

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, May 26, 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
Thomas Elder	Deborah Graham	Berry Hampton
Bob Klingenfus	Debbie Kraus	Skip Miller
Sue Ann Thompson		

Commissioners William Douglas, Allen Hayes, and Tom Marsh were absent.

Others present and sworn in were Planning and Development Services Director Ryan Fischer, Assistant Director Anna Barge, Planner John Hine, and Oldham County Engineer Jim Silliman. County Attorney Berry Baxter was present for the meeting and Administrative Assistant Holly Prain was the Secretary for the meeting.

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Approval of Minutes

Motion was made by Commissioner Hampton and seconded by Commissioner Thompson to approve April 28, 2026; minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

Corrections

- Page 1, Under Commission members present remove Commissioners William Douglas, Allen Hayes, Bob Klingenfus, and Debbie Kraus and add Commissioners Tom Marsh and Thomas Elder.

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Secretary Holly Prain called and read Docket:

DOCKET PZ-26-006 – An application has been filed by Sunanza, Inc. for a Preliminary Subdivision Plan with twenty-seven (27) lots on property located at 5401 Old Sligo Rd., La Grange. The property is 169.14-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:

Assistant Director Anna Barge presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated May 26, 2026).
- Site history.
- Aerial Photos of the site.
- Photos of property.

Jim Silliman, Oldham County Engineer

- The applicant will need to obtain a KYR10 land disturbance permit from the Kentucky Division of Water.
- They will also be required to obtain an Oldham County Storm Water Management and Erosion Control Permit from Oldham County Engineer's Office.
- All the county roads (Henry and Oldham) will be designed to Oldham County Standards.
- The encroachments along the Old Sligo Road will be permitted by the Kentucky Transportation Cabinet.

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

Cliff Ashburner, Dinsmore & Shohl LLP, 101 S. 5th Street, Louisville was present and representing the applicant.

- Proposed 27 lots on 169.14 acres.
- This proposed subdivision has been reworked to reduce the number of homes and have larger lot size.
- The minimum lot size is five acres.
- The development will have two, 20,000-gallon cisterns and some homes will have sprinkler systems.
- Lots 7 through 27 will be required to have a fire protection sprinkler system that will be documented in Declaration of Covenants, Conditions & Restrictions.

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, how will this development address the promoting and protecting the natural resources, water courses, existing potential lake sites, and basically the general area, as far as conservation and resources in those areas?

Attorney Ashburner replied, when dealing with subdivision approval, KRS 275 says that subdivision regulations are to be objective standards ministerially applied. It is a fair conclusion that if you are complying with the objective standards in the regulation, you are therefore complying with the intent.

Commissioner Allison asked, for the homes that are required to have sprinkler systems, will there be any documentation provided for the people indicating who is responsible for the unit, inspections, and the maintenance for those systems?

Mark Suna, 16900 Meeting House Road, Fisherville, was present and sworn in prior to replying, yes, the builder that purchases the lot will have to get a building permit and will also have to get a sprinkler permit. The HOA will regulate that sprinkler system and ensure that the homes get an inspection, and the La Grange Fire and Rescue will get a certificate for that inspection.

Commissioner Hampton asked, are there hydrants on the property and why can't they hook into regular water?

Attorney Ashburner replied, there are some hydrants on Old Sligo Road. Henry County Water indicated they do not provide water for fire protection services. In this area of the county, fire department tanker trucks will fill up from a water source and take it to the structure. In this proposed subdivision plan we are bringing the water source to the neighborhood with two cisterns.

- 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 Ashburner's final Statement:

- This proposed development complies with the Oldham County Subdivision Regulations and Zoning Ordinance.
- This proposed development provides more than the minimum lot sizes.
- This proposed development has met or exceeded the fire protection standards.

END OF PUBLIC HEARING

Director Fischer summarized the docket.

FINDINGS AND DECISIONS Docket PZ-26-006 Preliminary Subdivision Plan 5401 Old Sligo Road, La Grange

Motion was made by Commissioner Kraus and seconded by Commissioner Hampton to approve the preliminary subdivision plan located at 5401 Old Sligo Road, La Grange because it complies with the objectives in the testimony regarding lot size, fire protection, water issue resolution of the comprehensive plan, the zoning ordinance and the applicant is in compliance with the Oldham County Subdivision Regulations. This motion also includes the following Binding Elements.

Binding Elements

1. The approval applies only to the plan presented at May 26, 2026, Oldham County Planning Commission public hearing.
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 maximum number of building permits per year is 28, per Oldham County Board of Education.
5. All cisterns must be in place prior to the construction of any buildings/residences.
6. Automatic fire sprinkler systems shall be installed in lots 7 through 27 on the preliminary plan located in Oldham County within the subdivision and shall be operational prior to issuance of a Certificate of Occupancy.
7. The Old Sligo Farm Estates Subdivision Association will be required to maintain the cisterns and perform annual inspections for both the cisterns and home fire sprinkler systems in coordination with the fire department having jurisdiction.

The vote was as follows:

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

NO: None.

ABSTAIN: None

ABSENT: Commissioner Douglas, Hayes, and Marsh.

Motion approved on a vote of 10-0.

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DOCKET PZ-26-009 – Proposed Zoning Text Amendment for the following ordinances:

- Division 250-080 Manufactured Housing
- Division 260-210 Golf Driving Ranges
- Division 260-400 Self-Storage Units
- Division 250-050 Short-Term Rental Properties

Director Fischer explained the proposed zoning text amendment.

Assistant Director Barge gave a summary of the updates for Division 250-080 Manufactured Housing.

Motion was made by Commissioner Kraus and seconded by Commissioner Thompson to recommend that the proposed updated copy of 250-080 Manufactured Housing be sent to the legislative bodies for approval. Motion carried by unanimous roll call vote.

Planner Hine gave a summary of the updates for Division 260-210 Golf Driving Ranges.

Motion was made by Commissioner Davis and seconded by Commissioner Allison to recommend that the proposed updated copy of 260-210 Golf Driving Ranges be sent to the legislative bodies for approval. Motion carried by unanimous voice vote.

Director Fischer gave a summary of the updates for Division 260-400 Self-Storage Units.

Motion was made by Commissioner Thompson and seconded by Commissioner Miller to recommend that the proposed updated copy of 260-400 Self-Storage Units to be sent to the legislative bodies for approval with the following corrections: #8 should be "Storage must be contained within buildings. No outdoor storage is permitted, and #9: should be "minimize light pollution on adjacent". Motion carried on a vote of 9-1 by roll call vote with Commissioner Hampton voting no.

Planner Hine gave a summary of the updates for Division 250-050 Short-Term Rental Properties.

Motion was made by Commissioner Miller and seconded by Commissioner Allison to recommend that the proposed updated copy of 250-050 Short-Term Rental Properties with the change of removing the word "mailing" from Section D number 1 fifth bullet point down and to replace the ampersands with the word "and" throughout the document, to be sent to the legislative bodies for approval. Motion carried by unanimous roll call vote.

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Other Business: None

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There being no further business, the Planning Commission meeting adjourned at 10:30 a.m.

The next regular meeting will be on Tuesday, June 23, 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