

**MINUTES OF REGULAR MEETING  
OLDHAM COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, May 27, 2025**

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 Chairman Greg King.

Other Commission members present were:

Iva Davis  
Sam Finney  
Sue Ann Jones  
Tom Marsh

William Douglas  
Rob Guinn  
Tom Elder

Debbie Kraus  
Berry Hampton  
Katie Nasser

Commissioner Suzy Walser, John Falvey, Rollo Fox, and Bob Klingenfus were absent.

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

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**Approval of Minutes**

Motion was made by Commissioner Elder and seconded by Commissioner Marsh to approve the March 22, 2025, minutes as submitted with the following corrections. Motion carried by unanimous voice vote.

**Corrections**

Commissioner Jones gave the following corrections:

- Page 1, Correction of the spelling of Jones
- Page 4, sixth bullet point- remove
- Page 6, Attorney Talbott, replied- "if", should be "it"
- Page 7, fifth bullet point, content is unclear- clarify the flag lot is not the part of the development, utilizing the wording "adjoining flag lot is 200 feet"
- Page 9, very last line, should be funeral home owners (two words)
- Page 10, very last line, should be "residents" not "residence"
- Page 14, halfway down, "prohibited uses"

Commissioner Finney gave the following corrections:

- Page 5, should be “has frontage”
- Page 10, “run-off”

Director Fischer

- Page 10, should be “Triplett”

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Motion was made by Commissioner Hampton and seconded by Commissioner Marsh to go into Executive Session pursuant to KRS 61.810(1)(c) related to discussions of pending litigation involving a public agency. Motion carried by unanimous voice vote.

Motion was made by Commission Marsh and seconded by Commissioner Elder to return from Executive Session. Motion carried by unanimous voice vote.

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Motion was made by Commissioner Nasser and seconded by Commissioner Marsh to bring Docket PZ-25-013 back from the table. Motion carried by unanimous voice vote.

**Secretary Holly Prain called and read Docket:**

**DOCKET PZ-25-013** – An application has been filed by Chateau Cherise for a Zoning Map Amendment located at 2419 S. Hwy 53, La Grange. The property is 20.34 acres and currently zoned C-1, Local Business District with a proposed zoning of C-4, Highway Service District.

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

County Attorney Baxter gave information on the status of the case and directed staff to summarize the case.

Planner 1 Sandie Rugroden, presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated May 27, 2025).
- Site history.
- Aerial Photos of the site.
- Photos of property.
- Comparison of different zoning types and uses proposed

County Attorney Baxter suggested the Commission give both the applicant and the opposition an additional 10 minutes to speak so each can submit their point of view.

Motion was made by Commissioner Elder and seconded by Commissioner Finney to allow the Applicant and the opposition 10 minutes to speak. Motion carried by unanimous voice vote.



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

Applicant Attorney, Mike Gregory, presented the following:

- Summarized the agreed upon excluded uses and uses they could not agree upon

## **3. Testimony and questions by those opposing the application:**

Nelson Lemon, 2025 Crystal Cove Drive, La Grange, was present and sworn in prior to presenting.

- Met with Mr. Gregory and agreed on many things but did not agree on everything.
- Presented a letter that was included in the Staff Packet, summarized the letter.
- Expressed concerns about protecting Crystal Lake and water runoff negatively impacting Crystal Lake.

Jim Allen, 1416 Oldham View Dr, La Grange, was present and sworn in prior to presenting.

- Expressed there are still categories that concern him like automobile repair.
- Suggested to not approve recommendation of rezoning to Fiscal Court.

## **4. Testimony and questions by those supporting the application:**

Joe Hurley, 1705 Zhale Smith Rd, La Grange, was present and sworn in prior to presenting.

- Does not see a problem with the plan.
- Stated that the Whitehouses are good neighbors.
- Stated that he believes the rezoning should be approved.

## **5. Questioning of the applicant and those opposing the application by the Commission:**

County Attorney Baxter referenced KRS 100.253 when referencing a legal non-conforming use. He stated that a change in scope cannot be changed and still be legal non-conforming.

Chairman King requested that the use of each building be discussed.

Stephen Whitehouse, 2419 S. Hwy 53, La Grange, was present and sworn in prior to presenting.

- (1) Barn is the original building on the property. This has been used as a barn, showroom, and warehouse.
- (2) The red brick house has been used residentially, as a showroom, and as an office space, and is now being converted into a daycare.
- (3) The main showroom has always been used as a showroom.
- (4) The warehouse has always been used as a warehouse, but has also been used as a showroom and office.
- (5) There is an additional house that has been used as a showroom.

Chairman King asked if the uses and appropriate zoning for the current status of each building can be reviewed.

Staff responded, including Director Fischer, Senior Planner Barge, and Planner Rugroden. The applicant, Steven Whitehouse and his counsel, Mike Gregory added input to the use of the facilities.

- (1) Barn- showroom and warehouse – count as retail and personal service establishment, C-1
- (2) Red brick house – 3,308 sq ft., show room and office space – count as retail and personal service establishment and office, C-1
- (3) Main Showroom- retail and personal service establishment less than 50,000 sq. ft.
- (4) Warehouse – 55,000 sq ft., would need to be C-3
- (5) Other house – 4,238 sq ft., also retail and personal service establishment, C-1

Commissioner Nasser asked, is daycare also C-1 zoning?

Director Fischer responded, yes.

Commissioner Douglas asked, since there are multiple buildings on one site, do we take the aggregate square footage or individual square footage when considering the square footage calculation?

County Attorney Baxter stated one non-conforming use could not be extended to another.

Commissioner Douglas asked the applicant, we know one building is being segregated out from the allotment from the total square footage, is that the plan to lease out each building separately or do you not have a plan yet?

Attorney Mike Gregory replied, it depends on what you could attract. It could be one building or multiple buildings or all at once with the exception of the daycare.

County Attorney Baxter asked the applicant, regardless of all of that, you are taking the position that the prior uses were legal, even if they are not with our current ordinances, you're asking that the Commission approve the zoning from C-1 to C-4 on this property with the limitations you have suggested?

Attorney Mike Gregory replied, this clarifies the situation for the applicant if we do this, this way.

County Attorney Baxter stated this is a discretionary act and someone can make a motion and add binding elements on what they can and cannot do.

Commissioner Nasser asked the applicant, why choose to go to C-4 rather than C-3 zoning?

Attorney Gregory replied, this allows for carting and express hauling through a conditional use permit.

Chairman King asked the applicant, the use of the large warehouse seems to fit more in the C-4, what am I missing?

Commissioner Douglas asked the applicant, what do you feel carting and express hauling means?



Attorney Gregory answered it is a fulfillment service like Amazon. They bring stuff in, warehouse it, and deliver it.

Commissioner Douglas asked the applicant, would you consider a restaurant that does deliveries carting and express hauling?

Attorney Gregory said no.

Commissioner Finney asked, if any new business came in and added a new facility, would they have to meet the regulations regarding runoff.

Director Fischer stated that they would have to meet all of the site plan reviews and standards. He stated this is an interesting case because this does not have a development plan with the application because there is not an end user. However, every user that would come in would need to submit a site plan review that would be reviewed by staff. He stated that originally they started with IPD zoning and have gone back down to C-4.

## **6. Rebuttal evidence and Cross Examination by the Applicant:**

Attorney Gregory's rebuttal:

- We have six acres with lakes and ponds. The stormwater hits the ponds on their property first.
- He reviewed the appropriateness of the zoning he was seeking.
- Everything would be reviewed by staff before new businesses come in.

## **7. Rebuttal evidence and Cross Examination by the Opposition:**

Jim Allen's rebuttal:

- I am concerned about what is going to happen with who will own the property in the future.
- My recommendation would be to not rezone and continue to work under the C-1 and C-3 legal non-conforming.

Nelson Lemon's rebuttal:

- I would argue that the business has not been a continuous use.
- This will set up a precedent for those that do not know what to do with their property. We need to think about what will happen to the property when it is sold.

## **8. Final statement of the Opposition:**

None.

## **9. Final statement of the Applicant:**

Attorney Gregory's final statement:

- The C-4 zoning is important because it gives the opportunity for the carting and hauling under a Conditional Use Permit. This would still require the applicant to go to the Board of Adjustments for the Conditional Use Permit.

## **END OF PUBLIC HEARING**

Director Fischer summarized the docket.

## **FINDINGS AND DECISIONS**

**Docket PZ-25-013**

**Zoning Map Amendment**

**2419 S. Hwy 53, La Grange**

Motion was made by Commissioner Nasser and seconded by Commissioner Davis to recommend approval to the Oldham County Fiscal Court for the zoning map amendment from C-1 to C-4 at 2419 South Highway 53, La Grange, because based on testimony and evidence provided, the existing zoning classification that has been given to the property and its use that has been allowed for conditional use for carting and express hauling complies with the C-4 use that is being requested today. The Conditional Use would have to go to the Board of Adjustments for the request of a Conditional Use Permit. The following Binding Elements are included in this motion.

### **Binding Elements**

1. The approval applies only to the plan presented at the May 27, 2025, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.
4. The property may be utilized for any use permitted, and as provided in, the C-4 zoning classification, except for those uses stricken by agreement in conjunction with the approved map amendment from C-1 to C-4. However, any proposed use that would increase the size of buildings and/or parking area in existence at the time of the C-1 to C-4 map amendment, or that would generally exceed the traffic flow to and from the property generated by the former Cherry House operation, shall be submitted to the Oldham County Planning and Development and Engineering offices for review and determination whether improvements to the existing infrastructure are required to comply with current regulations.
5. In conjunction with this approval, the property owner will not allow commercial access to Zhale Smith Road through adjoining R-2 property also owned by the applicant.
6. The C-4 Highway Service District property shall be limited to the following Permitted & Conditional Uses:



Permitted Use		Conditional Use
<b>Agricultural Uses</b>	<b>Light Industrial</b>	<b>Commercial</b>
Agricultural Uses including Farmers Market	Boat and Marine Supplies	Veterinary Hospitals and Kennels
Riding Academies and Stables	Building and Related Trades Shops	
<b>Commercial</b>	Lumber Storage, Millwork, and Sales	Marinas or Boat Rental
Building Material Sales	Storage Facilities for Frozen Products	<b>Health Services</b>
Firework Sales (Permanent, Ancillary and Seasonal)	<b>Office</b>	Hospitals and Institutions
Funeral Homes and Mortuaries	Business and Professional Offices Including	<b>Light Industrial</b>
Hotels and Motels	Clinics and Immediate Care Facilities	Carting and Express Hauling Establishments
Nursing Homes	<b>Recreation</b>	Contractor's Equipment Storage
Printing and Lithograph Shops	Boat Docks, Launching Areas, Recreational Camps,	Grain and Feed Storage and Sales
Retail and Personal Service Establishments	Indoor Movie Theatres	Mini-Warehouses/Self Storage Facilities
Vehicle Sales and Display	Private Clubs, Golf Courses, Miniature Golf Courses or Driving Ranges	<b>Residential</b>
Vehicular Service & Repair Stations	Public Parks and Forest Preserves	Community Residences
Vehicle Wash	Public Picnic Grounds, Beaches, Bridle and Bicycle Path	<b>Utilities</b>
Vocational Schools	<b>Religious Institutions</b>	Private Utility Building and Facilities
<b>Community Facilities</b>	Churches and Other Religious Institutions	Sewage Treatment Plants
Adult Day Centers	<b>Utilities</b>	
Colleges and Schools, Not For Profit (CF)	Public Utility Buildings and Facilities	
Nursery Schools, Day Nurseries, and Child Care Centers	<b>Eating Establishments</b>	
Parks, Playgrounds, Community Centers, and Similar Uses	Eating Establishments of Any Kind	

7. Hospitals and clinics for methadone, addiction treatment, or mental health treatment/psychiatric treatment shall not be allowed on this parcel.

**The vote was as follows:**

**YES:** Commissioners Davis, Douglas, Elder, Finney, Guinn, Hampton, Jones, Kraus, Marsh, and Nasser.

**NO:** None.

**ABSTAIN:** None

**ABSENT:** Commissioner Falvey, Fox, Klingenfus, and Walser.

**Motion approved for recommendation of Zoning Map Amendment on a vote of 10-0.**

Chairman King called for a 5-minute break.

Chairman King called the commissioners back in session.

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**DOCKET PZ-25-014 – An application has been filed by Parkside Estates LLC for a Preliminary Subdivision Plan with Side Setback Variances for 199 single-family lots on a property located at 1909 E. Jericho Rd & 419 Hoffman Ln., La Grange. The property is 67.76 acres and is zoned R-2A, Residential District.**

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

Senior Planner Anna Barge, presented the following:

- Summary of the application.
- Case History (see Exhibit A, Staff Report dated May 23, 2025).
- Site history.
- Aerial Photos of the site.

- Photos of property.
- Several Opposition Letters.

County Engineer Jim Silliman, presented the following:

- This project will disturb greater than one acre of land and the applicant will be required to obtain a KYR10 Permit and an Oldham County Stormwater Quality Management and Erosion Control Permit.
- Proposed storm water detention pond that appears to be a delineated wetland. Any impact to jurisdictional waters in that area would require permitting with Kentucky Division of Water and Army Corps of Engineers Construction Plan Review through Oldham County Engineering. Impacts to jurisdictional waters will require permits or appropriate correspondence from US Army Corps of Engineers and KY Division of Water during construction plan review.
- Review of construction plans will include review for compliance with current roadway design standards, the Post-Construction Stormwater Ordinance, and the Construction Site Runoff Ordinance.
- We need to ensure the turnaround at the stub road is sized to accommodate vehicles like garbage trucks.
- A Traffic Impact Study was completed with one notable change. The road was 55 mph and now a new 35 mph speed limit will accommodate traffic.
- Binding element needs to be added to include future requirements from KYTC. It is still under review.
- In addition, there is one entrance to this subdivision. According to the findings in the traffic study, that meets the less than 2000 ADT.

Commissioner Douglas asked to confirm the second entrance was not required.

County Engineer Silliman confirmed.

Commissioner Douglas asked him to confirm what he expects from KYTC and County Engineer Silliman specified turn lanes would be evaluated. He also confirmed storm water run-off will be reviewed.

Commissioner Douglas asked Anna Barge the status of fire hydrants expressing confusion with existing v. proposed hydrant.

She deferred to the applicant.

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

Mike Swansberg, Swansberg and Smith, 117 W. Main Street, La Grange, KY 40031 represented the applicant and presented the following:

- One Hundred Ninety-Nine (199) single family, 67.76 acres, and zoned R-2A Residential.
- Two variances for an Open Space Concept Subdivision.



- The ingress and egress will be from Jericho Road.
- Comprehensive Plan encourages infill.
- Open Space Subdivision are less restrictive as to lot size and width requirement.
- Must be at least 50% green space. The proposal meets the guidelines with a natural buffer to the next subdivision.
- To meet these requirements, the Variances are required.
- Not meeting the minimum lot width is does not require Variance in Open Space Subdivision.
- Neighborhood meeting – Sewer pump southwest corner will be new
- Traffic study did not warrant turn lane but will do whatever.
- Presented approved plan with no green space but had two entrances. That plan has changed. Protecting stream.

Clay Jones, 7506 Jones Trace, Crestwood, KY 40014, was present and sworn in prior to presenting.

- Original approval allowed for 9 acres open space. The proposed plan has 34 acres of open space. One lot difference between both plans.
- Driving down Jericho Road you will see mainly open space.

### **3. Testimony and questions by those opposing the application:**

Kathy Lewis 2050 Jericho Road, La Grange, was present and sworn in prior to presenting.

- Question regarding drainage across the property because they have cows and do other things with their property.
- Adding 199 plots may affect Jericho Road.

Damon Thomas, 201 Washington Circle, La Grange, was present and sworn in prior to presenting.

- Drainage can either go down towards 71 or to their property.
- People are not doing 35 miles per hour down Jericho.
- Where the subdivision is, there should be sidewalks included.
- There needs to be a turning lane.
- With one entrance, if there is an accident, no one can get out.
- Main issue is the drainage.

Lindsey Tichenor, PO Box 373 La Grange, KY, was present and sworn in prior to presenting.

- Very subdivision happy
- Oldham County High School & Middle School are over capacity. Elementary is almost at capacity. This subdivision will flow into those schools.
- North Oldham is under capacity. Why not there? There would be too much opposition.
- One entrance is a fire hazard. Smaller lots can cause fire to spread quickly.

- Has there been a neighborhood meeting?
- The roads are packed in this part of Oldham County.

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

Commissioner Marsh asked, to clarify that the applicant is not asking for a variance for lot sizes.

Attorney Swansberg clarified the ordinance does not require a variance for the width only the setback for 50% open space.

Commissioner Marsh also asked, If the variance was not approved would the lots need to be reduced?

Attorney Swansberg replied that the house size would need to be smaller.

Commissioner Nasser asked about sidewalks and if the applicant had planned to add sidewalks.

Attorney Swansberg explained that there is a portion between existing sidewalks and proposed owned by another party that will not be addressed but Parkside will be adding sidewalks.

Commissioner Nasser, asked about home style.

Attorney Swansberg stated that they do not have a definitive style but presented options.

Commissioner Marsh asked applicant to confirm that only requirement was the setback and not for lot size.

Attorney Swansberg confirmed adding that the setback will help maximize space.

Commissioner Davis asked why they removed an entrance and if they could add it back to the plan.

Attorney Swansberg replied that it is not in our proposal today and it was not necessary. He continued that it would also impact the stream and take out open space.

Commissioner Davis asked about the status of the existing house on lot 146 and if the turnabout is big enough.

The applicant stated that the existing house will remain. The applicant also stated that easements can be issued if there is a need for future connection.

County Engineer Silliman stated he would review the turnabout during the building permit process.

Commissioner Douglas asked about "dumping" of water onto the neighbor's property.

County Engineer Silliman stated that "sheeting" will continue and should not increase.

Director Fischer stated that Keith Smith with the fire department had no comment about the fire hydrant during the Technical Review Committee Process.



Kathy Linares, Mindel Scott – 5151 Jefferson Blvd, Louisville, 40219 was present and sworn in prior to presenting.

- Stated that a former employee had initially done the drawings and was unclear the status of the fire hydrant.
- She confirmed they would comply with all rules and regulations.
- Committed to not increase water flow on neighboring property.

Director Fischer suggested two binding elements:

1. Specifically require a fire hydrant even though it is covered in #3.
2. A maintenance agreement be made requiring the HOA to maintain the open space.

Director Fischer confirmed there had been a neighborhood meeting. He further explained that Oldham County is one of the only counties that has a School Capacity review and quota determined through the Technical Review Process. This applicant is permitted to build 31 homes per year.

**5. Rebuttal evidence and Cross Examination by the Applicant:**

None

**6. Rebuttal evidence and Cross Examination by the Applicant:**

None

**7. Rebuttal evidence and Cross Examination by the Applicant:**

None

**8. Rebuttal evidence and Cross Examination by the Opposition:**

None

**9. Rebuttal evidence and Cross Examination by the Applicant:**

None

**10. Rebuttal evidence and Cross Examination by the Opposition:**

None

**11. Final statement of the Opposition:**

None

**12. Final statement of the Applicant:**

Attorney Swansberg final statement:

- They confirmed they will comply with all KYTC requirements.
- Drainage will be addressed during the building permit process and they will comply with all requirements.

- Sidewalks will be installed.
- They will comply with fire safety requirements.

## **END OF PUBLIC HEARING**

Mr. Fischer summarized the docket.

## **FINDINGS AND DECISIONS**

**Docket PZ-25-014**

**Preliminary Subdivision**

**Plan with Side Yard Setback Variances**

**Open Space Subdivision**

**1909 E. Jericho Rd. & 419 Hoffman Ln., La Grange**

Motion was made by Commissioner Nasser and seconded by Commissioner Davis to approve the side yard setback located at 1909 E. Jericho Rd. based on testimony and evidence presented today by all parties because the testimony that specifically stated that the plan must comply with all established federal, state, and county ordinances and requirements at the time of construction plan approval as given in testimony today, and this plan complies design innovation rules and regulations and applicable binding elements.

### **Binding Elements**

1. The approval applies only to the plan presented at the May 27, 2025, Oldham County Planning Commission public hearing.

### **The vote was as follows:**

**YES:** Commissioners Davis, Kraus, Douglas, Elder, Finney, Guinn, Hampton, Jones, and Nasser.

**NO:** Marsh

**ABSTAIN:** None

**ABSENT:** Commissioner Falvey, Fox, Klingenfus, and Walser.

**Motion approved for preliminary subdivision plan on a vote of 9-1.**

Motion was made by Commissioner Kraus and seconded by Commissioner Guinn to approve the side yard setback located at 1909 E. Jericho Rd. based on testimony and evidence presented today by all parties because the testimony that specifically stated that the plan complies with the Open Space Rules and Regulations stated by Mr. Fisher.



Binding Elements

1. The approval applies only to the plan presented at the May 27, 2025, Oldham County Planning Commission public hearing.

**The vote was as follows:**

**YES:** Commissioners Davis, Kraus, Douglas, Elder, Finney, Guinn, Hampton, Jones, and Nasser.

**NO:** Marsh

**ABSTAIN:** None

**ABSENT:** Commissioner Falvey, Fox, Klingenfus, and Walser.

**Motion approved for preliminary subdivision plan on a vote of 9-1.**

Motion was made by Commissioner Finney and seconded by Commissioner Davis to approve the preliminary Subdivision located at 1909 E. Jericho Rd. based on testimony and evidence presented today by all parties because the testimony that specifically stated that the plan complies with the Open Space Rules and Regulations stated by Mr. Fisher.

Binding Elements

1. The approval applies only to the plan presented at May 27, 2025, 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. Thirty-one lots per year are allowed per the Oldham County Board of Education.
5. The HOA will enter into a Maintenance Agreement to ensure the long-term maintenance of the Open Space.
6. The preliminary plan will comply with all fire safety requirements.
7. The applicant will comply with all requirements determined by KYTC.

**The vote was as follows:**

**YES:** Commissioners Davis, Kraus, Douglas, Elder, Finney, Guinn, Hampton, Jones, Marsh and Nasser.

**NO:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Falvey, Fox, Klingenfus, and Walser.

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

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Director Ryan Fischer called and read Docket:

**DOCKET PZ-25-015** – The discussion of an ordinance proposing a 150-day moratorium on the acceptance, processing, and approval of applications for the development and expansion of data centers of any size, all private utilities, all private utility buildings, and all data storage facilities within the jurisdiction of Oldham County Fiscal Courts as well as the City of La Grange.

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

Ryan Fischer, Director Planning and Development Services, presented the following:

- Summary of two proposed moratoriums.
- Will be recommending approval or denial to Fiscal Court and La Grange City Council.
- Purpose of Moratorium is to allow staff time to create ordinances.
- Two Study Review Committee meetings already.
- Exemptions listed in one of the moratorium's described.

Berry Baxter, Oldham County Attorney, presented the following:

- Oldham County Fiscal Court heard a proposal but was advised that it must go through Planning Commission first per Chapter 100.211 of KRS.
- Same requirements as any Zoning Text Amendment or Zoning Map Amendment.

Motion was made by Commissioner Hampton and seconded by Commissioner Davis, to allow 10 minutes for public comment on the proposed moratorium.

**2. Public comments on the Proposed Data Center Moratorium:**

Nathan Oberg, 1414 Yager Ln, LaGrange was present and sworn in prior to presenting.

- Strongly encouraged the moratorium to consider proper regulations.
- Don't have appropriate planning and zoning regulations in place.

Randy Strobo, Strobo & Barkley, 730 W. Main St., Louisville, representing Nana Lampton

- Objects to hearing due to new text.
- Cautioned against exemptions to moratorium.

David Bizanes, President of Oldham Chamber & Economic Development, 204 S. First Ave., La Grange was present and sworn in prior to presenting.

- Serves as staff for the Oldham La Grange Development Authority.
- Requests Oldham Reserve be exempt from moratorium to avoid potential violations of preexisting legal agreements.

Don Erler, 4005 Old Hwy. 53, La Grange, was present and sworn in prior to presenting.

- Strongly recommend approval of moratorium.

Barry Laws, 3411 Fendley Mill Rd., La Grange, was present and sworn in prior to presenting.



- Time is of the essence.
- More projects are coming.

Rob Houchens, 1400 Yager Ln., La Grange, was present and sworn in prior to presenting.

- Strongly in favor of the moratorium
- Staff tasked with setting regulations that don't exist in many places.

Liz Englet, 5400 Old Sligo Rd., La Grange, was present and sworn in prior to presenting.

- Questions standards of heavy industry.

John Black, Mayor, City of La Grange, 108 N. 5<sup>th</sup> St., La Grange, was present and sworn in prior to presenting.

- In support of the 150 day moratorium.
- Wants to ensure any future data centers fit within Oldham Reserve/ City of La Grange.

### **3. Questioning of Staff by the Commission:**

Chairman King asked, were public notices posted?

Senior Planner Barge stated that they were.

County Attorney Baxter stated that this was a draft proposal to be recommended to legislative bodies.

## **END OF PUBLIC HEARING**

## **FINDINGS AND DECISIONS**

### **Docket PZ-25-015**

### **150 Day Moratorium on Data Centers in Oldham County**

Motion was made by Commissioner Hampton and seconded by Commissioner Kraus to recommend approval to the LaGrange City Council and Oldham County Fiscal Court, for the 150 day moratorium on data centers in Oldham County, because of the need to draft and approve sufficient regulations regarding data centers as a land use within Oldham County.

### **Binding Elements:**

1. The proposed moratorium does not apply to applications already submitted.

### **The vote was as follows:**

**YES:** Commissioners Davis, Elder, Hampton, Finney, Kraus, Douglas, Jones, Nasser, Jones, and Marsh.

**NO:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Falvey, Fox, Klingengus, and Walser.

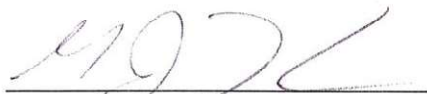
**Motion approved for zoning map amendment on a vote of 10-0.**

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**Other Business: None**  
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There being no further business, the Planning Commission meeting adjourned at 2:35 pm.

The next regular meeting will be on Tuesday, June 24, 2025, 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:



Greg King, Chairman

Respectfully Submitted:



John Hine, Planner 1