

# TRIPLE *S* PLANNING COMMISSION

## AGENDA

July 17, 2007  
6:30 p.m.  
Stratton Community Center  
215 Washington Street, Shelbyville, Kentucky

### I. GENERAL BUSINESS:

- A. Minutes from the June 19, 2007 Regular Meeting ..... **Tab 1**
- B. Findings of Fact and Transcript..... **Tab 2**
  - 1. Z-365-07 – Omni Source Corporation (Joyes Station Road)
- C. May 2007 Financial Statement ..... **Tab 3**
- D. 2007 Budget Amendment #1..... **Tab 4**

### II. APPLICATIONS:

- A. **Zone Change – Z-364-07 – The Village at Northridge** – AG (Agricultural) to R-2 (Low Density Residential) & C-2 (Neighborhood Business District) – Northridge Development, LLC, Owners/Applicant – Property located at 738 LaGrange Road in unincorporated Shelby County – 53.77 ± Total Acres ..... **Tab 5**
- B. **Preliminary Plat – S-1137-07 – New Estate Farm** – New Estate Farm, LLC, Owner/Applicant – Property located on the northside of Shelbyville Road at the Shelby County/Jefferson County line in unincorporated Shelby County – 17 Lots – 102.56 ± Total Acres – Four (4) Waivers Requested (1) Length of Cul-de-sac street exceeds 1,000 feet {Section 4.205 Subdivision Regulations}, (2) Tracts 5, 6 & 14 have less than the required 250 feet of road frontage {Section 652 Zoning Regulations}, (3) Tracts 6 & 14 have less than 250 feet at the building limit {Section 652 Zoning Regulations}, (4) Required roadway width requested to be 24 feet (Section 4.206 Subdivision Regulations) ..... **Tab 6**
- C. **Agricultural Division (Amended) – S-1135-07 – Hundley Fox Run Farms, Tract 5** – Mike Birchfield, Owner/Applicant – Property located on Fox Run Road in unincorporated Shelby County – 1 New Tract Created – 29.18 ± Total Acres..... **Tab 7**
- D. **Agricultural Division – S-1136-07 – Burks Farm Divided** – Mary Burks, Owner/Applicant – Property located on Joyes Station Road in unincorporated Shelby County – 1 New Tract Created – 22.51 ± Total Acres..... **Tab 8**

- E. **Agricultural Division (Amended) – S-1138-07 – Pine Meadows, Lot 1**  
– Marvin Maeser (MILLMAR, LLC), Owner/Applicant – Property located at the intersection of Pine Meadows Drive & Conner Station Road in unincorporated Shelby County – No New Tracts Created – 66.205 ± Total Acres.....**Tab 9**
  
- F. **Agricultural Division – S-1139-07 – Ritchey Property Divided, Tract A, Tract B, Tract 1** – Edward & Alice Ritchey, Owners/Applicants – Property located at 1711 Woodlawn Road in unincorporated Shelby County – 1 New Tract Created – 16.652 ± Total Acres .....**Tab 10**
  
- G. **Amendment Plat – S-1140-07 – Brighton Business Center, Section II, Lots 15 & 16** – Roberts & Smith, LLC, Owner/Applicant – Property located at the intersection of KY 55 South & Brighton Boulevard in the City of Shelbyville – 1 New Lot Created – 4.094 ± Total Acres .....**Tab 11**
  
- H. **Development Plan – S-1141-07 – Brighton Business Center, Section II, Lot 16B** – Roberts & Smith, LLC, Owner/Applicant – Property located at the intersection of KY 55 South & Brighton Boulevard in the City of Shelbyville – 0.97 ± Total Acres.....**Tab 12**
  
- I. **Development Plan – S-1143-07 – Shelby Business Park, Tract 12-A** – Lorenz Properties, LLP, Owner/Applicant – Property located on Isaac Shelby Drive in unincorporated Shelby County – 2.40 ± Total Acres .....**Tab 13**

**III. Other Business:**

- A. Bond Releases .....**Tab 14**
  - 1. Meadowbrook, Section 3, Phase II – Partial Release of Roadway & Drainage – Amount of Release = \$34,721.00
  - 2. The Reserves at Twin Springs – Partial Release of Roadway & Drainage – Amount of Release = \$410,246.45
  - 3. Hidden Creek Woods, Section 1 – Partial Release of Roadway & Drainage – Amount of Release = \$5,000.00
  - 4. Payton Place – Final Release of Roadway & Drainage – Amount of Release \$6,721.00 plus interest
  - 5. Threlkeld Property – Final Release of Sanitary Sewer – Amount of Release \$2,000.00 plus interest
  
- B. Executive Director's Report