelbyville Road – Shelby County** – The request is for a 50-foot front yard setback variance to allow the proposed structure to be 50 feet from the front property line instead of the 100-foot requirement. The request is from Section 812 of the Shelby County Zoning Regulations. The property is zoned Interchange (IC).
4. **Conditional Use Permit – Docket #1114-01-26 – Alicia Bosela – 400 Waddy Road – Shelby County** – The request is for a Temporary Use (PawPaw Party' Festival with workshops (Repeat Annually). The request is from Section 652.2e and/or 891 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
5. **Variance Request – Docket #1115-01-26 – Huel & Susan Watkins and Shawn & Brandie Watkins – 930 Ollie Brown Road – Shelby County** – The request is for a 36.2-foot front yard setback variance to allow an existing garage to be 13.8 feet from the front property line instead of the 50-foot requirement. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

- 6. Variance Request – Docket #1116-01-26 – John & Melissa Jurcy – 3178 Squire Circle – Shelby County** – The request is for a 4-foot side yard setback variance to allow an existing deck to be 3 feet from the side property line instead of the 7-foot requirement. The request is from Section 666.4 of the Shelby County Zoning Regulations. The property is zoned Medium Density Residential (R-3).

#### **NEW BUSINESS**

- 1. Conditional Use Permit – Docket #1117-02-26 – Tonya & Donald Ruzanka (owner) and David Scott & Michele Brown (applicant) – 9717 Eminence Pike – Shelby County** – The Conditional Use Permit is for a Recreational Facility (Event Center/Wedding Barn). The request is from Section 652.2g of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
- 2. Amended Conditional Use Permit & Variance Request – Docket #1118-02-26 – Elmburg Baptist Church – 11301 Elmburg Road – Shelby County** – The Amended Conditional Use Permit is to add a Fellowship Hall and the Variance Request is for a 33 feet front yard setback variance to build the fellowship hall 17 feet from the front property line instead of the required 50 feet. The Amended Conditional Use Permit request is from Section 435 and the variance request is from Section 812 of the Shelby County Zoning Regulations. The property is zoned Unincorporated (U).

**CLOSED SESSION** – Pursuant to KRS 61.810(1)(c) Discussions of proposed or pending litigation against or on behalf of the public agency.

#### **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be March 26, 2026 at 6:00 p.m. in the Stratton Center**