

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, March 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	Deborah Graham	Allen Hayes
Bob Klingenfus	Debbie Kraus	Sue Ann Thompson

Commissioners Thomas Elder, Berry Hampton, Tom Marsh and Skip Miller were absent.

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Assistant Director Anna Barge, Planner Sandie Rugroden, 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 Thompson and seconded by Commissioner Kraus to approve February 24, 2026; minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 5, 3rd Bullet Point add on Hwy 22 after the word lanes.
 - Page 5, Under County Engineer Silliman replied, remove the word would and add the word might.
 - Page 6, Under Kevin Young, first bullet point add the letter s at the end of subdivision.
 - Page 10, Middle of page, change Commissioner Marsh to Commissioner Allison.
 - Page 13, First paragraph, remove the letter o from the word too.
 - Page 15, Last sentence, remove that is a question outside of my expertise, add it does not change the burden.
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Secretary Christy Edgar called and read Docket:

DOCKET PZ-26-004 – An application has been filed by Michelle & Klaus Doranth for a Waiver of Section 280-150(3): Parking Lot Layout and Design on property located at 2101 & 2201 Fendley Mill Rd., La Grange. The property is 60.79-acres and zoned AG-1, Agricultural District and CO-1, Conservation District.

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

Planner Sandie Rugroden presented the following:

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

Commissioner Douglas asked, which actual partial land address is the parking waiver for?

Planner Rugroden replied, I believe it is the 2201 address.

Commissioner Douglas stated, I will ask the applicant because they are disputing what you have said.

Planner Rugroden replied, we will let the applicant answer that question.

Commissioner Douglas asked, is the proposed for both lots?

Planner Rugroden replied, correct.

Commissioner Allison asked, is there a long-term plan since this is temporary?

Planner Rugroden replied, we have not started to set the timeline for them to develop the long-term plan. I know that they are working on it now, but if they agree to it, we can set a time limit for it.

Commissioner Allison asked, is it open-ended right now?

Planner Rugroden replied, yes.

Commissioner Thompson asked, will this be grass or will they be putting down gravel?

Planner Rugroden replied, it is grass right now.

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

Valerie Shannon, Brammell Law Office, PSC, 401 W. Jefferson, LaGrange, was present and representing the applicant.

- The applicant is wanting to relocate the entrance from being uphill/poor sightline to a much safer location which will be located at the base of the hill with a better sightline.
- The parking would be moved from around the main quarry pool, which would eliminate backup on Fendley Mill Road.
- Customers would park on the new parcel.

- A tram would pick up customers in the parking lot and transport them up the hill to the main quarry pool.
- The Doranth's are asking for a season to get their development plan together and they have already started on a survey.

Klaus Doranth, 10366 Crowder Rd., Greenville, IN, was present and sworn in prior to presenting.

- The tram would be two tractors pulling a metal trailer made with seats that fit 27 people. The type would be similar to what you would see at the Kentucky State Fair.
- The new entrance will take the traffic backup off Fendley Mill Road.
- There will be no outside food or drinks allowed on the property, which will eliminate checking cars and coolers for alcohol which created the vehicle backup onto the road.
- We have hired a surveying firm to survey the entire property that will spot all the water bodies and the elevation changes so we can then begin to discuss what could be done on the property.

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, would you be able to submit a long-term plan by Spring of 2028?

Mr. Doranth replied, yes, that would be acceptable.

Commissioner Davis asked, will you be selling alcohol?

Mr. Doranth replied, no alcohol on the property. Not even selling alcohol.

Commissioner Douglas asked, will they have to widen the road, and will you be working with our county engineer?

Mr. Doranth replied, the entrance is already there and is wide enough.

Commissioner Kraus asked, will customers have to go over the bridge on Fendley Mill Road and are there any concerns about the traffic on the bridge?

Attorney Shannon replied, the traffic will cross the bridge and then will make an immediate right turn into the new entrance of the park. There should not be any backed up traffic onto Fendley Mill Road with the newly proposed entrance and parking.

County Engineer Silliman replied, the applicant is trying to make improvements to existing challenges, and this gives us maybe an opportunity to monitor those in real time and make suggestions. Bridges in the county get inspected by the state every two years and the engineering department receives those reports. If there is any need for a weight limit on them, that will be done at that time, and that's normally only for heavy trucks.

Commissioner Klingenfus asked, will the trams be traveling on paved roads or gravel?

Mr. Doranth replied, it is all gravel.

Commissioner Klingenfus asked, what size tractors will be pulling the trams?

Mr. Doranth replied, the tractor is a Kubota 6060 and weighs about 9,000 lbs., they are not a large farm tractor type but have 60 horsepower which is enough power to pull and stop the weight.

- 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-26-004
Waiver
Parking Surface
2101 & 2201 Fendley Mill Road
LaGrange

Motion was made by Commissioner Kraus and seconded by Commissioner Douglas to approve the waiver for parking surface at 2101 & 2201 Fendley Mill Road, LaGrange because the design innovations of this case are using the natural topography of the land and improving current concerns which will achieve the basic objectives of the regulations. This motion also includes the following Conditions of Approval.

Conditions of Approval

- 1. The waiver shall only apply to the plan reviewed at the March 24, 2026, Planning Commission public hearing.
- 2. Permanent parking plan must be submitted no later than March 2028 to staff for compliance with Oldham County regulations.

The vote was as follows:

YES: Commissioners Allen, Allison Davis, Douglas, Graham, Hayes, Klingenfus, Kraus, and Thompson.

NO: None.

ABSTAIN: None

ABSENT: Commissioner Elder, Hampton, Marsh and Miller.

Motion approved for a waiver on a vote of 9-0.

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Other Business:

Discussion about previously approved Planning Commission case (PZ-25-030) for proposed Data Center regulations (Section 250-340) and Fiscal Court proposed changes.

Director Fischer explained the three sets of documents that are in the staff packet. One set is what this board approved in October that went to Fiscal Court in February 2026. The second set is the list of proposed changes that Fiscal Court recommended to come back to this board. The third set is the red line changes based on the recommendations. This board will need to have discussion on what needs to happen with the regulations. The option would be for this body to send it back to SRC, send the documents back to Fiscal Court as they were, or this body can make the recommended changes and send them back to Fiscal Court.

County Attorney Baxter stated, there must be a public hearing before it goes back to the Fiscal Court.

Commissioner Kraus asked, if this gets sent back to SRC, I do not have any questions, but if we decide to make the changes here then I will have questions.

Commissioner Thompson stated, this makes sense to me to go back to SRC. That way they can have the discussion on which one would make more sense and then bring that back for the public hearing.

Commissioner Douglas stated, I'm in agreement with the rest of the commissioners because there is a lot of red line in this document and it appears that our legislative bodies wanted to reapproach this again and I believe we owe it to the community to have a little bit more transparency with this. I think SRC needs to make corrections and send it back to us for public hearing and then on to legislative body.

Commissioner Hayes asked, when we send this back to SRC, do we send it back with any notes that we have found that need clarification?

County Attorney Baxter replied, I don't think there is any problem with you sending your notes back.

Commissioner Douglas asked, County Attorney Baxter, do you want to state that the moratorium is still in effect while this is going on?

County Attorney Baxter replied, the moratorium will stay in effect until such time as Fiscal Court passes data center regulations. The moratorium remains in effect and will remain in effect until somebody were either to challenge that in court or Fiscal Court gets final data center regulations in place.

Commissioner Kraus stated, when we send it back to SRC, it would be helpful if they could explain the "why" behind some of these. Some of them are obvious, but others I don't really understand the impact.

Chair Nasser explained, we would encourage those that want to give input to be able to be there to explain that.

Director Fischer stated, this would go back to SRC on April 23, and the earliest it could come back to this board would be May 26.

Commissioner Allison asked, what would the process be like to send our comments to the SRC, should we go to the meeting or put it in writing?

Chair Nasser explained, I think both can occur. Something in writing can be presented to Director Fischer to be brought or come to the meeting.

Motion was made by Commissioner Douglas and seconded by Commissioner Kraus to send the proposed Data Center Regulations (Section 250-340) back to the Study Review Committee on April 23, 2026, for review, additions, amendments and corrections.

The vote was as follows:

YES: Commissioners Allen, Allison, Davis, Douglas, Graham, Hayes, Klingenfus, Kraus, and Thompson.

NO: None.

ABSTAIN: None

ABSENT: Commissioner Elder, Hampton, Marsh and Miller.

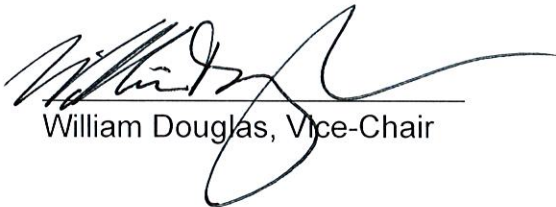
Motion approved on a vote of 9-0.

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There being no further business, the Planning Commission meeting adjourned at 10:00 a.m.

The next regular meeting will be on Tuesday, April 28, 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:


William Douglas, Vice-Chair


Christy Edgar, Secretary