

TRIPLE S PLANNING COMMISSION AGENDA

June 17, 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 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 May 20, 2025 Regular Meeting
- B. May 2025 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zone Change with Variance Request – Z-489-25 – Wells Property Solutions, LLC and Self-Made Investing, LLC – Petry Street – R-2A to RRD – Shelbyville
- 2. Zone Change – Z-490-25 – Estate of Sandra Lee Pope – 1891 Flood Road – A to RE – Shelby County

B. SUBDIVISION PLATS

- 1. **Preliminary Plat with Waiver Request – S-2005-25 – Long Ridge Farm Subdivision – 19 Locust Grove Road – Shelby County** – The preliminary plat proposes 18 lots on 104.3 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 4,758 feet in length. The property is zoned Agricultural (A). Tabled at the March 18, 2025 meeting.

III. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development – #S-2017-25 – LDG Holdings, LLC – Freedom's Way – Shelbyville** – The preliminary planned unit development proposes 264 multi-family units on 24.95 acres. The property is zoned Multi-Family Residential (R-4) with BEQ overlay.

B. WAIVER REQUESTS

- 1. Waiver Requests – #S-2018-25 – A-1 Built Sheds of Shelbyville – 920 Frankfort Road – Shelby County** – The waiver request is to waive the requirement for asphalt and curbing in the vehicle use area and allow gravel only. The waiver request is from Section 1008.A & B of the Shelby County Zoning Regulations. The property is zoned Commercial (C) and Agricultural (A) with BEQ Overlay.
- 2. Waiver Requests – #S-2022-25 – Process Machinery, Inc – North Laydown Lot –Isaac Shelby Drive – Shelby County** – The first waiver request is from Section 1008.A of the Shelby County Zoning Regulations to waive the asphalt or concrete parking and loading area. The second waiver request is from Section 4.203 of the Shelby County Zoning Regulations to waive installing a sidewalk along Isaac Shelby Drive. The property is zoned Light Industrial (I-1).

C. BOND RELEASES

- 1. Murphy Oil USA, Inc.** – Partial Bond Release – Amount of Release = \$14,883.00
- 2. Windhurst, Section 2, Lots 7B-7H** – Partial Bond Release – Amount of Release = \$92,695.23

IV. REPORTS

1. May 2025 Monthly Report

ADJOURN

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