

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, April 28, 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 Vice-Chair William Douglas.

Other Commission members present were:

Wayne Allen
Thomas Elder
Tom Marsh

James Allison
Deborah Graham
Skip Miller

Iva Davis
Berry Hampton
Sue Ann Thompson

Commissioners Hayes, Klingenfus, Kraus and Chair Nasser were absent.

Others present and sworn in were Planning and Development Services Director Ryan Fischer, and Planner Sandie Rugroden. 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 Allen to approve March 24, 2026; minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 1, Under Approval of Minutes, change Thomas to Thompson.
- Page 4, Under the Voting Section, Remove Marsh as yes vote and add Allison.
- Page 5, 6th Paragraph down, Put space between the words onto.
- Page 6, Under the Voting Section, Remove Marsh as yes vote and add Allison.
- Page 6, Remove the words for a waiver.

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Secretary Christy Edgar called and read Docket:

DOCKET PZ-26-005 – An application has been filed by Thomas Finch for a Waiver of Division 300-050: Vehicular Use Area Perimeter Landscape Buffer Area on property located at 428 E. Main Street, LaGrange. The property is 0.55-acres and zoned I-1, Light Industrial 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 April 28, 2026).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Commissioner Marsh asked, is the setback still appropriate since there is not a landscape buffer for the other business that you showed?

Planner Rugroden replied, I did not check that, and I could not find any permits on that property.

Commissioner Hampton asked, including the right of way, how far is it from the road?

Planner Rugroden replied, I am going to let the applicant answer this question.

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

Zoe Sermersheim, Land Design and Development, 503 Washburn Ave, Louisville, was present and representing the applicant.

- The applicant wants to put in an indoor baseball practice facility for youth.
- The existing building is 1,200 square feet and will be adding a 1,000 square foot expansion.
- There will be 11 parking spaces with four parking spaces dedicated to employees.
- From edge of pavement to edge of pavement is about 15 feet.
- Due to the irregular shape of the lot with slopes, it is limiting our developable area to basically what is existing today.

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

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

Commissioner Hampton asked, what type of activities?

Dean Kiekhefer, 403 E. Main Street, LaGrange, was present and sworn in prior to replying, it will be individual baseball lessons as well as small groups of three to five children at a time for fielding, pitching and hitting, and on top of that a small rental space for whatever the community would need. The nets inside will be retractable, so it could be an open room.

Commissioner Hampton asked, including the right of way, how far from the parking lot to the road?

Mr. Kiekhefer replied, about 15 feet. We are asking for a two-foot variance from the property line.

Commissioner Miller asked, is the parking area paved?

Ms. Sermersheim replied, yes.

Commissioner Miller asked, will there be regrading on the drainage ditches since the parking lot will be paved?

Ms. Sermersheim replied, yes. Whatever that needs to be done to make the grading work for the site will be done.

Commissioner Marsh asked, what about making a parking variance, if you removed those parking spaces, would there still be enough parking spaces?

Ms. Sermersheim replied, no. Then we would only have seven parking spaces left and need more for group training.

Commissioner Allison asked, would there be enough room to put the continuous barrier in?

Ms. Sermersheim replied, no it will not leave enough room for the required plantings along the front.

Director Fischer stated, I would like Mr. Kiekhefer to come up and speak about a little bit of his background and what he intends to do here.

Mr. Kiekhefer replied, I am from Oldham County and went to Oldham County Schools, and then went to UofL and went on to play professional baseball, I am now a coach for a professional baseball team, have three boys, and I am wanting to open up a space that could potentially help the community and as well as give me something to do at home with my family.

Commissioner Marsh asked, can the landscape buffer be a fence?

Director Fischer replied, yes, if it is continuous screening.

Commissioner Marsh asked, have you considered a fence to meet the requirements within that two-feet?

Ms. Sermersheim replied, we have not. But yes, we can do a three-foot fence.

Thomas Finch, 401 E. Main Street, LaGrange, was present and sworn in prior to replying, yes, we can do that.

- 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-26-005
Waiver
Vehicular Use Area Perimeter Landscape Buffer Area
428 E. Main Street, LaGrange

Section 300-050 requires the VULBA to be a minimum of 10 feet in width.

Minimum Size: 10 feet width

Proposed Size: 2 feet width

Waiver Request: 8 feet width

Motion was made by Commissioner Marsh and seconded by Commissioner Miller to approve the waiver for vehicular use area perimeter landscape buffer area located at 428 E. Main Street, LaGrange, however, the visual perimeter screening requirement is not waived, the applicant needs to put some kind of fence or continue with the visual aspect of this. But the two-foot dimension be amended per the request and because of the hardship and unique topographical features of the site. This motion also includes the following Conditions of Approval.

Conditions of Approval

1. The waiver shall only apply to the plan reviewed at the April 28, 2026, Planning Commission public hearing.
2. The applicant must submit a Site Plan in accordance with Division 390 – Site Plan Regulations to Planning and Development staff for review and approval.
3. The applicant shall obtain all necessary building permits and inspections from the appropriate agencies.

The vote was as follows:

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

NO: None.

ABSTAIN: None

ABSENT: Commissioner Hayes, Klingenfus, Kraus and Chair Nasser.

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

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Other Business: None

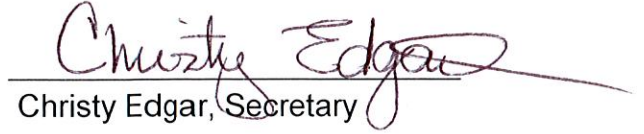
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There being no further business, the Planning Commission meeting adjourned at 9:35 a.m.

The next regular meeting will be on Tuesday, May 26, 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:


William Douglas, Vice-Chairman

Respectfully Submitted:


Christy Edgar, Secretary