



**City of La Grange
City Council Meeting
October 5, 2026, at 6:30PM EST/ 5:30PM CST
City Hall Building- 307 W. Jefferson Street**

- 1. WELCOME**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL OF COUNCIL MEMBERS**
- 4. APPROVAL TO ALLOW ATTORNEY JEFF ADAMSON TO ACT AS LEGAL COUNCIL IN PLACE OF ATTORNEY BEACH CRAIGMYLE.**
- 5. APPROVAL OF OCTOBER 5, 2026, AGENDA**
- 6. APPROVAL OF MINUTES FROM SEPTEMBER 8, 2026, CITY COUNCIL MEETING**
- 7. CITY ADMINISTRATION- CINDY ALVANO**
 - PAYABLES
 - FINANCIAL REPORT-2026-2027 F/Y TRIAL BALANCES
 - BANK BALANCES AND INVESTMENT REPORT
- 8. PUBLIC COMMENT**

*Residents wishing to speak in regard to the Historic District Guidelines can speak at this time.
- 9. MAIN STREET DIRECTOR'S REPORT-SARAH GARRETT**
- 10. LAGRANGE UTILITIES REPORT-SCOT TREECE**
- 11. SECOND READING AND PUBLIC HEARING OF ORDINANCE NO.19-SERIES 2026**

AN ORDINANCE AMENDING THE ZONING MAP FOR PROPERTY AT 311 W. JEFFERSON STREET AND 312 W. MAIN STREET (THE RADCLIFFE INN)
- 12. INTRODUCTION OF ORDINANCE NO. 20-SERIES 2026 FOR FIRST READING-**

AN ORDINANCE AMENDING CHAPTER 40.02 METHODS OF PROCUREMENT.
- 13. INTRODUCTION OF ORDINANCE NO. 21-SERIES 2026 FOR FIRST READING-**

AN ORDINANCE AMENDING ORDINANCE NO.8, SERIES 2025, ESTABLISHING AN ENTERTAINMENT DESTINATION CENTER, TO ADJUST OPERATIONAL HOURS ON DAYS OF LARGE EVENTS.

14. COMMITTEE REPORTS

- **PARKS & RECREATION- TREY KAMER**
- **ORDINANCE COMMITTEE- LAURA TAYLOR**
- **BUDGET COMMITTEE-ANDREA MANCINI**
- **ECONOMIC & COMMUNITY DEVELOPMENT-JASON KINSER**

15. PUBLIC COMMENT

16. OPEN DISCUSSION RELATED TO ANY OLD BUSINESS

17. OPEN DISCUSSION RELATED TO ANY NEW BUSINESS

18. EXECUTIVE SESSION-PURSUANT TO KRS 61.810(1)(C) FOR DISCUSSION OF PROPOSED OR PENDING LITIGATION ON BEHALF OF THE CITY REGARDING RECOVERY OF FUNDS.

19. ANNOUNCEMENTS-

- **NEXT REGULAR SCHEDULED CITY COUNCIL MEETING WILL BE MONDAY NOVEMBER 2, 2026.**

20. ADJOURNMENT

CITY OF LA GRANGE, KENTUCKY
ORDINANCE NO. 19, SERIES 2026

AN ORDINANCE AMENDING THE ZONING MAP FOR
PROPERTY AT 311 W. JEFFERSON STREET AND 312 W.
MAIN STREET (THE RADCLIFFE INN)

WHEREAS, an application was filed for a zoning map amendment and legislative body review for real property in the City of La Grange at 311 W. Jefferson Street and the adjoining property at 312 W. Main Street; and

WHEREAS, the Oldham County Planning Commission, in Docket PZ-26-008, held a public hearing and recommended that 311 W. Jefferson Street be rezoned from R-4 Residential District to C-2 Commercial District and that 312 W. Main Street be rezoned from R-4 Residential District to C-N Community-Neighborhood District; and

WHEREAS, City Council has received that map-amendment recommendation and the Commission's KRS 100.213 findings supporting it; and

WHEREAS, the approved minutes of that hearing are on file in the office of the City Clerk as part of the legislative record of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA GRANGE, KENTUCKY:

Section 1. The following properties are rezoned:

(a) 311 W. Jefferson Street, La Grange, Kentucky, containing approximately 0.563 acres, more particularly described in the deed of record in the office of the Oldham County Clerk (Parcel No. 46-L.4-04-8), from R-4 Residential District to C-2 Community Business District.

(b) 312 W. Main Street, La Grange, Kentucky, containing approximately 0.266 acres, more particularly described in the deed of record in the office of the Oldham County Clerk (Parcel No. 46-L.4-04-7), from R-4 Residential District to C-N Commercial-Neighborhood District.

Section 2. Council accepts the Planning Commission's recommendation on the map amendments in Section 1 and adopts the Commission's findings of fact solely as they relate to those map amendments under KRS 100.211 and KRS 100.213, to wit: the existing zoning classification given to the property is inappropriate and the proposed zoning is appropriate because the prior use has been commercial since 1935 and because the evidence and testimony provided shows that it does comply with the objectives of the comprehensive plan and is good for the community and county.

Section 3. This ordinance is limited to the zoning map amendments in Section 1. Parking requirements, development-plan approval, and any binding elements, waiver or variance are not before this Council and are not adopted, ratified, or modified by this ordinance.

Section 4. The Official Zoning Map shall be amended to reflect Section 1.

Section 5. This ordinance shall take effect upon publication as required by KRS 83A.060 and KRS Chapter 424.

FIRST READING: _____

SECOND READING: _____

VOTE: _____

SO APPROVED THIS ____ DAY OF _____, 2026

MAYOR, CITY OF LA GRANGE

ATTEST:

LA GRANGE CITY CLERK

2026-19 RADCLIFFE INN R2wpd.wpd2026-19 RADCLIFFE INN R2wpd.wpd



Oldham County Planning and Development Services
Application for Legislative Body Review

Oldham County
AUG 18 26
Planning &
Development

For Staff Use Only:			
Date: _____	Docket No.: _____	Staff: _____	Fee: <u>\$710</u> <u>(K#) 106</u>
Ordinance #: _____	1 st Reading: _____	2 nd Reading: _____	

This application must be submitted in person at the Planning and Development Services Office.

Legislative Body: ☐ Fiscal Court ☐ Crestwood ☒ LaGrange ☐ Pewee Valley

General Information: (A separate application must be submitted for each individual request.)

Project Name: The Radcliffe Inn

Project Address: 311 W Jefferson Street / 312 V-Main St

Planning Commission Docket Number(s): PZ-26-008

Planning Commission Review Date(s): July 28, 2026

Total Site Acreage: 0.563 & 0.266 Parcel ID 46-L4-04-8 & 46-L4-04-7

Current Land Use: Funeral Home Proposed Land Use: Hotel & Event Space

Current Zoning: R-4 Proposed Zoning: C-2 & C-1

Proposed Number of Lots/Units: N/A

Signatures:

Owner(s):
Name: J & R Consulting Inc Signature: Lucy M. Nickolls
Address: 3014 Shaded Creek Ct. LaGrange, Ky 40031
Phone: 502-262-3907 Email Address: lucym526@gmail.com

Applicant(s): (if other than owner)
Name: The Radcliffe Inn Signature: Nathan Merrell
Address: 4705 Saddlers Mill Rd. LaGrange, KY 40031
Phone: 502-751-5580 Email Address: merrell.nathan@merrellconstruction.net

Contact: (if other than owner)
Name: Nathan Merrell Signature: Nathan Merrell
Address: 4705 Saddlers Mill Rd. LaGrange, KY 40031
Phone: 502-751-5580 Email Address: merrell.nathan@merrellconstruction.net

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OLDHAM COUNTY
PLANNING & DEVELOPMENT SERVICES
100 WEST JEFFERSON STREET, SUITE 3, LAGRANGE, KENTUCKY 40031
OFFICE 502-222-1476 • FAX 502-222-3213
WWW.OLDHAMCOUNTYKY.GOV

Staff Packet

Zoning Map Amendment Radcliffe Inn

The following documents are the Staff Packet for the Zoning Map Amendment for 311 W Jefferson & 312 W Main. This includes:

1. Letter to Mayor
2. Staff Report
3. Application
4. Plan
5. Planning Commission Minutes
6. TRC Minutes
7. Community Meeting Minutes

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Date: August 19, 2026

To: Mayor Joe Davenport
307 W. Jefferson St.
La Grange, KY 40031

RE: Docket PZ-26-008
Radcliffe Inn
311 W. Jefferson St.

Dear Mayor Davenport,

In an effort to make sure items are heard by the legislative bodies in a timely manner, we are sending you notice of this approved docket item.

On July 28, 2026, the Oldham County Planning and Zoning Commission heard at a public hearing, a request for a Zoning Map Amendment on the above referenced docket. The motion to approve the Zoning Map Amendment carried. I have attached a portion of the meeting minutes for this item. They are a draft as the Planning Commission will not meet again until August 25th.

Please tentatively place this item on the docket for the first reading on September 8, 2026, and for the second reading/public hearing on October 5, 2026. Thank you for your assistance and please advise as to other information needed.

Sincerely,

John W. Hine

John Hine
Planner 1
Oldham County Planning and Development

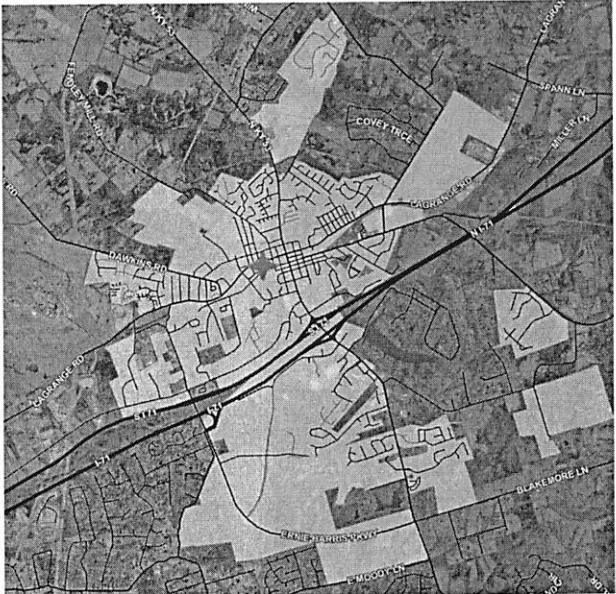
Cc: Beach Craigmyle, La Grange City Attorney



City of La Grange City Council

October 5, 2026

Summary of Application:

Docket:	Ordinance No. 19-2026	
Request:	Zoning Map Amendment	
Applicant:	Radcliffe Inn	
Location:	311 W Jefferson St. & 312 W. Main St.	
Existing Land Use:	Commercial, Former Funeral Home	
Existing Zoning:	R-4, Residential	
Proposed Zoning:	C-2, Community Business District & C-N, Commercial Neighborhood District	
Total Site Size:	0.563-acres & 0.266-acres	
Tax Parcel:	46-L.4-04-7, 46-L.4-04-8	

Surrounding Zoning:

North – Land Use: Commercial & Residential
Zoning: C-1, C-N, R-4

East – Land Use: Commercial
Zoning: R-4

South – Land Use: Residential
Zoning: R-4, R-2A

West – Land Use: Commercial & Residential
Zoning: R-4

Site History:

311 W. Jefferson St.

- On August 18, 2003, the La Grange Board of Adjustments considered Docket 3644 filed by Radcliffe Funeral Home. The funeral home requested a front yard setback variance for a sign and a variance in the total sign area. The front yard setback variance passed on a vote of 4-0. The variance in sign area failed on a vote of 2-2.

- On July 28th, 2026, Oldham County Planning Commission voted to recommend approval of a zoning map amendment from R-4, Residential District, to C-2, Community Business District with a vote of 12-0 (PZ-26-008). The Planning Commission subsequently voted to approve a Preliminary Development Plan for a Boutique Hotel and Event Space with a vote of 12-0 (PZ-26-008) and a Waiver of Minimum Parking requirements with a vote of 8-4 (PZ-26-008).

312 W. Main St.

- On September 27, 1973, the property owner applied for a building permit for off-street parking "for the convenience of callers to the Adkins Radcliffe Funeral Home". The applicant also applied for a Special Use Permit for Off-Street Parking.
- On November 29, 1983, the La Grange Board of Adjustments considered Docket 1201 filed by Home & Health Care Services Inc. The applicant requested a front yard setback variance for a sign and a variance in the total sign area. Both requests were approved in one motion.
- On July 28, 2026, Oldham County Planning Commission voted to recommend approval of a zoning map amendment from R-4, Residential District to C-N, Commercial Neighborhood District in a vote of 12-0(PZ-26-008).

Case History:

Neighborhood Meeting: 2/26/2026, 3/13/2026

TRC: 4/15/2026

Planning Commission Hearing: 7/28/2026

First Reading: 9/8/2026

Adjoining Property Owner Notices Mailed: 9/14/2026

Sign Posted on Property: 9/21/2026

Public Notice Appeared in Oldham Era: 9/14/2026

Second Reading: 10/05/2026

Conformance with Comprehensive Plan:

See applicant's statement of compliance.

The Oldham County Future Land Use Map (2025) predicts that the use of the tract addressed 311 W. Jefferson St. will be Commercial and 312 W. Main St. will be residential.

Conformance with Zoning Ordinance:

The proposed plan meets all standards in the Oldham County Zoning Ordinance, with the exception of the requested waiver.

Agency Comments:

See TRC comments in staff packet.

Notes:

1. The applicant is seeking a Zoning Map Amendment for the property at 311 W. Jefferson from R-4, Residential District, to C-2, Community Business District, to allow for the proposed boutique hotel and event center
2. According to Oldham County Comprehensive Zoning Ordinance Section 170-010, the purpose of the C-2, Community Business District is to provide for retail shopping and personal service uses, shopping goods and household services for a population considerably larger than that served by local business districts.
3. The applicant is seeking a Zoning Map Amendment for the property at 312 W. Main St. from R-4, Residential District, to C-N, Commercial Neighborhood District.
4. According to the Oldham County Comprehensive Zoning Ordinance Section 140-010, the purpose of the C-N, Commercial Neighborhood Zoning District is to promote the reuse of structures located in urban areas of Oldham County that have been constructed for mixed commercial and residential use, which may be currently under used or vacant, and which are located at street corners or on blocks with a significant number of retail business uses.
5. The preliminary development plan approved at Planning Commission proposes a renovation of the existing building and an addition for event space. The event space is proposed to be 3,467 square feet.
6. The building on 312 W. Main Street proposes to be used for office space.
7. The property falls within the La Grange Historic District and plans for the addition may require review by the Historic District Commission.



Oldham County Planning and Development Services
Application for Legislative Body Review

Oldham County
AUG 18 26
Planning &
Development

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Date: _____	Docket No.: _____	Staff: _____	Fee: \$710 (K#106)
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This application must be submitted in person at the Planning and Development Services Office.

Legislative Body: ☐ Fiscal Court ☐ Crestwood ☒ LaGrange ☐ Pewee Valley

General Information: (A separate application must be submitted for each individual request.)

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 Project Address: 311 W Jefferson Street / 312 V Main St
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 Proposed Number of Lots/Units: N/A

Signatures:

Owner(s):
 Name: J&R Consulting Inc Signature: Joseph R. Nickottes
 Address: 3014 Shaded Creek Rd. LaGrange, Ky 40031
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Contact: (if other than owner)
 Name: Nathan Merrill Signature: Nathan Merrill
 Address: 4705 Saddlers Mill Rd. LaGrange, KY 40031
 Phone: 502-751-5580 Email Address: merrill.nathan@merrillconstruction.net

Zoning Map Amendment 10 and 11

#10 – Justification Statement

a. Statement describing how the proposed map amendment conforms to the Comprehensive Plan

The proposed zoning map amendment and associated waivers advance the Comprehensive Plan by promoting orderly redevelopment of an existing commercial property in a manner consistent with planned and coordinated growth. Goal LU-1. The project reinvests in an established lodging facility served by existing roads, utilities, and public services, thereby directing development to areas with available infrastructure rather than expanding into undeveloped land. Obj. LU-1-4. Renovation of the main building and the addition of an event center strengthens the local economy by expanding opportunities for employment, business activity, and visitor spending within the community. Goal LU-3. The redevelopment preserves and enhances an existing business operation, supporting the Plan's objective of retaining and improving established commercial uses that contribute to long term economic stability. Obj. LU-3-1. The addition of event and office functions also increases the availability of commercial services while ensuring the use remains compatible with surrounding development patterns and community infrastructure capacity. Obj. LU-3-2.

Tourism related lodging and event facilities generate tax revenue, support local businesses, and contribute to the County's broader strategy of promoting economic growth through visitor-oriented services and commercial investment. Economic Development and Tourism Goals and Objectives. The requested parking waiver allows continued use of the property while maintaining safe circulation and efficient land utilization consistent with the Plan's emphasis on practical redevelopment of existing sites. Obj. LU-1-4. The requested landscape buffer waiver accommodates the physical constraints of the developed site while preserving compatibility with adjacent properties and supporting responsible growth within established commercial areas. Goal LU-1.

Accordingly, the proposed zoning amendment and the two limited waivers are consistent with the Comprehensive Plan because they promote reinvestment, economic vitality, and efficient use of infrastructure within an existing development corridor. Goal LU-3.

b. Statement why the existing zoning classification is inappropriate or improper

The existing R-4 zoning classification and associated dimensional requirements applicable to the property were established under development assumptions that do not reflect the operational realities of modern hospitality, event, and mixed commercial uses in a growing downtown La Grange business corridor. The current standards impose parking and landscape buffer requirements

that are disproportionate to the physical constraints of the developed site and do not account for the adaptive reuse of an established hotel property within an already developed commercial area. Strict application of the existing requirements would unnecessarily limit the ability to reinvest in and modernize the property. The requested additional parking spaces and reduced landscape buffer width are necessary to accommodate contemporary guest demand, event attendance, and accessibility requirements while maintaining safe circulation and functional site design.

For these reasons, the existing zoning requirements are functionally impractical as applied to the property and should be modified to allow reasonable redevelopment consistent with the property's historic and intended commercial use.

c. Statement describing major economic, physical, or social changes in the vicinity

i. List of major economic, physical, or social changes

- Growth in regional tourism and event-based travel
- Increased demand for lodging and event facilities
- Expansion of local commercial and service-based businesses
- Increased regional population and visitor activity
- Modernization of hospitality industry standards and guest expectations
- Redevelopment and reinvestment in existing commercial properties
- Greater emphasis on tourism and hospitality as economic drivers

ii. Description of how these changes were not anticipated by the Comprehensive Plan

Many of the operational demands associated with modern hospitality and event center facilities have evolved significantly since the original zoning and site standards were established. Changes in travel patterns, group events, conferences, and regional tourism have increased the need for flexible commercial space, expanded parking capacity, and functional site layouts that support higher visitor volumes.

These changes reflect broader economic and social trends, including increased mobility, regional tourism growth, and expanded use of hospitality facilities for conferences, weddings, and community events. While the Comprehensive Plan recognizes tourism as an economic priority, the specific intensity and operational needs of modern hospitality uses have continued to evolve beyond earlier development assumptions.

iii. Description of how these changes altered the basic character of the area

The surrounding area has transitioned toward a more active commercial and service-oriented environment characterized by lodging, dining, office, and event

related uses. The area is becoming a regional destination for travelers, visitors, and community gatherings rather than a low intensity commercial setting.

The presence of established commercial development, transportation access, and public services has created an environment where hospitality and event-based uses are not only appropriate but expected. The area's character has therefore shifted toward a commercial service corridor that supports tourism, employment, and regional economic activity.

iv. Description of how these changes make the proposed amendment appropriate

The requested zoning amendment and waivers respond directly to the operational and economic realities of the area's current land use pattern. The project allows reinvestment in an existing property, supports tourism and economic growth, and enhances the functionality and safety of the site without expanding development into new areas.

By allowing modest dimensional adjustments and additional parking capacity, the amendment enables continued productive use of the property while maintaining compatibility with surrounding commercial and residential uses. These changes align with Oldham County's long-term strategy of supporting business development and tourism while promoting efficient use of existing infrastructure and services.

d. Statement describing how utilities and essential public services will be provided

All necessary utilities and public services are currently available to the property and will continue to serve the proposed development without the need for significant expansion or new infrastructure. The property is connected to public water, sanitary sewer, electrical service, and telecommunications systems and is accessible via existing public roadways. Emergency services, including fire protection, police protection, and emergency medical response, are already established in the area and routinely serve the property. Waste collection and stormwater management systems are also in place and will continue to operate consistent with applicable regulations. Because the project involves renovation and adaptive reuse of an existing developed site, the proposed development will rely primarily on existing infrastructure and will not create undue demand on public services.

e. Statement describing anticipated time period for implementation

Implementation of the proposed uses will begin promptly following approval of the requested zoning amendment and waivers and issuance of all required permits. Renovation and site improvements are anticipated to commence within three months after approval. Completion of construction and full operational implementation of the hotel, event center, and associated office uses is expected within eighteen months of the beginning of construction.

#11 – Justification for Requested Variances and Waivers

A. Are there any variances required?

No.

B. Are there any waivers required?

Yes. The Applicant requests two waivers from dimensional and site design requirements applicable to redevelopment of the existing developed commercial property. The waivers are necessary to allow functional modernization of the property while maintaining safe access, circulation, and compatibility with surrounding development.

Waivers: Parking and Landscape Buffer

280-060 Social / Fraternal Clubs or Lodges, Union Halls and Similar Clubs

280-070 Business and Professional Office

300-050 Property Perimeter Landscape Buffer

Basis for Waiver Request:

The requested waiver is justified under both recognized bases: Exceptional Hardship and Design Innovation and Redevelopment of an Existing Commercial Site.

Exceptional Hardship

Strict compliance with the applicable dimensional and site design requirements would create an undue hardship due to specific physical conditions unique to the subject property. These conditions are measurable, site specific, and not typical of undeveloped parcels in the same zoning district. The hardship arises from the following identifiable physical characteristics of the property.

The subject property consists of an existing funeral home building constructed in 1936 on a parcel containing approximately .689 acres or 30,014 square feet. The existing principal structure contains approximately 2,936 square feet. The applicable zoning regulation requires a 15-foot-wide property perimeter landscape buffer pursuant to Section 300-050 of the Oldham County Zoning Ordinance. The existing site provides a landscape buffer width of approximately 7.6 feet.

Compliance with the full 15-foot buffer requirement would result in the loss of substantial square feet of usable site area. Removal or relocation of the improvements in that buffer area (including parking spaces, drive aisles, emergency vehicle access routes, etc.) could potentially require elimination of existing parking spaces, pavement reconstruction, relocation of underground utilities, and modification of established access routes.

The property currently contains approximately 15 off street parking spaces. The proposed redevelopment requires approximately 20 additional parking spaces

based on the combined use classifications regulated under Sections 280-060 and 280-070 of the Zoning Ordinance to meet operational demand associated with the hotel and event center uses.

Because the property is fully developed and constrained by existing structures and infrastructure, strict application of dimensional standards would prevent reasonable modernization of the property and would impair the continued operation of uses permitted within the zoning district. These conditions are unique to the subject property because they arise from redevelopment of an established commercial site rather than development of vacant land where building placement and infrastructure can be designed to fully comply with current dimensional standards.

The hardship is therefore created by the physical characteristics of the land and the historic development pattern of the property, not by any action of the Applicant.

Design Innovation and Redevelopment of an Existing Commercial Site

The requested waiver also implicates the design innovation and redevelopment standard because the proposed site plan maintains the functional objectives of the applicable Regulations while allowing efficient reuse of an existing developed property.

The proposed redevelopment includes the following specific improvements:

- Renovation of the existing funeral building into a 2,936 square foot hotel
- Development of an event center facility with an occupancy capacity of approximately 160 persons
- Installation of improved parking circulation patterns and designated accessible parking spaces
- Maintenance of landscaped screening along the property boundary within the available 7.6 ft buffer area

The proposed design achieves the core regulatory purposes of safe access, orderly development, and compatibility with surrounding land uses through the following measurable features.

- Provision of approximately 20 additional off street parking spaces.
- Maintenance of internal drive aisles to meet fire and emergency access standards.
- Preservation of existing access points consistent with the intent of access management regulations designed to protect roadway safety and efficiency. Those regulations are intended to balance reasonable property access with safe and efficient travel on public roadways.
- Installation of landscaping materials within the reduced buffer area to provide visual screening and aesthetic compatibility with adjacent properties.

The redevelopment also aligns with the Comprehensive Plan goals and objectives detailed in response to Question #10, encouraging development in areas

with existing infrastructure and services rather than expanding development into undeveloped areas.

Granting the requested waiver will therefore:

- Allow continued productive use of an existing commercial property
- Improve traffic circulation and parking safety
- Avoid unnecessary demolition of existing infrastructure
- Support reinvestment in an established commercial site
- Maintain compatibility with surrounding commercial uses
- Preserve the essential character of the area

Kentucky 811
Kentucky Underground
1-800-732-6037

(Signature)

PROPERTY STATISTICS
312 WEST MAIN STREET
LO GRANGE KY. 40031

PROPERTY STATISTICS
311 WEST JEFFERSON STREET
LO GRANGE, KY. 40031

WEST MAIN STREET NO R/W AVAILABLE

POPULAR ALLEY

NORTH FOURTH AVE. NO R/W AVAILABLE

WEST JEFFERSON STREET R/W VARIES

FIGURE NOTE:

[illegible]

Utility providers

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved.

045331

- | NAME | DATE | TEST | SCORE | REMARKS |
|------------------|----------|------|-------|-----------|
| 1. Mr. A. B. C. | 10/10/50 | 100 | 100 | Excellent |
| 2. Mr. D. E. F. | 11/10/50 | 95 | 95 | Very Good |
| 3. Mr. G. H. I. | 12/10/50 | 90 | 90 | Good |
| 4. Mr. J. K. L. | 1/10/51 | 85 | 85 | Fair |
| 5. Mr. M. N. O. | 2/10/51 | 80 | 80 | Fair |
| 6. Mr. P. Q. R. | 3/10/51 | 75 | 75 | Fair |
| 7. Mr. S. T. U. | 4/10/51 | 70 | 70 | Fair |
| 8. Mr. V. W. X. | 5/10/51 | 65 | 65 | Fair |
| 9. Mr. Y. Z. A. | 6/10/51 | 60 | 60 | Fair |
| 10. Mr. B. C. D. | 7/10/51 | 55 | 55 | Fair |
| 11. Mr. E. F. G. | 8/10/51 | 50 | 50 | Fair |
| 12. Mr. H. I. J. | 9/10/51 | 45 | 45 | Fair |
| 13. Mr. K. L. M. | 10/10/51 | 40 | 40 | Fair |
| 14. Mr. N. O. P. | 11/10/51 | 35 | 35 | Fair |
| 15. Mr. Q. R. S. | 12/10/51 | 30 | 30 | Fair |
| 16. Mr. T. U. V. | 1/10/52 | 25 | 25 | Fair |
| 17. Mr. W. X. Y. | 2/10/52 | 20 | 20 | Fair |
| 18. Mr. Z. A. B. | 3/10/52 | 15 | 15 | Fair |
| 19. Mr. C. D. E. | 4/10/52 | 10 | 10 | Fair |
| 20. Mr. F. G. H. | 5/10/52 | 5 | 5 | Fair |

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, July 28, 2026**

At 9:05a.m., local time on the above date, this meeting of the Oldham County Planning and Zoning Commission, hereinafter called the Commission, was called to order in the Courtroom of the Oldham County Fiscal Court Building, La Grange, Kentucky, by Chair Katie Nasser.

Other Commission members present were:

Wayne Allen	James Allison	Iva Davis (Left at 3:00p.m.)
William Douglas (Joined at 3:00p.m.)	Thomas Elder	Deborah Graham (Left at 3:30p.m.)
Berry Hampton	Allen Hayes	Bob Klingenfus (Left at 3:00p.m.)
Debbie Kraus	Tom Marsh	Skip Miller
Sue Ann Thompson		

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Planner John Hine, and Oldham County Engineer Jim Silliman. County Attorney Berry Baxter was present for the meeting and Administrative Assistant Christy Edgar was the Secretary for the meeting.

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Approval of Minutes

Motion was made by Commissioner Miller and seconded by Commissioner Elder to approve June 23, 2026; minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 1, add "and" after Planner John Hine and before Oldham County Engineer Jim Silliman.
- Page 6, change the word "singal" to "signal".
- Page 6, under Jon Baker's first bullet point change the word "goods" to "improvement".
- Page 10, 8th sentence down from top change the word "they" to "there".
- Page 11, under motion change the word "Creed" to "Creek" and change the word "express" to "expressed".

- Page 13, 3rd bullet point and "/" between the words and or.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-26-008 – An application has been filed by The Radcliffe Inn for a Zoning Map Amendment and Development Plan with Waivers of Division 280-060 and Division 280-070 on property located at 311 W. Jefferson St, and 312 W. Main St., La Grange. The property at 311 W. Jefferson is 0.563-acres and zoned R-4, Residential District, with a proposed zoning of C-2, Community Business District. The property at 312 W. Main St. is 0.266- acres and zoned R-4, Residential District, with a proposed zoning of C-N, Commercial Neighborhood District.

1. Introduction of the new information by staff and questions by the Commission:

Planner John Hine presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated July 28, 2026).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Jim Silliman, Oldham County Engineer

- This project is less than an acre so it will not be required to get the Water Quality Management and Erosion Control Permit or the KYR10 Permit.
- There are no changes to the encroachments or driveways so there will be no Road Encroachment Permits, however if they need temporary encroachment permits then they will need to coordinate with the city or state.
- A traffic assessment was required, and it shows that no improvements are needed for the roadways.

Commissioner Allison asked, where will the overflow parking be located?

County Engineer Silliman replied, that is a good question for the applicant.

Commissioner Marsh asked, was there a conditional use permit when the funeral home was there, since it is zoned R-4?

Planner Hine replied, that was legal non-conforming. The funeral home has been there since at least the 70's.

2. Presentation by the applicant or representative and others in support of the application:

Hannah Wilson, Adams, Landenwich, Lay PLLC, 517 W. Ormsby Ave, Louisville, was present and representing the applicant.

- The applicant is wanting to take this Historic building that was the town's funeral home and convert it to hotel with an event center.
- The hotel will have 11 rooms, and the event center will have a capacity of 160 people.
- The applicant is asking to change 311 W. Jefferson Street from R-4 zoning to C-2, to allow for the hotel and event center.
- The applicant is asking to change 312 W. Main Street from R-4 zone to C-N because it is close to residential neighborhood.

Nathan Merrell, 4705 Sadler's Mill Road, LaGrange, was present and sworn in prior to presenting.

- I want to convert the funeral home into an 11-room, 12-bed boutique hotel with new construction event space on the East side, with a 160-person capacity.
- The existing floor plan conforms to hotel use with minimal structural work.
- Renovation to include full overhaul of mechanical systems significantly reducing risk of fire by electrical arcing while providing for higher energy efficiency of the individual system.
- The project will provide for expanded tax base through property assessments, transient tax, sales tax, insurance tax and occupational tax.
- The project will support tourism through transient stays.
- The project will provide a space for gatherings for community events.
- We will have revolving gallery works to provide a sense of community involvement while supporting the local art community.
- There is minimum 395 spaces West of Hwy 53 comprised of both lot and on-street parking spaces.
- We are seeking a waiver for additional 30 parking spaces needed for events to satisfy requirements.

Donna Sabo, Executive Director of LaGrange Tourism, 309 W. Main Street, LaGrange, was present and sworn in prior to presenting.

- This new hotel is more than a place for visitors; it is an investment in our community.
- It will support tourism.
- It will encourage visitors to shop and dine at our downtown LaGrange businesses.
- It will generate additional tax revenue for our city.

- I think it would be in our best interest to approve this project for our downtown LaGrange.

3. Testimony and questions by those opposing the application:

Joe Pierce, 312 W. Jefferson Street, LaGrange, was present and sworn in prior to presenting.

- I live across the street from this proposed development.
- I am not opposed to this project, but I am concerned about parking.
- The parking spaces do not exist to hold 160 people at the event venue.

4. Questioning of the applicant and those opposing the application by the Commission:

Commissioner Thompson asked, what was the capacity of the funeral home when it was operating?

Attorney Wilson replied, well over 100, but do not know what the capacity was and there were 20 parking spaces.

Lucy Ricketts, was present and sworn in prior to replying, I know it was well over 100 people. I know that parking did take up around the block and sometimes it did go down Main Street to Fifth Street.

Commissioner Thompson asked, any complaints from the neighbors?

Mrs. Ricketts replied, no, I don't think so, but I believe the neighbors just knew it was for a funeral and it was just temporary.

Commissioner Marsh asked, the neighbor to the east had questions about the lot line, have you worked that out with Mr. Lawson?

Mr. Merrell replied, yes, we redesigned our event center and instead of 7-foot side yard setback we are now about 10-foot side yard setback.

Commissioner Kraus asked, where do the residents' park that live in this area?

Mr. Merrell replied, I would suggest there are more parking spaces available during the evening time. But that would depend on what is going on downtown in LaGrange as well.

Commissioner Hayes asked, what about the pedestrian traffic, since you will have people walking multiple blocks?

Mr. Merrell replied, it was not a requirement.

Commissioner Kraus asked, have you talked to the businesses in this area to ask for permission to use their parking lots during the events?

Mr. Merrell replied, no, but our better plan would be to provide a small shuttle to and from the lot on Second Street, but I don't know that it's advantageous to put guests behind other people's properties.

Commissioner Miller asked, has there been any conversations with LaGrange Officials about parking issues?

County Engineer Silliman replied, there are no pedestrians' ordinances to require a study for pedestrian traffic, but there are sidewalks for pedestrians to use. Director Fischer asked, is the 160-capacity layout with tables and chairs set up or is this the max capacity?

Mr. Merrell replied, inside the event space the capacity is 160, which is what we have to adhere to with the fire marshal.

5. Rebuttal evidence and Cross Examination by the Applicant:

Attorney Wilson's rebuttal statement:

- We are trying to be a good neighbor, and Mr. Merrell has had conversations with both neighbors to see how we can accommodate them along with accommodating us.
- The event center is just an occasional use, whether it is rented out during the day or evening time.

6. Rebuttal evidence and Cross Examination by the Opposition:

Rod Spies, 202 N. Fourth Ave., LaGrange, was present and sworn in prior to rebuttal.

- Most of the Fourth, Fifth and Second Streets all have no parking signs on the side of the streets.
- Many times, when I would come home around 5:00p.m. I would have to drive around to find a place to park, and many times I had to park in the school parking lot during funerals and wait until someone moves out of my driveway.

7. Final statement of the Opposition: None

8. Final statement of the Applicant:

Attorney Wilson's final statement.

- One thing I can suggest is for the city to create a resident only parking on the street.
- But I don't think we need to throw the business away because of parking, and I think if people are parking in front of neighbors' driveways, then that comes down to county parking enforcement.
- This event venue will not be an everyday issue.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS
Docket PZ-26-008
Zoning Map Amendment
311 W. Jefferson Street
LaGrange

Motion was made by Commissioner Hampton and seconded by Commissioner Davis to approve the recommendation to the LaGrange City Council of the zoning map amendment from R-4 zoning to C-2 zoning located at 311 W. Jefferson Street, LaGrange, because the existing zoning classification given to the property is inappropriate and the proposed zoning is appropriate because the prior use was commercial since 1935 and because of the evidence and testimony provided today. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the July 28, 2026, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.
4. The applicant must obtain all necessary approvals from the La Grange Historic Commission.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Elder, Graham, Hampton, Hayes, Klingenfus, Kraus, Marsh, Miller, and Thompson.

NO: None

ABSTAIN: None

ABSENT: Commissioner Douglas.

Motion approved on a vote of 12-0

FINDINGS AND DECISIONS
Docket PZ-26-008
Zoning Map Amendment
312 W. Main Street
LaGrange

Motion was made by Commissioner Marsh and seconded by Commissioner Miller to approve the recommendation to the LaGrange City Council for the zoning map amendment from R-4 to C-N located at 312 W. Main Street, LaGrange, because the evidence and testimony provided today shows that it does comply with the objectives of

the comprehensive plan and it is good for the community and the county. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the July 28, 2026, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Elder, Graham, Hampton, Hayes, Klingenfus, Kraus, Marsh, Miller, and Thompson.

NO: None

ABSTAIN: None

ABSENT: Commissioner Douglas.

Motion approved on a vote of 12-0

FINDINGS AND DECISIONS
Docket PZ-26-008
Preliminary Development Plan
311 W. Jefferson St. & 312 W. Main St.
LaGrange

Motion was made by Commissioner Elder and seconded by Commissioner Marsh to approve the preliminary development plan located at 311 W. Jefferson Street and 312 W. Main Street, LaGrange because it complies with objectives of the comprehensive plan including but not limited to LU1-1, LU1-4, LU3-1, and LU3-2 and because of the historic preservation aspect of this discussion and based on evidence and testimony provided today. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the July 28, 2026, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.

4. The applicant must obtain all necessary approvals from the LaGrange Historic Commission.
5. A landscaping and lighting plan will be required at time of construction plan submittal.
6. A consolidation plat will be required before construction plan approval.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Elder, Graham, Hampton, Hayes, Klingenfus, Kraus, Marsh, Miller, and Thompson.

NO: None

ABSTAIN: None

ABSENT: Commissioner Douglas.

Motion approved on a vote of 12-0

FINDINGS AND DECISIONS
Docket PZ-26-008
Waiver of Parking Regulations
311 W. Jefferson St. & 312 W. Main St.
LaGrange

Proposed Waiver of Parking Regulations:

Proposed Event Space:

Minimum Required Parking Spaces: 28 spaces

Proposed Hotel:

Minimum Required Parking Spaces: 12 spaces

Proposed Professional Office Space:

Minimum Required Parking Spaces: 5 spaces

Total Required Parking Spaces: 45 spaces

Total Requested Parking Spaces: 15 spaces

Motion was made by Commissioner Marsh and seconded by Commissioner Davis to approve the waiver of parking regulations located at 311 W. Jefferson Street and 312 W. Main Street, LaGrange because strict compliance with the regulations would create undue hardship in this downtown location where many other businesses are using public parking to service them and I think this is adequate and the physical conditions of that property would require that and based on evidence and testimony provided today. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the July 28, 2026, Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Davis, Elder, Graham, Hampton, Klingenfus, Kraus,
Marsh, and
Thompson.

NO: Commissioners Allen, Allison, Hayes and Miller.

ABSTAIN: None

ABSENT: Commissioner Douglas.

Motion approved on a vote of 8-4

PRESENT:

TRC Committee Members:

Anna Barge – Oldham County Planning & Development
Sandie Rugroden – Oldham County Planning & Development
Jim Silliman – Oldham County Engineer
Matt Tolar – Oldham County GIS
Brian Claybern – LaGrange Fire & Rescue Department
Scot Treece – LaGrange Utilities Commission

APPLICANT NAME AND ADDRESS OF PROPOSAL

TRC-26-004 The Radcliffe Inn, 311 W Jefferson St.

Zoning Map Amendment with Waiver and Variance
Current Zoning – R-4, Residential District
Proposed Zoning – C-2, Community Business District
Applicant – The Radcliffe Inn
Engineer – Meridian Survey and Design Services

Nathan Merrell, 4705 Sadlers Mill Road, LaGrange

- Proposing to renovate the funeral home into a 12-room boutique hotel along with adding an event space that will have a capacity of 160.

AGENCY COMMENTS:

Sandie Rugroden, Planner, Oldham County Planning and Development Services

1. Note the location of fire hydrants.
2. If applicable, note areas of substantial trees and a general description of their time and size. Add the symbol to the legend.
3. Clarify the total acreage in the project versus the total parcel acreage.
4. Review the landscaping requirements for parking lot design and project entry standards including the interior landscape area requirements and update as needed.
5. Update the legend to include all symbols in addition to items requested to be added in this letter.
6. Add 5-foot contour lines.
7. Add location and ownership of all adjoining property.
8. A Landscaping and Lighting Plan will be required. Please verify that you will meet all requirements for abutting residential properties.
9. On LaGrange, add a space between La and Grange.
10. Correct the spelling of La Grange under Property Statistics for 311 West Jefferson Street.
11. Correct the spelling for "professional" under Property Statistics for 311 Main Street.
12. The proposed Event Center will require a Landscape Buffer Waiver.
13. Label the building on Tract 2 as Office Space and provide parking calculations.

14. Under the project information, there is a statement saying that there are no waivers or variances required, please update.

Sandie Rugroden read LaGrange Public Works, Corey Rusnak's comments.

1. Rezoning for this parcel will come before LaGrange City Council for approval.
2. The utility encroachment to Fourth Ave will require a permit from our office. An application for an encroachment permit can be obtained in person at LaGrange City Hall or online at www.lagrangeky.gov
3. The invert elevation on the proposed catch basin shall be such that the grate frame will sit directly on the basin.
4. The proposed pipe connection to the basin located in the R/W on North Fourth Ave shall be inspected by The City of LaGrange before backfilling. An inspection can be scheduled by calling the Public Works office at (502) 222-8954, 24-hour notice required.

Matt Tolar, Oldham County GIS

- No comment.

Jim Silliman, Oldham County Engineer

1. Since the land-disturbance area is less-than one (1) acre for this project, the applicant will be required to obtain neither a KYR10 Permit from the Kentucky Division of Water (KYDOW) nor an Oldham County Stormwater Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances. However, construction plan review and approval are still required. To initiate this process, the applicant shall submit an Oldham County SWQMEC Permit Application, as we use this form for processing and tracking purposes.
2. It is unclear if this project will encroach onto KY Hwy 146 (West Jefferson Street). If the scope of work will encroach into the state-maintained highway, an encroachment permit from Kentucky Transportation Cabinet (KYTC) shall be obtained.
3. If the parking area at 312 West Main Street (parcel 46-L.4-04-7) will be reconstructed,
 - a. the applicant shall include a proposed pavement section detail on the plan for future review submittals.
 - b. it will be required to comply with the Oldham County Subdivision Regulations Article VI, Section 6.3.C., which mandates curbs for paved traffic areas.
 - c. the applicant shall ensure the internal pavement geometry can accommodate potential vehicles using the pavement (e.g., emergency vehicles, garbage trucks, delivery trucks, etc.).
4. The Institute of Transportation Engineers (ITE) web based trip generation tool does not include data for event facilities nor does it contain data for a hotel with as few rooms as are being proposed with this application. However, it is reasonable to assume that the proposed site(s) will generate greater than 20

peak hour trips. Review of the KYTC interactive traffic map online indicates an ADT of 8,925 in 2023 (Station A15) on KY Hwy 22 (West Jefferson Street) near the project location. As such, a Traffic Assessment (TA) is required in accordance with the Oldham County Subdivision Regulations. This traffic assessment shall include the applicant's engineer's proposed trip generation for these atypical uses. It is unlikely that the project will generate the 100 trips that would result in KYTC and Oldham County requiring a Traffic Impact Study (TIS).

Brian Claybern, LaGrange Fire and Rescue Department

- We need to see the plan for the retrofitting of the occupancy change, the automatic sprinkler system and the fire alarm system interconnected.
- We need to watch the egress pass.
- Are there exits from the second floor?
 - Mr. Merrell replied, we are not intending to put a exit from the second floor, there are two stairwells.

Scot Treece, LaGrange Utilities Commission

- There is already water and sewer service at the existing structure but it will need to be upgraded.
- We will need a set of plans for the new structure for the bathrooms.

Public Comments: None

**OFFICIAL NOTICE
Neighborhood Meeting
311 W Jefferson Street**

Dear Property Owner:

This letter serves as official notice to owners of property located within a 500-foot radius of 311 West Jefferson Street, La Grange, KY 40031.

The purpose of this notice is to invite you to a neighborhood meeting to discuss the proposed renovation of 311 West Jefferson Street into a boutique hotel. This meeting will allow neighboring property owners to ask questions and share comments regarding the proposed project.

The meeting will be held on March 13, 2026, from 1:00 – 2:00 pm at 311 West Jefferson Street, La Grange, KY 40031.

Please note that a neighborhood meeting has already been held in accordance with Oldham County planning and zoning requirements. However, a sign-in sheet was not offered at the first meeting, which is required for an application for a map amendment. Thus, in order to be in compliance with all applicable rules and regulations, a second meeting is being held.

Your participation is welcome and encouraged. If you have questions before the meeting, you may contact the undersigned.

Sincerely,

**Nathan Merrell
Principal, Merrell Construction & Concepts**

Neighborhood Meeting Sign-in Sheet Template

Day: Friday

Date: 3/13/26

Time: 1 pm

Project Synopsis: 12 Roane Boutique Hotel
+ Event Space

Name	Address	Email	Are you interested in receiving more information as the application progresses? (yes/no)
Michael R. O'Dell	1409 Oldham View Dr. 40031	mike@thegroovedojo.com	YES
Lacey Shoretts	3014 Shaded Creek Rd. 40031	lceagras26@gmail.com	
Kim Chesser	7507 Abbott Allen Dr. Crestwood, KY		
Kevin Chesser	7507 Abbott Glen Dr. 40014	Kevin.Chesser_SA@gmail.com	YES
Robinet	202 N4th Ave 40031		YES
Luke & Beverly Tempary	100 North 4th Ave La Grange, KY	luke.tempary@gmail.com	YES
Robin LAWSON	309 W. Jefferson St. LA Grange 40031	Robin@blhamfinancial.com	YES
COURTNEY LORENZ	312 W. MAIN ST. APT 1 LA GRANGE KY 40031	COURTNEYAL23@AOL.COM	YES
Jen Williamson	502 682-7954	jen@spanylerwilliamson.com	
	407 WAPPING ST, FRANKFORT		

First Neighborhood Meeting

Meeting Minutes

February 28, 2026

Question: What is your plan for lighting? I want to know if you will be shining light into my windows.

Answer: Our intent is to light the building with landscape lighting highlighting the different features of the structure. The lighting will be cast against the façade.

Question: Are there any expectations of people that may be drinking in your establishment or wondering outside your establishment that may be coming back through?

Answer: Given you are currently in the EDC (Entertainment Destination District) individuals are able to walk around your property that don't patronize this business. We didn't create this ordinance.

Question: Are you going to put in some sort of time that events need to stop by?

Answer: Time duration of events will be covered by contractual obligation.

Comment: Concern regarding parking. Stated multiple events on a given day in downtown La Grange would not allow for a wedding to be held. Stated a wedding would produce 115-120 additional cars. Stated La Grange doesn't have 120 public parking spots.

Response: The former funeral home has operated for decades allowing for 60-70+ vehicles to line the streets in anticipation for a procession.

Question: Would you be willing to hold off having events until the city builds a parking garage?

Answer: Obviously we can't do that. The business has to be able to operate and generate revenue.

Question: How many events are you shooting for in a given month?

Answer: No. I believe it will be spread out between day and night events. We want to cater to weddings, but we also want to bring in the corporate events.

Question: Help me understand the location of the new event center and size?

Answer: The front façade of the event center should be in line with the front walkway creating a bit of a job in the two buildings. The dimensions are displayed on the site plan for reference.

Question: Will the event space be connected to the main building?

Answer: No. The event space is a separate stand-alone structure with a roughly 8' wide breezeway in between.

Question: What are the setbacks for the new event center?

Answer: I don't want to give any incorrect information, but the setbacks should be on the site plan in the back for review.

Question: Do you have a projected range of costs for the hotel rooms?

Answer: As part of the research into this viability of this business we have formulated future projections on costs. It's important to understand hotel rates change between weekday, weekend, and events that may be occurring in the area. We have based the pricing structure off the Holiday Inn and placed a 15% premium to their rates. We are looking to be as competitive with the big boys as we can be.

Comment: Often times myself and clients get blocked in by someone parking in front of my driveway. I'm not sure how a parking garage will alleviate that.

Response: I guess it depends on where it's located. I do believe it's possible the parking garage could help control the parking matter that plague the city.

Comment: Your business is going to impact my neighborhood where I chose to live in my quiet town. I love the hotel idea, but I am totally against the event space. The only way I can see do this project is by acquiring land somewhere else and running a shuttle bus between the two. I would rather impact your business than my life.

Response: La Grange is so densely populated that there is not any land available.

Comment: That's why we have ordinances and restrictions when you have a business in La Grange there's a certain number of parking spots that has to come along with that. I understand you are going to ask for a variance on the parking spots and I hope they hold your feet to the fire on that.

Response: It's a waiver. There's a lot of businesses in La Grange that don't have enough parking to support the foot traffic that goes through their doors per the guidelines. All businesses on Main Street don't have enough parking. They use public parking.

Comment: I don't live on Main Street. Main Street to me is a separate business. The business corridor starts on Second Street and runs down to possibly Cedar Street. I've lived a long time and that's never impacted my life. Your business will impact my life. Whoever brings business to downtown La Grange is irrelevant to me.

Response: I'm sorry to hear that. I'm not entirely sure if there are a set start and end to businesses in La Grange. You have a business next door. You have a business on the opposite side of fourth street.

Question: Are the two properties on Main Street just behind this property still owned by the same family? Have you thought of raising the building as a parking solution?

Answer: Only one of the buildings is still owned by the family. We can't demolish the home because it's protected by the Historic District. We are going to split off two parking spots in the lot and take the rest for the hotel business.

Second Neighborhood Meeting

Meeting Minutes

March 13, 2026

Question: How will the lighting be installed on the property?

Answer: Right now, we are too early to say specifically where and what kind of lighting will be incorporated. Our intent is to light the façade of the building highlighting the feature of the building. This lighting will change with sunset times throughout the year and is likely to have an 11pm sunset period. At which time necessary safety lighting will be utilized at all entrance and exits on an as needed basis.

Question: According to city ordinance, residents are only allowed to park on the street after their driveways are full. How do you plan to accommodate the 120 vehicles that will be generated from the events you will have?

Answer: I believe it's a bit presumptuous to assume that a facility with a 160 person capacity will have 120 vehicles in circulation. For the most part our core events (the weddings) will be held on weekends. *This will be outside of normal business hours of City Hall, Fiscal Court, and the Courthouse.* Given this, we believe there will be ample parking for guests seeking parking for an event at The Radcliffe Inn and other place in downtown La Grange.

Question: How did you come to the size and placement of the event center?

Answer: I'm a believer of the philosophy 'form follows function'. It's a quote coined by Louis Sullivan, mentor to Frank Lloyd Wright. We started offsetting the front façade to the front walkway to provide contrast in composition. The back portion which houses the bathrooms and caters'

space is situated so that the chess board will set symmetrically underneath the arched windows of the former funeral home chapel.

Question: Is there any involvement from the local government officials with in this project?

Answer: This Isn't a conspiracy, Rod. Government is not providing funding for this project, nor am I giving money any local official to produce this project.

Question: Who are the other investors in this project?

Answer: You're looking at them. There are no blind investors in this project. It's all me. All my money.

Question: How are you getting by with an event center that has a capacity of 160 and requires 80 parking spots?

Answer: Per zoning guidelines, we are required to have a minimum of 12 parking spots for the hotel operations and 28 parking spots for the event center. We currently have 15 parking spots; thus, we are seeking a waiver for 25 parking spots. This is detailed on the site plan board that has been provided.

Comment: I love the idea of the hotel; I hate the idea of the event center. I just soon prefer the property set until another investor comes along with an idea to produce a business. The building appears to be kept up.

Response: This building has been on the market for 4-5 years. This building needs to have a significant amount foot traffic on the premise to function. It is too expensive to operate this facility given the lease rates that downtown La Grange commands. I would contend this property isn't being maintained. You can see this in the landscaping outside to the lack of lighting around the property both inside and out. The owners are unable to continue to afford the maintenance and upkeep and are personally paying out of their pockets as the lease money they're receiving is insufficient to cover the expenses.

Question: I've been told that at least 7 people didn't receive letters for this neighborhood meeting. Why is that?

Answer: For the first held neighborhood meeting we sent letter to 66 properties as required by Kentucky Revised Statute which is a 500 foot radius from the subject property. In addition, I had Donna Sabo invite all of City Council, all County Magistrates, and all downtown La Grange business owners. For the second neighborhood meeting we advertised sending letters to all properties as required by Kentucky Revised Statute. We far exceeded our advertising requirements for the neighborhood meeting.

100.211 Procedure for amending zoning map and text of regulation -- Notice -- Hearing -- Time limit for final action.

- (1) For the purposes of this section, "administratively complete" means that a proposal for a zoning map amendment is accurate and complete by meeting all the applicable requirements of this chapter and any other applicable administrative regulatory requirements or approvals formally required by the local legislative body or applicable state law.
- (2)
 - (a) A proposal for a zoning map amendment may originate with the planning commission of the unit, with any fiscal court or legislative body which is a member of the unit, or with an owner of the property in question.
 - (b) The proposed amendment shall be referred to the planning commission before adoption. The planning commission shall:
 1. Hold at least one (1) public hearing after notice as required by this chapter; and
 2. Make findings of fact and a recommendation of approval or disapproval of the proposed map amendment to the various legislative bodies or fiscal courts involved.
 - (c)
 1. The planning commission shall make its recommendation within sixty (60) days of the date of the receipt of the administratively complete proposed amendment.
 2. The originator of the proposed map amendment may waive the sixty (60) day requirement for the recommendation.
 3. If the planning commission fails to make a recommendation upon the proposal within sixty (60) days of its receipt of the administratively complete proposed amendment and the time has not been waived by the originator, the application shall be forwarded to the fiscal court or legislative body without a recommendation of approval or disapproval.
 - (d) Notwithstanding the provisions of paragraph (c) of this subsection:
 1. The planning commission of a consolidated local government shall make its recommendation within one hundred twenty (120) days of the date of the receipt of the administratively complete proposed amendment;
 2. The originator of the proposed map amendment may waive the one hundred twenty (120) day requirement for the recommendation; and
 3. If the planning commission of a consolidated local government fails to make a recommendation upon the proposal within one hundred twenty (120) days of its receipt of the administratively complete proposed amendment, and the time has not been waived by the originator, the application shall be forwarded to the legislative body of the consolidated local government without a recommendation of approval or disapproval.
 - (e) Notwithstanding the provisions of paragraph (c) of this subsection:
 1. The legislative body of the jurisdiction that created the planning

commission may, via ordinance, extend the provisions of paragraph (c) of this subsection to either ninety (90) or one hundred twenty (120) days; or

2. The legislative bodies which are members of a joint planning commission may, via ordinances passed separately, extend the provisions of paragraph (c) of this subsection to either ninety (90) or one hundred twenty (120) days.
- (f) The findings of fact and recommendation shall include a summary of the evidence and testimony presented by the proponents and opponents of the proposed amendment.
 - (g) A tie vote shall be subject to further consideration by the planning commission for a period not to exceed thirty (30) days, at the end of which, if the tie has not been broken, the application shall be forwarded to the fiscal court or legislative body without a recommendation of approval or disapproval.
 - (h) It shall take a majority of the entire legislative body or fiscal court to override the recommendation of the planning commission and it shall take a majority of the entire legislative body or fiscal court to adopt a zoning map amendment whenever the planning commission forwards the application to the fiscal court or legislative body without a recommendation of approval or disapproval due to a tie vote.
 - (i) Unless a majority of the entire legislative body or fiscal court votes to override the planning commission's recommendation, such recommendation shall become final and effective and if a recommendation of approval was made by the planning commission, the ordinance of the fiscal court or legislative body adopting the zoning map amendment shall be deemed to have passed by operation of law.
- (3) A proposal to amend the text of any zoning regulation which must be voted upon by the legislative body or fiscal court may originate with the planning commission of the unit or with any fiscal court or legislative body which is a member of the unit. Regardless of the origin of the proposed amendment, it shall be referred to the planning commission before adoption. The planning commission shall hold at least one (1) public hearing after notice as required by KRS Chapter 424 and make a recommendation as to the text of the amendment and whether the amendment shall be approved or disapproved and shall state the reasons for its recommendation. In the case of a proposed amendment originating with a legislative body or fiscal court, the planning commission shall make its recommendation within sixty (60) days of the date of its receipt of the proposed amendment. It shall take an affirmative vote of a majority of the fiscal court or legislative body to adopt the proposed amendment.
 - (4) Procedures prescribed in KRS 100.207 applicable to the publication of notice also shall apply to any proposed amendment to a zoning regulation text or map; provided that:
 - (a) Any published notice shall include the street address of the property in

question, or if one is not available or practicable due to the number of addresses involved, a geographic description sufficient to locate and identify the property, and the names of two (2) streets on either side of the property which intersect the street on which the property is located; and

- (b) When the property in question is located at the intersection of two (2) streets, the notice shall designate the intersection by name of both streets rather than name the two (2) streets on either side of the property.
- (5) When a property owner proposes to amend the zoning map of any planning unit other than a planning unit containing a city of the first class or a consolidated local government, the provisions of KRS 100.212 shall apply in addition to the requirements and procedures prescribed in subsection (4) of this section.
- (6) When a property owner proposes to amend the zoning map of any planning unit comprising any portion of a county containing a city of the first class or a consolidated local government, the provisions of KRS 100.214 shall apply in addition to the requirements and procedures prescribed in subsection (4) of this section.
- (7) In addition to the public notice requirements prescribed in subsection (4) of this section, when the planning commission, fiscal court, or legislative body of any planning unit originates a proposal to amend the zoning map of that unit, notice of the public hearing before the planning commission, fiscal court, or legislative body shall be given at least thirty (30) days in advance of the hearing by first-class mail to an owner of every parcel of property the classification of which is proposed to be changed. Records by the property valuation administrator may be relied upon to determine the identity and address of said owner.
- (8) The fiscal court or legislative body shall take final action upon a proposed zoning map amendment within ninety (90) days of the date upon which the planning commission takes its final action upon such proposal.

Effective: July 15, 2014

History: Amended 2014 Ky. Acts ch. 113, sec. 1, effective July 15, 2014. -- Amended 2002 Ky. Acts ch. 346, sec. 144, effective July 15, 2002. -- Amended 1990 Ky. Acts ch. 362, sec. 15, effective July 13, 1990. -- Amended 1988 Ky. Acts ch. 19, sec. 2, effective July 15, 1988; and ch. 144, sec. 9, effective July 15, 1988. -- Amended 1986 Ky. Acts ch. 134, sec. 2, effective July 15, 1986; and ch. 141, sec. 19, effective July 15, 1986. -- Amended 1978 Ky. Acts ch. 327 and sec. 1, effective June 17, 1978. -- Created 1966 Ky. Acts ch. 172, secs. 32 and 33.

100.213 Findings necessary for proposed map amendment -- Reconsideration.

- (1) Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
 - (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.
- (2) The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.

Effective: July 15, 1986

History: Amended 1986 Ky. Acts ch. 141, sec. 21, effective July 15, 1986. -- Amended 1980 Ky. Acts ch. 325, sec. 1, effective July 15, 1980. -- Amended 1968 Ky. Acts ch. 198, sec. 1. -- Created 1966 Ky. Acts ch. 172, sec., 34.

**CITY OF LA GRANGE, KENTUCKY
ORDINANCE NO. 20, SERIES 2026**

**AN ORDINANCE AMENDING CHAPTER 40.02
METHODS OF PROCUREMENT**

WHEREAS, methods of procurement for purchases of materials, supplies, equipment, or services by the City of La Grange are governed by the State's general bidding statute of KRS 424.260 and Chapter 40.02 of the La Grange Ordinance Code for small purchase procedures, which require publication and advertisement for bids on purchases involving expenditures of more than a set minimum amount, which amount used to be \$40,000, but was raised to \$50,000 by the Kentucky legislature effective July 15, 2026; and

WHEREAS, the City Council desires to update the procurement standards set out in Chapter 40 of the Code to reflect the updated threshold amount over which the city may not contract without first making newspaper advertisement for bids. The remaining sections of Chapter 40 shall remain in full force and effect. Further, this ordinance, as amended, is intended to comply with the Community Development Block Grant (CDBG) Procurement Code involving the expenditure of local, state and federal grants, and to otherwise incorporate by reference the provisions of KRS 424.260.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF LA GRANGE, KENTUCKY**

Ordinance §40.02(A)(1) relating to methods of procurement for small purchase procedures is hereby amended to read as follows:

§40.02(A)(1)(a) – Purchases of supplies, equipment and services which cost between \$3,000 and ~~\$40,000~~ \$50,000 will require written estimates but no legal advertisement is required. The city will solicit written responses from at least three vendors, and if no such responses are available, a statement explaining the procurement will be prepared and filed.

Ordinance §40.02(A)(2) relating to methods of procurement for competitive sealed bids is hereby amended to read as follows:

§40.02(A)(2)(a) – Bidding will be employed when detailed specifications for the goods or services to be procured can be prepared and the primary basis for award is cost. When the cost of a contract, lease or other agreement for materials, supplies, equipment, or contractual services (other than those for personal or professional) exceeds ~~\$40,000~~ \$50,000, an Invitation for Bids (IFB) notice will generally be prepared. This notice will be published at least once in at least one official newspaper of general circulation within the community. This newspaper notice will appear not less than seven (7) days and not more than twenty-one (21) days before

the due date for bid proposals. The mayor may also solicit sealed bids from responsible prospective suppliers by sending them a copy of the notice.

This Ordinance shall be in full force and effect 30 days following enactment and publication as prescribed by KRS 424.

First Reading: _____

Second Reading _____

Vote: _____

Adopted this ____ day of _____, 2026

JOE DAVENPORT, Mayor *pro tem*

Attest:

Heather Woodcox, City Clerk

**CITY OF LAGRANGE, KENTUCKY
ORDINANCE NO.21 SERIES 2026**

**AN ORDINANCE AMENDING ORDINANCE NO. 8, SERIES 2025,
ESTABLISHING AN ENTERTAINMENT DESTINATION CENTER, TO ADJUST
OPERATIONAL HOURS ON DAYS OF LARGE EVENTS**

WHEREAS, the City of La Grange established an Entertainment Destination Center ("EDC") by Ordinance No. 8, Series 2025, permitting the open carry of alcoholic beverages within defined boundaries subject to Alcoholic Beverage Control requirements; and

WHEREAS, Section 5(H) of said ordinance currently provides that operational hours of the EDC shall be from 1:00 p.m. until 12:00 a.m., Sunday through Saturday; and

WHEREAS, the City hosts large events that draw significant crowds to downtown La Grange, and advancing the start of EDC alcohol carry hours to 11:00 a.m. on those days will better support local businesses, enhance the visitor experience, and promote economic activity during peak event periods; and

WHEREAS, the City retains discretion under Section 5(F) to amend district operations during special events, and this amendment provides a clear, consistent framework for such adjustments;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGRANGE:

Section 1. Section 5(H) of Ordinance No. 8, Series 2025 is hereby amended to read as follows:

"(H) Operational hours of the EDC shall be from 1:00 p.m. until 12:00 a.m. and shall run from Sunday through Saturday; provided, however, that on any day the City of La Grange is hosting a large event in town, as determined and publicly designated by the Mayor or the City Council, the operational hours for alcohol carry and consumption within the EDC shall begin at 11:00 a.m. and continue until 12:00 a.m."

Section 2. The City shall provide reasonable public notice of any large event triggering the adjusted hours, including posting on the City's website and other customary channels, prior to the event.

Section 3. All other provisions of Ordinance No. 8, Series 2025, not inconsistent herewith, remain in full force and effect.

This Ordinance shall take effect and be in force from and after its date of passage, approval, and publication as required by law.

First Reading- October 5th, 2026

Second Reading- November 2nd, 2026

Vote: For _____ Against _____ Abstain _____

So approved this ____ day of _____, 2026.

JOE DAVENPORT, MAYOR

Attest:

City Clerk or Designee