

**MINUTES FOR REGULAR MEETING
OF THE LAGRANGE
BOARD OF ADJUSTMENTS AND APPEALS
Monday, March 16, 2026**

At 8:30 a.m. local time, on the above date, this meeting of the LaGrange Board of Adjustments and Appeals, hereinafter, called the Board, was called to order in the Courtroom of the Oldham County Fiscal Court, LaGrange, Kentucky, by Chairman Keith Smith.

The following members were present:

Al Earley
Joe Pierce
Luke Tomparry

Others present and sworn in were Planning and Development Assistant Director Anna Barge, and Planner Sandie Rugroden. LaGrange City Attorney Beach Craigmyle was present at the meeting. Christy Edgar was the Secretary for the meeting.

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Motion was made by Board Member Earley and seconded by Board Member Pierce to remove Docket LG-26-001, 303 E. Jefferson Street, LaGrange, from the table and to withdraw the docket. Motion carried by unanimous voice vote.

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Chairman Keith Smith called and read Docket:
Docket LG-26-002 – An application has been filed requesting a Front Yard Setback Variance for a property located at 2120 Commerce Pkwy., La Grange.

1. Introduction of the application by staff and questions by the board:

Planner Sandie Rugroden presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated March 16, 2026).
- Site history.
- Aerial Photos of the site.

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

Jon Baker, Bricker, Graydon, Wyatt LLC, 400 W. Market Street, Louisville, was present and representing the applicant.

- The applicant wants to build an office building due to the growth of the business.
- Business was built in 1998 before Commerce Parkway.
- When Commerce Parkway came, the road took several feet from the front yard, which is why the requested setback variance is so large.

- The applicant has the shop portion of the business in the rear of the existing building and wants to build the proposed office building beside the existing building close to where the offices are located now and will connect the two with a breezeway.

3. Questioning of the applicant and those in support of the application by the board:

Board Member Tomparry asked, is the proposed office behind or in front of the existing fence?

Greg Bennett, Heritage Engineering, 603 North Shore Drive, Jeffersonville, IN, was present and sworn in prior to replying, it will be located behind the fence.

Board Member Tomparry asked, will the proposed building's height be the same as the existing building?

Mr. Bennett replied, yes.

Board Member Tomparry asked, what will the finished look like for the proposed office?

Mr. Bennett replied, it will be very similar to the existing building.

Chairman Smith asked, what is the setback from the existing building to the new proposed building?

Mr. Bennett replied, about 15 feet.

4. Testimony and questions by those opposed to the application by the board: None

5. Questioning of the applicant and those opposed to the application by the board: None

6. Rebuttal and Final Statement of the Applicant:

Attorney Baker's final statement:

- This is a unique history of what has happened to this property and position between I-71's on-ramp and Commerce Parkway which is why we are requesting the variance.

7. Rebuttal and Final Statement of the Opposition: None

8. Board Discussion and Final Decision: None

**Findings and Decision
Docket Number LG-26-002
Variance
Front Yard Setback
2120 Commerce Parkway**

Front Yard Setback Variance:
Required Front Yard Setback: 100 feet
Requested Front Yard Setback: 17.57 feet
***Requested Variance:* 82.43 feet**

Motion was made by Board Member Earley and seconded by Board Member Pierce to approve the front yard setback variance for docket LG-26-002 located at 2120 Commerce Parkway, LaGrange, because it will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations and the requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone and the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant and the circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

The vote was as follows:

Yes: Board Members Early, Pierce Tomparry, and Chairman Smith.

Abstain: None

Absent: None

Motion passed for a setback variance on a vote of 4-0.

Motion was made by Board Member Earley and seconded by Board Member Tomparry to approve the Conditions of Approval for docket LG-26-002 located at 2120 Commerce Parkway, LaGrange.

Conditions of Approval:

1. The variance shall only apply to the plan reviewed at the March 16, 2026, La Grange Board of Adjustments public hearing.

The vote was as follows:

Yes: Board Members Early, Pierce, Tomparry, and Chairman Smith.

Abstain: None

Absent: None

Motion passed on a vote of 4-0.

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Approval of Minutes

Motion was made by Board Member Pierce and seconded by Board Member Earley to approve the minutes of January 14, 2026. Motion carried by unanimous voice vote with Board Member Tompany abstained.

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Other Business

None

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Motion was made by Board Member Pierce and seconded by Board Member Earley to adjourn the meeting at 8:55 a.m. Motion carried by unanimous voice vote.

Approved by:



Keith Smith, Chairman

Respectfully Submitted by:



Christy Edgar, Secretary