

**MINUTES FOR REGULAR MEETING
OF THE LAGRANGE
BOARD OF ADJUSTMENTS AND APPEALS
Monday, October 21, 2024**

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:

Joe Pierce
Wayne Morgan
Al Earley

Others present and sworn in were Planning and Development Services Director Ryan Fischer, and Senior Planner Anna Barge. LaGrange City Attorney Beach Craigmyle was present for the meeting. Christy Edgar was the Secretary for the meeting.

Secretary Christy Edgar called and read Docket:

DOCKET LG-24-004 – An application has been filed requesting a Conditional Use Permit for a proposed Short-Term Rental located at 109 S. Walnut Ave, La Grange.

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

Director Ryan Fischer presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated, October 21, 2024).
- Site history.
- Aerial Photos of the site.
- No letters for opposition or support.

Attorney Craigmyle stated, this house has a pull off parking area next to the privacy fence.

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

Michael Swansburg, Swansburg & Smith, PLLC, 117 W. Main Street, LaGrange, was present and representing the applicant.

- The property is zoned C-N.
- The home was built in 1845 and is located one block from Main Street.
- Future plans are to make bedroom three into a public museum due to the history of the home.
- The applicant resides less than ten miles from subject property.

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

Board Member Earley asked, who is the target audience for this short-term rental?

Marsa Cornell, 1219 Weible Rd., Crestwood, was present and sworn in prior to replying, for anyone that wants to rent for under 30 days.

Board Member Morgan asked, where is the museum area?

Mrs. Cornell replied, it will be in the front room and bedroom three. But before we open the museum we need to recoup some of the remodeling cost.

Board Member Morgan asked, when the museum opens will the house become a two bedroom, and will the occupancy change for the rental?

Mrs. Cornell replied, yes, the rental will become a two-bedroom rental and the occupancy will decrease by two people.

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 evidence and Cross Examination by the Applicant: None

7. Rebuttal evidence and Cross Examination by the Opposition: None

8. Final statement of the Applicant:

Attorney Swansburg's final statement, just like to ask the board to approve this application.

9. Board Discussion: None

**Findings and Decision
Docket Number LG-24-004
Conditional Use Permit
Short-Term Rental
109 S. Walnut Ave, LaGrange**

Motion was made by Board Member Earley and seconded by Board Member Pierce to approve the Conditional Use Permit for a short-term rental at 109 S. Walnut Ave., LaGrange, because the proposed use is essential or desirable to the community and not in conflict with the elements, objectives and policies of the Comprehensive Plan because granting the Conditional Use Permit will allow the proper integration into the community of a use specifically named in the zoning regulations and the applicant lives within 25 miles of the subject property. This motion includes the following Conditions of Approval.

Conditions of Approval:

1. The Conditional Use Permit shall only apply to the application considered at the October 21, 2024, LaGrange Board of Adjustments public hearing.
2. The applicant shall comply with all regulations concerning Short Term Rental Properties outlined in City of La Grange Ordinance No. 20, Series 2023 and La Grange Ordinance Code §119.20.

3. The Conditional Use Permit shall be automatically revoked upon transfer / sale of the property.
4. The applicant shall apply for and be issued a Short-Term Rental Property Permit / License by the City of La Grange before renting the property.

The vote was as follows:

Yes: Board Members Earley, Morgan, and Pierce.

No: None

Abstain: None

Motion passed for a Conditional Use Permit for a Short-Term Rental on a vote of 3-0.

Approval of Minutes

Motion was made by Board Member Morgan and seconded by Board Member Pierce to approve the minutes of August 19, 2024, with the following corrections. Motion carried by unanimous voice vote.

Other Business

Director Fischer asked, the LaGrange Board of Adjustments to approve the September KIPDA Training Credits for Chairman Keith Smith.

Motion was made by Board Member Morgan and seconded by Board Member Pierce to approve six credit hours for Chairman Keith Smith for taking the September KIPDA Training. Motion passed by voice vote.

Motion was made by Board Member Pierce and seconded by Board Member Morgan to adjourn the meeting at 9:15 a.m. Motion carried by unanimous voice vote.

Approved by:


Keith Smith, Chairman

Respectfully Submitted by:


Christy Edgar, Secretary

