

TRIPLE *S* PLANNING COMMISSION AGENDA

April 15, 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 March 18, 2025 Regular Meeting
- B. March 2025 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 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) – Ruble Farm – 833 Harrington Mill Road – Shelbyville**

B. SUBDIVISION PLATS

- 1. **Preliminary Plat with Waiver Request – S-2005-25 – Long Ridge Farm Subdivision – 1295 Locust Grove Road – Shelby County** – The preliminary subdivision plat proposes 12 lots on 10.6 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), Table 1 at the March 18, 2025 meeting.

III. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zone Change – Z-488-25 – GJK Holdings – Haven Hill Road & Freedom's Way – Shelbyville** – The zone change is from Agricultural (A) & Light Industrial (I-1) to Highway Commercial (C-4) for property located at the intersection of Haven Hill Road and Freedom's Way (PVA Map No. 040-00-010E/040C-00-026A). The total area requested to be rezoned is 2.53 acres.

**POSTPONED
UNTIL MAY 20, 2025**

B. BOND RELEASES

1. **Newcomb Oil** – Final Bond Release – Amount of Release = \$124,656.00
2. **E Leet Stone** – Partial Bond Release – Amount of Release = \$12,577.00

III. REPORTS

1. **March 2025 Monthly Reports**

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
May 20, 2025 at 6:30 p.m.**