

**MINUTES FOR REGULAR MEETING
OLDHAM COUNTY
BOARD OF ADJUSTMENTS AND APPEALS
Wednesday, August 6, 2025**

At 9:00 a.m. local time on the above date, this meeting of the Oldham County 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 Vice-Chairman Bill Ferko.

The following members were present:

Mark Allen
David Grey
Laura Tapp

Absent: Board Member Charles Turner

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Senior Planner Anna Barge, Planner John Hine, Planner Sandie Rugroden and County Engineer Jim Silliman. County Attorney Berry Baxter was present at the meeting. Christy Edgar was the Secretary for the meeting.

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Secretary Mark Allen called and read Docket OC-25-031:

An application has been filed requesting a Road Frontage Variance for property located at 1309 S. Buckeye Ln., Goshen.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated August 6, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.

Vice-Chairman Ferko asked, does the county have any plans to extend Buckeye Lane?

County Engineer Silliman replied, no.

Board Member Grey asked, how many homes are on the private road?

Planner Hine replied, three.

2. Presentation by the Applicant in support of the application:

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

- We are seeking two road-frontage variances.
- The property is zoned AG-1 and CO-1 which require 300 feet of road frontage.

- Wanting to split the parcel into two four-acre tracks.
- Tract two will not have road frontage.
- The applicant will extend Buckeye Lane an additional 40 feet which will give tract 1 road frontage.
- The applicant will replace the existing culvert with a bigger culvert to help with drainage.
- The applicant will work with Oldham County Engineer Department to bring the 40-foot road extension into compliance for the Oldham County Road Department to maintain.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Board Member Tapp asked, are the neighboring properties similar in size?

Kenneth Handmaker, 1307 South Buckeye Lane, was present and sworn in prior to replying, my lots are 6 acres, 8 acres, 11 acres and 18 acres.

Board Member Grey asked, is there a shared maintenance agreement for the private road?

Attorney Swansburg replied, there is not a maintenance agreement, but there is a right-of-way easement.

Mike Gregory, Attorney, 6100 Dutchmans Ln, Louisville, representing the Handmaker's, replied, there is no maintenance agreement, but there is an access agreement recorded in 1977 for the private road.

Board Member Tapp asked, will the county maintain the 40-foot roadway that is to be built?

County Engineer Silliman replied, we have met with the applicant and for the county to take the road over, they would have to construct the road in accordance with the current county road pavement standards. My only request is that the road will need to be longer to make a hammerhead turn around, however we are working with the applicant on that.

4. Testimony of the Opposition:

Attorney Gregory's Opposition:

- My client is concerned about the drainage at the end of Buckeye Lane. The current culvert is too small and overflows onto the road.
- My client is also concerned about fire hydrants. Will there be fire hydrants placed on the property?

5. Questioning of the Opposition by the Board: None

6. Rebuttal Statement by the Applicant:

Attorney Swansburg's rebuttal statement:

- The existing culvert will be replaced with a bigger culvert, and the drainage will conform to Oldham County's standards.

7. Rebuttal Statement by the Opposition:

Attorney Gregory's rebuttal statement:

- What about fire protection?

Director Fischer stated, in the process of the minor plat approval emails go out to all the agencies that have anything to do with the case and one of those is the fire department, and they will comment whether or not fire protection is adequate in that area.

8. Final Statement by the Opposition: None

9. Final Statement by the Applicant:

Attorney Swansburg's final statement:

- We ask that you approve these variance requests so the applicant can subdivide this property and develop it consistently with all the requirements that the county requires at that time.

10. Board Discussion and Final Decision:

Board Member Allen stated, I see no problems.

Board Member Grey stated, I am good with this.

**Findings and Decisions
Docket OC-25-031
Road Frontage Variance
Tract 1
1309 S. Buckeye Lane, Goshen**

Road Frontage Variance

Required Road Frontage:	300 feet
Requested Road Frontage:	40 feet
Variance Requested:	260 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the road frontage variance at 1309 S. Buckeye Lane, Goshen, Tract 1, 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 because it would not be necessary if the road had already been improved by the county and has the potential to become null in the future if that road is fully developed as seen in today's public hearing. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The road frontage variance shall only apply to the application considered at the August 6, 2025, Oldham County Board of Adjustments public hearing.
2. A minor plat application and survey must be submitted to staff for review and approval prior to the issuance of any building permits.
3. The road improvements will be up to the county standards.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a road frontage variance on a vote of 4-0.

**Findings and Decisions
Docket OC-25-031
Road Frontage Variance
Tract 2
1309 S. Buckeye Lane, Goshen**

Road Frontage Variance

Required Road Frontage: 300 feet

Requested Road Frontage: 0 feet

Variance Requested: 300 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the road frontage variance at 1309 S. Buckeye Lane, Goshen, Tract 2, 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 because the lot is currently served by an existing private driveway with adequate capacity to serve the area. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The road frontage variance shall only apply to the application considered at the August 6, 2025, Oldham County Board of Adjustments public hearing.
2. A minor plat application and survey must be submitted to staff for review and approval prior to the issuance of any building permits.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a road frontage variance on a vote of 4-0.

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Secretary Mark Allen called and read Docket OC-25-032:

An application has been filed requesting a Side Yard Setback Variance, Front Yard Parking Variance, and Front Yard Building Variance for property located at 4701 W. Highway 146.

1. Presentation by Staff:

Senior Planner Anna Barge presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated August 6, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- I received one letter of opposition.

2. Presentation by the Applicant in support of the application:

Valerie Shannon, Attorney, 401 W. Jefferson Street, LaGrange, was present and representing the applicant.

- The applicant wants to build two contractors' storage buildings but will need three variances.
- The variances would allow for two flex industrial buildings on the parcel which is currently vacant.
- The property is zoned light industrial.
- The neighboring building would still be in front of the proposed building.
- The buildings would have the same color scheme, however, one building would have a loading dock.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Vice-Chairman Ferko asked, why can't the applicant move the building back on the property.

Attorney Shannon replied, the property has a swale along the back and would like to keep the trees for landscape buffer, and the detention basin is on the backside of the property.

Vice-Chairman Ferko asked, does the 15' water easement connect to the detention basin?

Bob Vinsand, Vinsand Engineering & Land Survey, 1000 Cherrywood, LaGrange was present and sworn in prior to replying, that easement was in place for the original Regal Building and at the end of it is a fire hydrant and there is no connection between it and the detention basin. It is an underground water line.

Board Member Grey asked, how many employees would be there a day?

Attorney Shannon replied, that it would depend on the tenant that leases the building.

Jason Greer, 1700 Grand Villa Dr., LaGrange, was present and sworn in prior to replying, the back building is leased out to a fabrication company that currently has 12 employees.

4. Testimony of the Opposition: None

5. Questioning of the Opposition by the Board: None

6. Rebuttal Statement by the Applicant: None

7. Rebuttal Statement by the Opposition: None

8. Final Statement by the Opposition: None

9. Final Statement by the Applicant:

Attorney Shannon's final statement:

- As this development plan was put together there were some careful considerations made of the unique situation of this site, the existing zoning, and the existing types of businesses that are located around it.
- This design is the best configuration for what the developer wants to do.

10. Board Discussion and Final Decision:

Board Member Allen stated, this building will go with the area.

Board Member Tapp stated, I agree.

Vice-Chairman Ferko stated, I believe this is best for the area.

**Findings and Decisions
Docket OC-25-032
Side Yard Setback Variance
4701 W Hwy 146**

Side Yard Setback Variance:

Required Side Yard Setback: 35 feet
Requested Side Yard Setback: 10 feet
Requested Variance: 25 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the side yard setback variance at 4701 W. Hwy 146, 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 because of testimony heard during today's hearing and because matches the general character of the area and because of the lot dimensions. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The variance shall only apply to the application considered at the August 6, 2025 Oldham County Board of Adjustments public hearing.
2. Must submit a landscape and lighting plan for administrative review approval.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a variance on a vote of 4-0.

**Findings and Decisions
Docket OC-25-032
Front Yard Setback Variance
4701 W Hwy 146**

Front Yard Building Setback Variance:

Required Front Yard Building Setback: 100 feet
Requested Front Yard Building Setback: 70 feet
Requested Variance: 30 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the front yard building setback variance at 4701 W. Hwy 146, 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 because testimony seen today showing that the topography of the plot is best suited for this layout. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The variance shall only apply to the application considered at the August 6, 2025 Oldham County Board of Adjustments public hearing.
2. Must submit a landscape and lighting plan for administrative review approval.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a variance on a vote of 4-0.

**Findings and Decisions
Docket OC-25-032
Front Yard Building Variance
4701 W Hwy 146**

Front Yard Parking Setback Variance:

Required Front Yard Parking Setback: 35 feet
Requested Front Yard Parking Setback: 10 feet
Requested Variance: 25 feet

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the front yard parking setback variance at 4701 W. Hwy 146, 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 because the site's topography requiring the building to be set further forward. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The variance shall only apply to the application considered at the August 6, 2025 Oldham County Board of Adjustments public hearing.
2. Must submit a landscape and lighting plan for administrative review approval.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a variance on a vote of 4-0.

Motion was made by Board Member Grey and seconded by Board Member Tapp to take a five minute recess at 10:30 a.m. Motion carried by unanimous voice vote.

Motion was made by Board Member Grey and seconded by Board Member Allen to bring board back in session at 10:35 a.m. Motion carried by unanimous voice vote.

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Secretary Mark Allen called and read Docket OC-25-033:

An application has been filed requesting a Road Frontage Variance for property located 6315 W. Highway 42 in Goshen.

1. Presentation by Staff:

Planner John Hine presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated, August 6, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters of support or opposition.

2. Presentation by the Applicant in support of the application:

Chris and Andrea Houser, 6315 W. Hwy 42, Goshen, was present and sworn in prior to presenting.

- Requesting a road frontage variance to allow the creation of a 2-acre lot which has an existing residence.
- We want to put the property into a family trust, and this can only be accomplished by creating this separate lot.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Board Member Tapp asked, is the barn being used for business purposes?

Mrs. Houser replied, it is used for agriculture, and we do have a business, home office, but it's for storage and ornamental plants.

4. Testimony of the Opposition: None.
5. Questioning of the Opposition by the Board: None
6. Rebuttal Statement by the Applicant: None
7. Rebuttal Statement by the Opposition: None
8. Final Statement by the Opposition: None
9. Final Statement by the Applicant: None
10. Board Discussion and Final Decision: None

**Findings and Decisions
Docket OC-25-033
Road Frontage Variance
6315 W. Hwy 42, Goshen**

Road Frontage Variance

Required Road Frontage: 150 feet
Requested Road Frontage: 0 feet
Variance Requested: 150 feet

Motion was made by Board Member Allen and seconded by Board Member Grey to approve the road frontage variance at 6315 W. Hwy 42, Goshen, 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 the applicants wants to place the land in a trust and because of the testimony in the application. The conditions of approval are included in this motion.

Conditions of Approval:

1. The road frontage variance shall only apply to the application considered at the August 6, 2025, Oldham County Board of Adjustments public hearing.
2. A minor plat application and survey must be submitted to staff for review and approval prior to the issuance of any building permits.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a variance on a vote of 4-0.

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Secretary Mark Allen called and read Docket OC-25-034:

An application has been filed requesting a Location Variance for property located at 2804 Valley View Court, La Grange.

1. Presentation by Staff:

Planner Sandie Rugroden presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated August 6, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.

2. Presentation by the Applicant in support of the application:

Tony Karimi, 2804 Valley View Ct., LaGrange, was present and sworn in prior to presenting.

- I maintain the Valley View Ct. road.
- The garage is behind the house depending on how you look at the home.
- Any other location for the garage would make the garage not useful.
- The house design looks like a half pentagon.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Board Member Grey asked, how far away is the existing house from Valley View Court?

Mr. Karimi replied, about 76 feet.

County Attorney Baxter asked, where are lots 18 and 19?

Mr. Karimi showed where the lots 18 & 19 on the map.

4. Testimony of the Opposition: None

5. Questioning of the Opposition by the Board: None

6. Rebuttal Statement by the Applicant: None

7. Rebuttal Statement by the Opposition: None

8. Final Statement by the Opposition: None

9. Final Statement by the Applicant: None

10. Board Discussion and Final Decision: None

**Findings and Decisions
Docket OC-25-034
Location Variance
2804 Valley View Ct., LaGrange**

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the location variance for a garage at 2804 Valley View Court, 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 because of the topographic constraints of the site as seen in testimony provided in today's hearing and the justification written in the application. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The Variance shall only apply to the application considered at the August 6, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a location variance on a vote of 4-0.

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Secretary Mark Allen called and read Docket OC-25-035:

An application has been filed requesting a Conditional Use Permit and a Location Variance for a proposed accessory structure for property located at 3706 Brookside Circle, La Grange.

1. Presentation by Staff:

Planner Sandie Rugroden presented the following:

- Summary of the application. (see Exhibit A, Staff Report dated August 6, 2025)
- Case and site history.
- Aerial photos of the site.
- Photos of property.
- No letters in support or opposition.

2. Presentation by the Applicant in support of the application:

Todd Polston, 3706 Brookside Circle, LaGrange, was present and sworn in prior to presenting.

- The property slopes in the back of the house.
- Can not put a driveway over the septic lines.
- The location is the only place we can build the garage.
- The garage would provide security for our vehicles and provide storage space.

3. Questioning of the Applicant or representative and others in support of the application by the Board:

Vice-Chairman Ferko asked, how many buildings do you have on the property?

Mr. Polston replied, this will be the 3rd structure, there is a horse barn in the back and a shed on the side of the house.

Vice-Chairman Ferko asked, what is the total acreage?

Mr. Polston replied, 7 acres.

4. Testimony of the Opposition: None
5. Questioning of the Opposition by the Board: None
6. Rebuttal Statement by the Applicant: None
7. Rebuttal Statement by the Opposition: None
8. Final Statement by the Opposition: None
9. Final Statement by the Applicant: None
10. Board Discussion and Final Decision: None

Findings and Decisions
Docket OC-25-035
Conditional Use Permit
Accessory Structure
3706 Brookside Cir., LaGrange

Motion was made by Board Member Allen and seconded by Board Member Grey to approve the conditional use permit to allow a third accessory structure on the property located at 3706 Brookside Circle, 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 the character and objectives of the proposed use and the potential impacts on the community and its surrounding are appropriate and because of the topography of the land and because of the justification in the application. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The Conditional Use Permit shall only apply to the application considered at the August 6, 2025, Oldham County Board of Adjustments public hearing.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a Conditional Use Permit on a vote of 4-0.

Findings and Decisions
Docket OC-25-030
Location Variance
Accessory Structure
3706 Brookside Cir., LaGrange

Motion was made by Board Member Allen and seconded by Board Member Grey to approve the location variance for an accessory structure located at 3706 Brookside Circle, 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 because of the topography of the land use and the justification in the application. The following Conditions of Approval are included in this motion.

Conditions of Approval:

1. The variance shall only apply to the application considered at the August 6, 2025, Oldham County Board of Adjustments public hearing.
2. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

The vote was as follows:

Yes: Board Members Allen, Grey, Tapp, and Vice-Chairman Ferko.

No: None.

Abstain: None.

Absent: Board Member Turner.

Motion was approved for a location variance on a vote of 4-0.

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Approval of Minutes

Motion was made by Board Member Grey and seconded by Board Member Allen to approve the Thursday, July 17, 2025, minutes as submitted with the following correction. Motion carried by unanimous voice vote. Laura Tapp Abstained.

Correction

1. Page 8: Conditions of Approval, remove #4 wording and replace with; Three classes are allowed Monday through Friday between 8:30 a.m. and 6:30 p.m. and three classes are allowed on the weekend between 8:30 a.m. and 6:30 p.m.

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Other Business

Vice-Chairman Ferko welcomed new Board Member Laura Tapp.

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Motion was made by Board Member Allen and seconded by Board Member Grey to adjourn the meeting at 11:20 a.m. Motion carried by unanimous voice vote.

The next regular meeting is on Wednesday, September 18, 2025, at 9:00 a.m., in the Courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky.

Approved by:


Bill Ferko, Vice-Chairman

Respectfully Submitted by:


Christy Edgar, Secretary