

TRIPLE *S* PLANNING COMMISSION AGENDA

December 16, 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 November 18, 2025, Regular Meeting
- B.** November 2025 Financial Statement
- C.** 2026 Budget Approval
- D.** 2025 Resolution Employee Holiday Pay
- E.** Commission Filing Deadlines & Meeting Dates

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zone Change & Variance Request & Waiver Request – Z-494-25 – Oldacre McDonald – 304 and 308 Frankfort Road – Shelby County – Residential (R) to General Commercial (C-3)**

B. ZONE CHANGE

- 1. Zone Change, Conditional Use Permit & Waiver Request – Z-493-25 – EG Ventures, LLC – 54 Just A Mere Lane – Simpsonville –** The zone change request is from Residential Urban Neighborhood (RU-5) to Commercial Neighborhood (CN). A conditional use permit for Outside Storage of live plants and outdoor products (Table 6.17, Simpsonville Zoning Ordinance). A waiver requested to waive the asphalt/concrete and curb requirement for the additional parking above the minimum requirement, outdoor storage, and delivery/pickup (Section 7.2(G1 and 2(G2), Simpsonville Zoning Ordinance).

III. NEW BUSINESS

A. ZONE CHANGE

- 1. Zone Change & Preliminary Plat – Z-495-25 & S-2042-25 – CMV Properties, LLC – 30 Elizabeth Lane & Back Creek Road – Shelby County –** The zone change request is from Agricultural (A) to Residential Estates (RE). The preliminary plat proposes six one acre lots and two fifteen acre lots.

B. BOND RELEASES

- 1. Ardmore Crossing, Section #1** – Partial Bond Release – Amount of Release = \$47,001.49
- 2. Ardmore Crossing, Section #2** – Partial Bond Release – Amount of Release = \$31,175.00
- 3. Ardmore Crossing, Section #3A – Partial Bond Release** – Amount of Release = \$11,000.00
- 4. Ardmore Crossing, Section #3B – Partial Bond Release** – Amount of Release = \$12,500.00
- 5. Ardmore Crossing, Section #3C – Partial Bond Release** – Amount of Release = \$38,500.00
- 6. Frankfort Road Convenience Store – Partial Bond Release** – Amount of Release = \$8,552.00

IV. REPORTS

- 1.** November 2025 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be January 20, 2026 at 6:30 p.m.