

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, February 24, 2026**

At 9:00a.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
William Douglas	Thomas Elder	Deborah Graham
Berry Hampton	Allen Hayes	Bob Klingenfus
Debbie Kraus	Tom Marsh	Skip Miller
Sue Ann Thompson		

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Assistant Director Anna Barge, Planner John Hine, Oldham County Engineer Jim Silliman and Oldham County Board of Education Michael Williams. 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 Elder and seconded by Commissioner Miller to approve December 9, 2025; minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 1, under approval of minutes, add a “s” at the end of the word correction.
- Page 4, 15th line down, add the word “an” after come in.
- Page 4, 26th line down, remove the word “asked” and add the word “replied”.
- Page 5, under Swansburg’s final statement first bullet point add the letter “s” at the end of the word request.
- Page 5, 3rd bullet point remove the word “norther” and add the word “northern”.

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Motion was made by Commissioner Douglas and seconded by Commissioner Marsh to go into executive session pursuant to KRS 61.810 (1)(C) related to discussions of pending litigation involving Canfield Development, LLC and the Oldham County Planning Commission. Motion carried by unanimous voice vote at 9:15 a.m.

Motion was made by Commissioner Marsh and seconded by Commissioner Elder to bring meeting back in session. Motion carried by unanimous voice vote at 10:00 a.m.

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Motion was made by Commissioner Marsh and seconded by Commissioner Hampton to move a docket item to a future planning commission meeting because of the court of appeals recommendation pursuant to discussions with Canfield Development and Oldham County Planning Commission that we review testimony and the meeting of February 28, 2023, to follow the directive of the courts and in accordance of the court of appeals direction. We look at that waiver and produce a decision based solely on testimony of February 28, 2023.

The vote was as follows:

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

NO: None

ABSTAIN: None

ABSENT: None

Motion approved on a vote of 13-0.

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County Attorney Baxter stated, Commissioner Klingenfus has been recused from the rest of today's dockets.

Secretary Christy Edgar called and read Docket:

DOCKET PZ-26-001 – An application has been filed by MPP Ventures, LLC requesting a Waiver to allow residential use in an Industrial District on property located at 303 E. Jefferson Street, La Grange. The property is 0.214-acres and zoned I-1, Light Industrial 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 February 24, 2026).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Commissioner Allison asked, is part of this parcel in the historic district?

Planner Hine replied, the back lot is in the historic district, however it is unclear if a portion of this parcel is in the historic district.

Commissioner Marsh asked, is there a shared maintenance agreement for the driveway?

Planner Hine replied, yes.

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

Nick Pregliasco, Bardenwerper, Talbott, & Roberts, PLLC, 1000 N. Hurstbourne Pkwy, Louisville, was present and representing the applicant.

- Asking this Board for a waiver to allow this parcel to be used as residential since it is zoned industrial.
- Most of the parcels surrounding this parcel are being used as residential.
- At the Board of Adjustment's hearing the neighbor south of this property was concerned about the property lines and our survey matches the deed and there is no dispute now.

3. Testimony and questions by those opposing the application: None

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

Commissioner Kraus asked, which way will the front of the building face?

Attorney Pregliasco replied, the front of the building will face Jefferson Street.

Commissioner Kraus asked, where will the parking be located?

Attorney Pregliasco replied, parking will be at the rear of the building.

5. Rebuttal evidence and Cross Examination by the Applicant: None

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

7. Final statement of the Opposition: None

8. Final statement of the Applicant: None

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS

Docket PZ-26-001

Waiver

Allow Residential Use in I-1 Zoning

303 E. Jefferson Street, LaGrange

Motion was made by Commissioner Marsh and seconded by Commissioner Davis to approve the waiver to allow residential use in an I-1 zoning at 303 E. Jefferson Street, LaGrange, because the testimony heard today shows that the design innovations of this case and the precedent of the area would support and would be best for the community and the county to accept the application as presented. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the February 24, 2026, Planning Commission public hearing.
2. The applicant must be approved for Front and Side Yard Setback Variances from the La Grange Board of Adjustments.
3. A shared road maintenance agreement must be recorded with the Deed Room and submitted to staff prior to the issuance of a building permit.

The vote was as follows:

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

NO: Commissioner Graham.

ABSTAIN: None

ABSENT: Commissioner Klingenfus.

Motion approved for a waiver on a vote of 11-1.

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Commissioner Douglas has recused himself from this docket.

Secretary Christy Edgar called and read Docket:

DOCKET PZ-26-002 – An application has been filed by Oldham Farms Development, LLC for a Preliminary Subdivision Plan with sixty-seven (67) lots on property located at 2800 S. Camden Lane, Crestwood. The property is 131.2 acres and zoned R-1, Residential District, AG-1, Agricultural District, and CO-1, Conservation District.

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

Assistant Director Anna Barge presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated February 24, 2026).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Micheal Williams, Oldham County Board of Education, 6165 W. Hwy 146, Crestwood, was present and sworn in prior to presenting.

- The schools attending would be Camden Elementary, East Oldham Middle School and South Oldham High School.
- The school will allow 29 building permits per year.

Jim Silliman, Oldham County Engineer, 100 W. Jefferson Street, LaGrange, was present and sworn in prior to presenting.

- The applicant will be required to obtain a Stormwater Quality Management and Erosion Control Permit and a KYR10 Permit.

- The Stormwater Quality Management and Erosion Control Permit will require the applicants' engineer to provide their construction plans to our office and that will include the calculations that show the proposed detention basin, the storm water detention basin that is onsite.
- The proposed basin appears to be in line with a blue line stream potentially a jurisdictional water of the U.S., which would require a Kentucky Division of Water and Army Corps of Engineer Permit for installing the basin.
- Kentucky Transportation Cabinet would require left turn lanes on Hwy 22 with the 2028 build volume.
- The county road does cross the Lake Pointe Subdivision dam and in the future the spillway will be replaced with an improved spillway.

Commissioner Allison asked, would the lots that run along Asher's Run discharge into Asher's Creek?

County Engineer Silliman replied, the proposed binding element would apply to all the lots.

Commissioner Miller asked, is this a detention or retention design?

County Engineer Silliman replied, they can design it either way but will have to meet the county's regulations.

Commissioner Miller asked, do you have a rough cost estimate for road improvements?

County Engineer Silliman replied, added pavement, turning lanes and improvements to the intersection of Camden Lane and Ballardsville Road might be \$1.7 or \$1.8 Million.

Commissioner Allison asked, what about the condition of the road?

County Engineer Silliman replied, we could look at potential widening. As far as the surface of the road, we have included Camden Lane from Ballardsville Road to Montfort Lane in our fall 2025 paving package. We asked our contractor to save that portion of work until the end knowing that we are going through this process because if we are going to add other improvements, I don't want them to resurface the road and then have to go back.

Chair Nasser asked, what are the odds of the county and developer aligning to do the road project?

County Engineer Silliman replied, the developer can do their portion independently and then the county will do their section.

Motion was made by Commissioner Marsh and seconded by Commissioner Elder to take a 10-minute break. Motion carried by unanimous voice vote at 10:40 a.m.

Commissioner Davis left the meeting at 10:40 a.m.

Motion was made by Commissioner Elder and seconded by Commissioner Marsh to come back in session at 10:50 a.m. Motion carried by unanimous voice vote.

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

Cliff Ashburner, Dinsmore & Shohl, 101 S. Fifth Street, Louisville, was present and representing the applicant.

- The proposed subdivision will be 67 lots on 131 acres that are zoned AG-1 and CO-1, that will connect to three existing subdivisions which is the last puzzle piece in this area.
- No waivers or variances will be asked to develop this subdivision.
- The surrounding subdivisions have existing stub roads for connections.
- The additional access for these existing subdivisions is more opportunity to access the property which is better for distribution of traffic and emergency access.
- This plan incorporates onsite detention basin.
- The existing Lake Pointe Subdivision will always be downhill from this proposed subdivision, and we cannot stop water at the property lines, but we can control the water with the detention basin which will reduce the impact downstream.

Kevin Young, Land Design and Development, 503 Washburn Rd., Louisville, was present and sworn in prior to presenting.

- Part of the county zoning ordinance is to connect subdivisions.
- The proposed subdivision will connect three existing subdivisions, two of the subdivisions have stub roads for connection (Lake Pointe and Kentucky Acres) and it will connect to Montfort Lane which is Croftboro Farms Subdivision and South Camden Lane.
- The proposed subdivision has one acre lot minimum and 11 acres of open space.

Diane Zimmerman, Traffic Engineering, LLC., 12803 High Meadows Pike, Prospect, was present and sworn in prior to presenting.

- The traffic assessment for this proposed development shows that 95% of traffic would go to Hwy 22.
- I will stand by my professional opinion that no capacity improvements are needed whereas capacity and safety are related.

Attorney Ashburner continued presentation.

- The lot sizes, the street lengths, the frontages, and the design of the proposed subdivision comply with the subdivision regulations and comply with the zoning ordinance.

- We believe that the connections, based on the language in the subdivision regulations, as well as the comprehensive plan, would indicate that those connections should be made.

3. Testimony and questions by those opposing the application:

Stephanie Hawkins, Oldham County Magistrate, address not provided, was present and sworn in prior to presenting.

- This proposed subdivision will not come in front of fiscal court because it does not require a zoning change.
- I have not seen anything presented before me in form of a \$211,000 range between the county and the developer which contracts are to come in front of the Fiscal Court.
- Attorney Ashburner neglected to mention that Woods of Hillview, Westwood, Westwood East, High Pointe, Lockwood Estates, Northwood Subdivision and the residents on North Camden would all be affected by this proposed subdivision.
- There are 62 neighborhoods in Oldham County that have established safe one way in and one way out.

Amanda Dreckman, 3020 Pioneer Place, Crestwood, was present and sworn in prior to presenting.

- How would the proposed plan impact the watershed and the blueline stream?
- From our back property line, I can see an underground water tunnel on the farm that empties into the creek and there is a small sink hole under the farm fence near the back corner of my neighbor's yard.
- Has there been a site analysis that has indicated changes in the creek as it travels towards the stream from this farm?
- The change in the route of Lincoln Trail would cause catastrophic damage to the environmentally sensitive area.

Brad Yarger, Yarger Engineering, address not provided, was present and sworn in prior to presenting.

- The traffic assessment contains three intersections, but the neighborhood will have access to other intersections of the surrounding highways, including the ones on Hwy 22 at Camden Lane, Hwy 22 at Montfort Circle, and Hwy 1818 at Commonwealth Drive.
- The finding of minimum impact of the highway network is vague and does not address the potential intersection related issues. It also basically does not look for intersection problems or specific segment problems.
- The appendix is missing the calculations that show the trip generation, the distribution, the assignment and the analysis process.

Laura Volk, Willow Bend Drive, was present and sworn in prior to presenting.

- I have a petition from the residents of Lake Pointe Subdivision with almost 100% of our neighborhood that has signed.
- We respectfully request that Willow Bend Drive remain closed to traffic.
- We are concerned about the safety of our residents and our dam.
- There are no sidewalks in our subdivision, and they are not feasible either.
- There are several blind curves on Willow Bend Drive.
- We do not want the increase of traffic in our subdivision because GPS will begin to route drivers the shortest distance to Hwy 22 and 1818.
- The Kentucky Division of Water requires that we reduce the traffic and weight that travel over our dam. Based upon this guidance, our subdivision contracted with only one garbage provider long before Oldham County mandated one garbage provider for the county. This was done to limit the weight that traveled over our dam. Also, the Oldham County Schools limit the number of crossings over the dam in a day.

Sarah O'Keefe, 5803 Montfort Lane, Crestwood, was present and sworn in prior to presenting.

- Showed several old plats (Opposition Exhibit A) regarding the connections.
- Showed video of the narrow South Camden Lane and the uneven pavement.

Magistrate Hawkins continued presentation.

- Summarized the video.
- If this proposed development passes today, it will add 700 homes worth of traffic into the intersection of South Camden Lane and Hwy 22.

Mike Arth, 5702 Clover Drive, Crestwood, was present and sworn in prior to presenting.

- I have been Chief Officer in Jefferson County Fire Department for 24 years.
- Most of us support the Camden Ridge Subdivision development and welcome new neighbors.
- We know that some road improvements will be made.
- The connection of the subdivision will become a pass-through corridor. This is traffic diversion not traffic demand.
- We are not asking to stop development, we are asking to protect these established residential neighborhoods from becoming a throughfare.
- To compromise we ask that emergency local and official access gates are put in place as a connecting point for the subdivisions and not allow public use.

Dwayne Bradshaw, 3207 S. Camden Lane, Crestwood, was present and sworn in prior to presenting.

- I am not opposed to the development.
- I am concerned about the big trucks coming and going with building materials.

Motion was made by Commissioner Marsh and seconded by Commissioner Elder to extend the time to 5 minutes. Motion carried by unanimous voice vote.

Kevin Cook, 7404 Willow Bend Drive, Crestwood, was present and sworn in prior to presenting.

- Most people will come through Lake Pointe Subdivision because it is shorter and has about 4 to 5 less stops.
- Concerned about all the construction traffic.

Tina Yost, Willow Bend Drive, Crestwood, was present and sworn in prior to presenting.

- Respectfully submit that the planning commission refrains from approving the proposed subdivision without additional technical and regulatory determinations being made.
- My concerns are centered on preserving the safety and quality of the community.

Motion was made by Commissioner Marsh and seconded by Commissioner Elder to take a 10-minute break at 12:20 p.m. Motion carried by unanimous voice vote.

Motion was made by Commissioner Miller and seconded by Commissioner Graham to come back in session at 12:30 p.m. Motion carried by unanimous voice vote.

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

Commissioner Hampton asked, Attorney Ashburner, at the neighborhood meeting, it was discussed that the Lake Pointe entrance was not needed, is this correct?

Attorney Ashburner replied, we did not want to make the connection, but the subdivision regulations and the zoning ordinance are not subjective. The requirements in the code indicate that we are to make those connections unless there is a topographic reason that would make it impossible.

Commissioner Hampton asked, if the applicant doesn't want the entrance and the Lake Pointe residents do not want the entrance then why is it an issue?

Attorney Ashburner replied, the reason it has become an issue is because we believe we need to make a connection to comply with the subdivision regulations and the zoning ordinance.

Director Fischer asked, Chief Arth, are you speaking on behalf of the South Oldham Fire Department?

Chief Arth replied, speaking as a professional of the industry for the last 24 years. Director Fischer asked, do you know if the access gates that you proposed were recommended by the fire department, the authority having jurisdiction at the TRC meeting when Chief Blakely made his comments?

Chief Arth replied, I did not recall his objection to them, but not those specific brands of gates.

Director Fischer asked, Mr. Williams, since you are our sole representative from the Oldham County Public Schools, do you have any knowledge of bus traffic being limited on any of those roadways that were talked about in opposition testimony?

Mr. Williams replied, the only time we're putting a bus on the road is if we have a student that we must deliver. So, there is no limitation on buses. We will have an elementary school, middle school, and a high school bus that will go into all those subdivisions.

Commissioner Graham asked, County Engineer Silliman, are there sink holes and different things that are different in this topography that are not different in the other subdivisions?

County Engineer Silliman replied, there is karst topography throughout the county, there are sinkholes and those get addressed during construction and the general topography has not changed.

Commissioner Allison asked, County Engineer Silliman, is there rusting in the beams on the bridge that goes over Asher Creek?

County Engineer Silliman replied, no. That's the spillway culvert and we were describing that the structure is aging and it could be replaced.

Commissioner Hayes asked, will the roads, culvert and dam need to be addressed even if this proposed subdivision is not approved?

County Engineer Silliman replied, we would put forth a budget to fiscal court and fiscal court can decide. We work with the Magistrates and address the areas of need. But this is being brought to our attention because of potentially increased traffic.

Commissioner Miller asked, do you know the total number of lots that have been approved in Kentucky Acres?

County Engineer Silliman replied, 387 lots.

Director Fischer asked, County Engineer Silliman, currently the way I have the Binding Element written as, no state division of water permitted home sewage treatment unit of any type with direct discharge to land, or a water course are allowed. Do you think in that binding element we should list specifically those lots that you have labeled on the map or just leave that open-ended binding element?

County Engineer Silliman replied, I would rather leave it an open-ended binding element.

Chair Nasser asked, which road is construction access going to go through?

Attorney Ashburner replied, it will come down Camden.

Director Fischer asked, Magistrate Hawkins, how long have you been a magistrate in Oldham County?

Magistrate Hawkins replied, I am in my 8th year.

Director Fischer asked, do you agree that Camden Lane is a county road that falls under the purview of the county government?

Magistrate Hawkins replied, it's a county road that can handle what's currently on it.

Director Fischer asked, would you say that Mrs. O'Keefe's photos didn't really show that Camden Lane currently is in need of repair?

Magistrate Hawkins replied, it could be widened.

Director Fischer asked, in your 8 years on fiscal court, have you ever proposed or asked fiscal court or gone to a road committee meeting to request funds to have any sort of work done on Camden Lane?

Magistrate Hawkins replied, South Camden is not my district. I am advocating for those on the north side of Hwy 22, which is district 6, those in High Point and Lockwood Estates those that come down Hwy 393 from Echo Valley and Moody, and those that come from Centerfield Farmhouse Estates, which is a new neighborhood. I am advocating for those that are on my side, so no, I have no reason to do that for South Camden other than if we are going to add 700 homes to the system and my people are coming out onto Hwy 22 trying to get to Louisville or LaGrange and now you have all this added traffic from Kentucky Acres, Willow Point, Croftboro Farms and Lake Pointe now all on Hwy 22, it's going to affect my district.

5. Rebuttal evidence and Cross Examination by the Applicant:

Attorney Ashburner's rebuttal statement:

- My applicant is working with the county to help with road repair.
- These subdivision connections were waiting to be made. They were coming rather than today, 17 years ago or 20 years from today.
- There is no topographic reason for the connections not to be made.
- The septic system will be tested again once the lot gets a building permit.
- Access gates were not requested by the fire department serving this subdivision.

6. Rebuttal evidence and Cross Examination by the Opposition:

Mr. Yarger's rebuttal statement:

- The issue with a traffic assessment and a traffic impact study has a numerical threshold. That threshold is met when you consider the diversion coming through the neighborhoods from the ones that are being connected by putting this neighborhood piece in the middle.
- Once it has been connected there will be more than 100 trips.

Mrs. Yost rebuttal statement:

- Mr. Silliman, in the traffic study that you analyzed you needed additional roadway improvements, is that correct?
County Engineer Silliman replied, yes.
- Will the culvert be replaced?
County Engineer Silliman replied, that is not the decision of the planning commission, it is the fiscal court and the road committee. And if it gets approved then we get the job done.

Mrs. O'Keefe's rebuttal statement:

- Was the bridge replaced 10 years ago?
County Engineer Silliman replied, I don't know when it will be replaced but it was replaced when Beth Stuber was the county engineer. So, at least 10 years ago.
- Is there any money to fix the bridge?
County Engineer Silliman replied, we are not looking to replace the bridge, which is actually a culvert, because it was done 10-15 years ago.
- I would like to let this board know, that every year that we get a consistent amount of rain the bridge floods over.

Mrs. Volk's rebuttal statement:

- Our major concern is with the dam, which is a separate structure, and the dam is what is inspected by the state. I believe it has not been stated that any intentions have been claimed for ownership of the dam or make improvements to the dam. Is that correct?
County Engineer Silliman replied, yes.
- I want to reiterate that our concern is for the increase in traffic going over the dam.

Magistrate Hawkins' rebuttal statement:

- When the county starts to make the improvements to South Camden, where will the traffic be diverted too?
County Engineer Silliman replied, they have not been investigated in detail, but if we can find another route in and out that diverts that traffic, then it will take it away from Hwy 22 intersection and maybe we will have two smaller projects instead of one large project.
- Is one of those the 60' easement, a little bit east of the current entrance, and the other one where from Osage onto Payton Lane?
County Engineer Silliman replied, I am not aware of the 60' easement and after seeing it today, we will investigate it. The other one has potential because there's a stub on Colton Road which is Kentucky Acres, it stubs

to a piece of property that's not currently under development. I am aware that many years ago that property owner was talked to, and there was a lot of hesitance and reluctance to that connection. It is a single private property that would have to go through and that is the reason why we have not pursued it.

7. Final statement of the Opposition:

Magistrate Hawkins final statement:

- Concerning the lots that did not perk, we would like for Department of Environmental Protection and Corp of Engineers Division of Water to take another look at these lots instead of just bringing up a new plan for combining lots together.
- The layout of the street system should not create excess travel links.
- Concerned about the safety of dumping the extra traffic through Kentucky Acres, Croftboro Farms, Lake Pointe Subdivisions and South Camden.
- Lake Pointe residents had almost 100% of signatures sign a petition to not open the stub road for traffic access.
- There are 62 subdivisions throughout Oldham County that have one-way in and out.

8. Final statement of the Applicant:

Attorney Ashburner's final statement:

- This board is here to evaluate the application against the zoning ordinance and against the subdivision regulations and this application meets those regulations.
- The subdivision connections have been on plats for 40 plus years, and the applicant is going to finish those roads.

END OF PUBLIC HEARING

Commissioner Allison asked, I have a concern about the bridge that goes over Asher's Run, can it handle the 60,000-to-80,000-pound vehicles, can we get a structure engineer to look at?

County Engineer Silliman replied, this is a culvert and not a bridge, and I can investigate that.

Commissioner Nasser asked, do we have a draft for the additional binding elements?

Director Fischer replied, yes, and read the binding elements.

Attorney Ashburner replied, yes, we agree to those additional binding elements.

Attorney Baxter read, Kentucky Revised Statues Section 100.275, Subdivision Plats and Development, local ordinances, rules and regulations and requirements, effective date July 1, 2025.

Director Fischer summarized the docket.

FINDINGS AND DECISIONS
Docket PZ-26-002
Preliminary Subdivision Plan
2800 S. Camden Lane

Motion was made by Commissioner Elder and seconded by Commissioner Marsh to approve the preliminary subdivision plan located at 2800 S. Camden Lane, Crestwood, based on the evidence and testimony given today and because no waivers or variances have been requested because it complies with objectives LU2-2 of the comprehensive plan, the zoning ordinance and the subdivision regulations. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at the February 24, 2026, Oldham County Planning Commission public hearings.
2. There shall be no subdivision of any lot into a greater number of lots without review by the Oldham County Planning Commission.
3. The preliminary plan must comply with all established federal, state, and county ordinances and requirements at the time of construction plan approval.
4. The applicant will commit to funding the costs for the county to widen South Camden Lane between Outer Circle Drive and Monfort Lane and shall provide a letter of credit to Oldham County Fiscal Court for \$211,000 towards those road improvements. The letter of credit is due prior to any construction plan approvals for Camden Ridge Subdivision. If the county road project cannot be initiated to meet the developer's schedule, the developer will construct the South Camden Lane road improvements per the construction plans prepared by Land Design & Development and the letter of credit shall be returned to the developer. The developer at his expense shall be responsible for utility relocation, as needed, to widen South Camden Lane roadway per the construction plans for South Camden Lane prepared by Land Design & Development.
5. The cumulative phasing plan shall limit the number of building permits issued to 29 building permits per year beginning with the first record plat.
6. No state division of water permitted home sewage treatment units of any type with direct discharge to land, or a water course are allowed.

The vote was as follows:

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

NO: None

ABSTAIN: None

ABSENT: Commissioner Davis, Douglas, and Klingenfus.

Motion approved for preliminary subdivision plan on a vote of 10-0.

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Motion was made by Commissioner Miller and seconded by Commissioner Elder to take a 5-minute break. Motion carried by unanimous voice vote at 1:30 p.m.

Motion was made by Commissioner Elder and seconded by Commissioner Marsh to come back in session at 1:40 p.m. Motion carried by unanimous voice vote.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-26-003 – An application has been filed by Robert Klingenfus for a Waiver of the Minor Plat Rule on property located at 5140 Old Hanna Rd., Crestwood. The property is 43.178-acres and zoned AG-1, Agricultural 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 February 24, 2026).
- Site history.
- Aerial Photos of the site.
- Photos of property.

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

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

- In November 2023, the previous owner subdivided 222.47 acres into three (3) separate tracts.
- Applicant bought the property in 2024 to farm.
- Considering the pressures brought on the applicant by external forces, such as commodity tariffs and other global economic factors, the applicant hopes to first subdivide into two (2) tracts and then sell off 43.18 acres.
- The remaining portion will continue to be farmed.
- Ballardsville Fire Department confirmed, by email on February 20, 2026, that they had coverage over the property and that they had no opposition to this request.

3. Testimony and questions by those opposing the application: None

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

Commissioner Allison asked, will these parcels be zoned ag or commercial?

Attorney Swansburg replied, no plan to change anything with the zoning, it will remain the same zoning.

Commissioner Kraus asked, with the courts' ruling on the tariffs, does that create any difference in the burden?

Attorney Swansburg replied, it does not change the burden.

Commissioner Kraus asked, with the road changes coming will these properties be affected?

Attorney Swansburg replied, no, not to our knowledge.

- 5. **Rebuttal evidence and Cross Examination by the Applicant: None**
- 6. **Rebuttal evidence and Cross Examination by the Opposition: None**
- 7. **Final statement of the Opposition: None**
- 8. **Final statement of the Applicant:**

Attorney Swansburg's final statement:

- The exceptional hardship created by economic forces outside of the applicant's control supports this request.
- The applicant does not desire to subdivide the land into a traditional subdivision development.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS Docket PZ-26-003 Waiver Minor Subdivision Plat 5140 Old Hanna Road, Crestwood

Motion was made by Commissioner Thompson and seconded by Commissioner Miller to approve the waiver for minor subdivision plat located at 5140 Old Hanna Road, Crestwood, because it will create a financial hardship and the decision that the applicant could not do this currently is because of decisions that were made prior to the applicant purchasing the property. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the February 24, 2026, Planning Commission public hearing.
2. A minor plat application and survey must be submitted to staff for review and approval.

The vote was as follows:

YES: Commissioners Allen, Allison, Douglas, Elder, Graham, Hampton, Hayes, Kraus, Miller, and Thompson.

NO: Commissioner Marsh.

ABSTAIN: None

ABSENT: Commissioner Davis, and Klingenfus.

Motion approved for waiver on a vote of 10-1.

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Other Business:

Oldham County Board of Education—Annual School Capacity Standards

Michael Williams with the Oldham County Board of Education presented.

- Oldham County School Board approved the five (5) year projection for the district.
- The number of students per subdivision or per unit is 0.128.
- The number I recommend for this next calendar year would be 0.123.

Commissioner Allison asked, how do you account for the aging population and the turnover with people coming in? How does that fit into your model?

Mr. Williams replied, part of that projection is done on the rate of survival of students or how many students we have that go from kindergarten to first grade, first grade to second grade. Some of that plays into what you're asking, but the majority of it is we look at what the growth rate is based on just the new units added in the county and it still gives us that base average.

Director Fischer asked, if a particular area of the county has a very small student population, are there talks about shifting that around?

Mr. Williams replied, we are not at that point.

Motion was made by Commissioner Hampton and seconded by Commissioner Elder to accept the recommendation from the Oldham County Board of Education to allow 0.123 building permits per unit. Motion carried by unanimous voice vote.

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There being no further business, the Planning Commission meeting adjourned at 2:15 p.m.

The next regular meeting will be on Tuesday, March 24, 2026, at 9:00 a.m. and will be held in the Oldham County Fiscal Court courtroom at 100 W Jefferson Street, La Grange, 40031.

Approved:

Respectfully Submitted:


Katie Nasser, Chair


Christy Edgar, Secretary